

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-B-19-RZ **Related File Number:**
Application Filed: 1/28/2019 **Date of Revision:**
Applicant: TOMAS A. GARCIA

PROPERTY INFORMATION

General Location: West side of Neubert Springs Rd., southwest of Oliver Rd.
Other Parcel Info.:
Tax ID Number: 123 O C 28 **Jurisdiction:** City
Size of Tract: 1.65 acres
Accessibility: Access is via Neubert Springs Rd, a major collector, with a pavement width of 18' feet within a right-of-way width of 42' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family detached residential
Surrounding Land Use:
Proposed Use: Residential with detached 2- story garage with heated square footage **Density:** above
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area is largely single family residential, rural residential and agriculture/forestry/vacant to the south of the site. The Knoxville City Limits bound the property to the north, west and south.

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

Street: 5721 Neubert Springs Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential)
Previous Requests:
Extension of Zone:
History of Zoning:

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.):

RECOMMEND that City Council APPROVE R-1A (Low Density Residential) district.

Staff Recomm. (Full):

Staff recommends R-1A (Low Density Residential) zoning consistent with the LDR (Low Density Residential) designation on the One Year Plan and the South County Sector Plan.

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 recommended zoning is appropriate for the subject area, is compatible with the surrounding development and zoning, and is consistent with the policies of the South County Sector Plan designations for R-1A (Low Density Residential).
2. This site is located within the Knoxville city limits of the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

1. The R-1A zone is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. The recreational, religious, educational, facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities and through consideration of the proper functional relationship to each use permitted in this district.

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 requested R-1A zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal will have no impact on schools.
3. The requested R-1A zoning at this location does not adversely affect the surrounding area or any other part of the city or 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. The recommended R-1A zoning is consistent with sector plan amendment for the site.
2. The recommended zoning does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 3/14/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE R-1A (Low Density Residential) district.

Date of Approval: 3/14/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/9/2019

Date of Legislative Action, Second Reading: 4/23/2019

Ordinance Number:

Other Ordinance Number References: O-55-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: