

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-B-20-RZ
Application Filed: 1/6/2020
Applicant: DIANE TUDOR

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Weaver Cemetery Rd., south of Norris Freeway, east side of Shade Weaver Rd., north of Long Hollow Rd.

Other Parcel Info.:

Tax ID Number: 27 244 **Jurisdiction:** County

Size of Tract: 14.92 acres

Accessibility: Access for this property is via Shade Weaver Road, a local street, with a 14.4 foot pavement width within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

Surrounding Land Use:

Proposed Use: **Density:**

Sector Plan: North County **Sector Plan Designation:** LDR & HP

Growth Policy Plan: Rural Area

Neighborhood Context: The area is largely forested, steep sloped rural and agricultural land with a few single family residential homes in the general area.

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

Street: 3222 Weaver Cemetery Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning: A (Agricultural)

Previous Requests:

Extension of Zone: Yes, The property is surrounded by A zoning

History of Zoning: 2-P-06-RZ: A to PR

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 A (Agricultural) zoning because it is consistent with the North County Sector Plan designation of LDR (Low Density Residential) land use classification for this property.

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 is in line with the LDR designation for this property and a neighboring tract was also downzoned from PR to A in 2014, that had been part of the original rezoning to PR that occurred in 2006.

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

1. The proposed amendment to A zoning is intended to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

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 rezoning from PR to A should not create any adverse effects directly nor indirectly.

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 designation of LDR (Low Density Residential) supports A (Agricultural) zoning.
2. The amendment to A (Agricultural) is not in conflict with any other adopted plan.

Action:

Approved

Meeting Date: 3/12/2020

Details of Action:

Summary of Action:

Approve A (Agricultural) zoning because it is consistent with the North County Sector Plan designation of LDR (Low Density Residential) land use classification for this property.

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

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: