

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 3-A-21-RZ

**Related File Number:**

**Application Filed:** 1/19/2021

**Date of Revision:**

**Applicant:** IGOR CHEBAN

## PROPERTY INFORMATION

**General Location:** Northeast side of Chert Pit Rd., northwest of Jenkins Rd.

**Other Parcel Info.:**

**Tax ID Number:** 105 113

**Jurisdiction:** County

**Size of Tract:** 2.1 acres

**Accessibility:** Access is via Chert Pit Road a major collector with a 21-ft pavement width inside a 60-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural residential, there is a single family dwelling on the lot

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Sector Plan:** Northwest County

**Sector Plan Designation:** LDR (Low Density Residential) / HP (Hillside Prote

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area consists of predominantly single family detached houses, most of which are on lots averaging approximately 1/3 of an acre in area.

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

**Street:** 1416 Chert Pit 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:** Yes, RA zoning is adjacent to the northeast and southwest

**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: Liz Albertson

Staff Recomm. (Abbr.): Approve RA (Low Density Residential) zoning because it is consistent with the surrounding development and the Northwest County Sector Plan.

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. The area is transitioning from large lot agricultural zoned parcels to single family residential lots, being primarily built out under RA (Low Density Residential) zoning.
2. There is an increased need for housing. The proposed rezoning would create an opportunity to meet this need.

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

1. The RA (Low Density Residential) zone 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. In the RA zone district, the minimum lot size for one dwelling with sewer is 10,000 square feet and without sewer is 20,000 square feet.

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 proposed rezoning to RA could yield a maximum of 9 dwelling units, however, access limitations would likely limit the number dwelling units even further.
2. The slope analysis for this property yields a total maximum number of dwelling units at 5.
3. Sinking Creek appears to cross the frontage of this property along Chert Pit Rd.

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 Northwest County Sector Plan's land use designation of LDR (Low Density Residential) recommends the RA (Low Density Residential) zone district.

Action: Approved

Meeting Date: 3/11/2021

Details of Action:

Summary of Action: Approve RA (Low Density Residential) zoning because it is consistent with the surrounding development and the Northwest County Sector Plan.

Date of Approval: 3/11/2021

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: 4/26/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**        Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**