

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-A-22-RZ
Application Filed: 1/5/2022
Applicant: GARY DUNCAN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Lacy Road, southeast of intersection of Keck Road
Other Parcel Info.:
Tax ID Number: 68 H B 003
Size of Tract: 2.5 acres
Jurisdiction: County
Accessibility: Access is via lacy Rd, a local road with a pavement width of 17 ft within a right-of-way width of approximately 37 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest City
Sector Plan Designation: LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area includes a mix of single family dwellings with some large forested properties located nearby.

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

Street: 6308 Lacy 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:
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 Northwest City 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 CITY/COUNTY GENERALLY:

1. There are no substantial changes in conditions that would warrant a rezoning. However, this property is located approximately 600 ft from a commercial node south of Callahan Dr, a minor arterial road capable of handling high traffic volumes and offers additional employment opportunities. In addition, this property is located approximately 0.6 miles north of Clinton Highway, a major arterial road capable of handling high volumes of traffic and is a major commercial corridor offering employment opportunities.

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

1. The regulations established in the RA zone are intended to provide for residential areas with low population densities.

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. This property is transitional in character which includes a mix of residential and commercial development in the area. The transitional nature of this property lends itself to a higher development potential than what A (Agricultural) zoning will allow. It is not anticipated that the proposed amendment to RA zoning will adversely affect adjacent properties.

2. RA zoning requires a minimum lot size of 10,000 sq ft. If subdivided, this 2.5 acre property could yield a total of approximately 10 lots.

3. A portion of this property is located within the Hillside and Ridgetop Protection Area and has some steep topography. A slope analysis was completed, and of the total 2.5 acres, it is recommended that disturbance on the property be limited to 1.9 acres.

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 LDR (Low Density Residential) designation supports RA zoning and is compatible with the context of this property.

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

Action: Approved

Meeting Date: 3/10/2022

Details of Action:

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

Date of Approval: 3/10/2022

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: 5/23/2022

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: