

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-A-21-RZ **Related File Number:**
Application Filed: 2/10/2021 **Date of Revision:**
Applicant: BECKHAM / SONYA LEANN

PROPERTY INFORMATION

General Location: Southeast side of Maplegreen Lane, south of Bluegrass Road and east of Pellissippi Parkway
Other Parcel Info.:
Tax ID Number: 154 035 **Jurisdiction:** County
Size of Tract: 2.22 acres
Accessibility: Maplegreen Lane is a local road with a 13.4-ft pavement width inside a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two detached single family dwellings; designated as rural residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential) / HP (Hillside and R
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is the Bluegrass area east of Pellissippi Parkway, which began transitioning from Agricultural zoning to residential zoning in the 1990s. Surrounding subdivisions have smaller lot sizes, while the properties still zoned Agricultural have large lot sizes.

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

Street: 1629 Maplegreen Lane
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 north and south
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 Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.

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 COUNTY GENERALLY:

1. Surrounding properties have been transitioning from Agricultural zoning to RA and PR zoning since the 1990s. Surrounding subdivisions are zoned RA and PR, the latter with densities ranging from 4 to 5 du/ac.

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

1. The RA (Low Density Residential Zone) provides 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.

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. Additional RA zoning is consistent with surrounding neighborhoods and is not expected to generate adverse impacts on surrounding properties.
2. Access would need to be resolved with the Knox County Engineering and Public Works Department, as neither strip of land currently providing access to the main portion of the property meets the County's access width requirement. It appears the original intent for this property was to subdivide it into 2 flag lots, each with a flag stem up to Maplegreen Lane. However, such a subdivision never occurred. The plat creating the two lots fronting Maplegreen Ln between the two flag stems was recorded in 1992 and shows a 12.5" width on the southwestern stem and 16' on the northeastern stem. The County requires 25' of width to provide access. However, access cannot be denied a land-locked piece of property.
3. If rezoned with the minimum lot size allowed, the development could accommodate up to 9 dwelling units.
4. The KGIS map shows a stream crossing the site, but it is not of sufficient size for a stream buffer to be required.
5. Closed contour lines could indicate the presence of a sink hole on the property, and this should be investigated further during the site plan review process to ensure the appropriate buffer is applied if applicable.
6. This property is in the HP (Hillside and Ridgetop Protection Area). The slope analysis recommended up to 6.4 dwellings on the property, using a base density of 3.0 du/ac to average the surrounding density (2 du/ac to the south; up to 5 du/ac PR zones) for calculating the number of dwellings recommended by the slope analysis.
7. Additional RA zoning is not expected to have any negative impacts on the area. Growth trends and projections document a continued rise in population in the Southwest County sector. While the growth rate of the sector is on the decline and is below the growth rate of the County, it is still experiencing growth, indicating there is a related increased need for housing, and the proposed rezoning would create an opportunity to meet this need.

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 Southwest County sector plan designation supports RA zoning in the Planned Growth Area of Knox County.

Action: Approved

Meeting Date: 4/8/2021

Details of Action:

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

Date of Approval: 4/8/2021

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: 5/24/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: