

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 3-F-20-RZ      **Related File Number:**  
**Application Filed:** 1/24/2020      **Date of Revision:**  
**Applicant:** RALPH SMITH / PROFESSIONAL LAND SYSTEMS

## **PROPERTY INFORMATION**

**General Location:** South side of Messer Lane east of Weaver Road  
**Other Parcel Info.:** This request also includes 4700 Messer Ln. (078 111) & 0 Messer Ln., (078 110)  
**Tax ID Number:** 78 11204, 78 111, AND 78 110      **Jurisdiction:** County  
**Size of Tract:** 2.03 acres total  
**Accessibility:** Messer Lane is a local road with a road width of 15.8 feet and a right-of-way width of 50 feet.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single family residential for 4700 and 4708 Messer Lane; 0 Messer Lane is designated agricultural/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** Messer Lane consists of detached single family homes, which is typical of the area in general. Lot sizes on Messer Lane range from 0.51 acres to 2.02 acres (or 22,215 square feet to 87,991 square feet) and average 0.86 acres (37,462 square feet).

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

**Street:** 4708 4700, and 0 Messer 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:** Yes, RA zoning is adjacent to the east  
**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 Messer Ln. range from 0.51 to 2.02 acres in size.

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 re-subdivide the property and an additional lot. The .50 acre lot size would not be out of character for 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 Northwest 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

Date of Legislative Action, Second Reading

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**