

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-B-23-RZ **Related File Number:**
Application Filed: 12/22/2022 **Date of Revision:**
Applicant: ROBERT T. WHITEHEAD

PROPERTY INFORMATION

General Location: Southwest of Nature Ln, north of Dry Gap Pk
Other Parcel Info.:
Tax ID Number: 57 M A 016 **Jurisdiction:** County
Size of Tract: 1.19 acres
Accessibility: Access is via Nature Ln, a local road with a 15-ft pavement width within a 30-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The area is just outside of the city limits and abuts large lot single family residences as well as attached residential units.

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

Street: 5913 NATURE LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: The rear portion of the property was rezoned to PR (Planned Residential) from A (Agricultural) and CB (Business and Manufacturing) in 2020.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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: Whitney Warner

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and sector plan.

Staff Recomm. (Full):

Comments: 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 COUNTY GENERALLY:

1. The area surrounding the subject property has been transitioning from agricultural to single family residential land use since 1986.
2. This area is near large lot single family residential to the east and to the north, and a multifamily attached subdivision to the west.

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

1. This residential zone provides for residential areas with low population densities.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The property is 1.19 acres with .99 acres being A (Agricultural) and 0.20 acres PR (Planned Residential) zoning up to 5 du/ac. The 0.20 acres of PR at 5 du/ac is at the rear, which abuts a multifamily subdivision. The subdivision is 8.48 acres with 39 attached residential lots at a density of 4.56 du/ac. If 0.20 acres were rezoned to RA, then the development's density would be 4.71 du/ac, still meeting the zoning requirement of up to 5 du/ac.
2. This RA (Low Density Residential) zoned acreage should not have any adverse effects on any other parts of the county.

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. This rezoning is not conflict with the General Plan or any other adopted plans.

Action: Approved

Meeting Date: 2/9/2023

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and sector plan.

Date of Approval: 2/9/2023

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: 3/27/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: