

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-E-23-RZ **Related File Number:**
Application Filed: 12/28/2022 **Date of Revision:**
Applicant: LEO COOPER

PROPERTY INFORMATION

General Location: West side of Brown Gap Road, east of Maize Drive
Other Parcel Info.:
Tax ID Number: 39 03015 **Jurisdiction:** County
Size of Tract: 1.01 acres
Accessibility: Access is via Brown Gap Road, a major collector street with a 20-ft pavement width within a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is in an area with single family detached homes on relatively large lots, residential subdivisions with smaller lots, and farmland.

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

Street: 0 BROWN GAP RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

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:

Jessie Hillman

Staff Recomm. (Abbr.):

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

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 CITY/COUNTY GENERALLY:

1. In the past ten years, there have been three development requests within 1/3 of a mile from the subject property that were approved to rezone from A (Agricultural) to RA (Low Density Residential). These properties are similar in size and surround a 65-acre RB (General Residential)- zoned subdivision that was developed in 1989 at a similar density to the permitted area regulations of the RA zone.
2. The general area has been transitioning from agricultural to residential land uses for over 30 years, which supports RA zoning on the subject property.

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

1. The RA zone is intended for residential areas with low population densities and are to be protected from and encroachment of uses not performing a function necessary to the residential environment.
2. The subject property is surrounded by low density residential properties and is a suitable location for the RA zone.

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. There are not adverse impacts anticipated with the proposed rezoning. There are no known environmental challenges on the site, and development permitted by the RA zone is consistent with surrounding land uses.

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 rezoning is compatible with the North County Sector Plan's LDR (Low Density Residential) land use designation for the area.
2. The rezoning is consistent with the Growth Policy Plan's Planned Growth Area designation.
3. The RA zone at this location is not in 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 sector plan and surrounding development.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: