

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-A-20-RZ
Application Filed: 1/3/2020
Applicant: JOEL DEW

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side Overton Ln., east of Central Avenue Pk., west of I-75
Other Parcel Info.:
Tax ID Number: 57 023 **Jurisdiction:** County
Size of Tract: 1.5 acres
Accessibility: Overton Road is a local road with an 18.5-foot road width and a 50-foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: Subdivide property for 2nd residence **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: Overton Road is a dead-end road lined with large lot (1.23 ac. average), detached single family homes on both sides. The road terminates near the I-75 right-of-way.

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

Street: 168 Overton Ln.
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 for this property

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve RA (Low Density Residential) zoning because it is consistent with the North County Sector Plan's LDR (Low Density Residential) designation.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 have been no significant changes in this area that would prompt a rezoning. However, the rezoning would not create lots that are out of character with the other lots on the street.

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

- 1. The proposed amendment to RA 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.
- 2. RA zoning allows a 20,000 square foot (0.46 ac.) minimum lot size for properties served by sewer. Surrounding lots on Overton Ln. average 1.23 acres.

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. If rezoned, the applicant plans to subdivide the property and add another detached residential dwelling. The 0.75 acre lot size would not necessarily be out of character for the street. The houses along the north side of Overton Road have an average lot width of approximately 100 feet on this side of Overton Road. The property in question measures 212 feet wide, so a subdivision could create lots with a similar widths to surrounding properties, and the spacing between houses would likely be very similar to those of existing houses on the street.
- 2. The effect on infrastructure and nearby schools would be negligible.

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 North County Sector Plan's LDR (Low Density Residential) designation supports RA zoning with up to 2 du/ac in the Urban Growth Area of Knox County.
- 2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

Action:

Approved

Meeting Date: 3/12/2020

Details of Action:

Summary of Action:

The Planning Commission recommended approval of RA (Low Density Residential) zoning because it is consistent with the North County Sector Plan's LDR (Low Density Residential) designation.

Date of Approval:

3/12/2020

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: 4/27/2020

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: