

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-A-22-RZ  
Application Filed: 12/13/2021  
Applicant: ELLIOTT JETTON

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** North side of Gleason Dr., southwest of Echo Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 061 (PART OF) **Jurisdiction:** County  
**Size of Tract:** 12 acres  
**Accessibility:** Access is via Gleason Drive, a major collector road with a 24-ft pavement width within a 65-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** LDR & HP  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is located in a residential area south of I40/I75. There is a mix of single-family and multi-family dwellings that surround the subject property.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 8821 Gleason Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) with up to 4 du/ac  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** Rezoned from A (Agricultural) with up to PR up to 4 du/ac in 2008 (Case # 12-P-07-RZ); Request to rezone to PR with up to 5 du/ac denied in 2008 (Case # 7/10/08)

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.): Approve RA (Low Density Residential) zoning because it is consistent with the Southwest County Sector Plan and existing residential development in the area.

Staff Recomm. (Full):

Comments: The proposed amendment to RA zoning is for a small section of the property that borders Gleason Dr. and is approximately 2 acres in size. The remaining 10 acres is excluded from this proposed rezoning and will retain the current PR zoning with up to 4 du/ac.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There has not been a substantial change in conditions in this area. However, this request proposes zoning that is consistent with the current PR zoning with up to 4 du/ac. The RA zone allows a minimum lot size that equates to approximately 4.36 du/ac. Therefore, the build-out that could occur in the requested zone is consistent with what could occur under the current zoning. The main difference between the requested RA zone and the current PR zone is that in the RA zone, development plans do not require Planning Commission approval, while the PR zone would require Planning Commission approval.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. RA (Low Density Residential) zoning is intended to provide for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

THE PROPOSED AMENDMENT SHALL NOT ADVERSLY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The applicant is requesting zoning of a lower density than that of the immediate vicinity (PR zoning with up to 6 and 6.5 du/ac to the south, east, and west). The lot size and number of homes that could be built in the RA zone are comparable with other lot sizes and densities in the area and with the current PR zoning with up to 4 du/ac.

2. There are several properties located within 800 ft of this property that are zoned RA. It is not anticipated that any adverse effects will result from the addition of more RA zoning in this area.

3. This property is in the Parental Responsibility Zone for West Valley Middle School and Bearden High, so sidewalks may be required along Gleason Drive.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN AND OTHERS:

1. The proposed amendment to RA (Low Density Residential) zoning is compatible with the Southwest County sector plan designation of LDR (Low Density Residential).

2. The proposed amendment is not in conflict with any other adopted plan.

Action: Approved

Meeting Date: 2/10/2022

Details of Action:

**Summary of Action:** Approve RA (Low Density Residential) zoning because it is consistent with the Southwest County Sector Plan and existing residential development in the area.

**Date of Approval:** 2/10/2022

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 3/28/2022

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**