

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-B-19-RZ **Related File Number:**
Application Filed: 2/6/2019 **Date of Revision:**
Applicant: JAMES MICHAEL & ROBIN PERRY

PROPERTY INFORMATION

General Location: West side of W. Martin Mill Pike, north of intersection of W. Governor John Sevier Hwy.
Other Parcel Info.: Rezoning request also includes 6907 W. Martin Mill Pike (Parcel ID 136 07801)
Tax ID Number: 136 07801, 07802 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via Martin Mill Pike a minor arterial, with a pavement width of 20' within a right of way of 69' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area consists primarily of single family residential surrounding a small commercial/office node primarily to the south side of W. John Sevier Highway.

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

Street: 6905 W. Martin Mill Pike
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: Extension of existing RA to the east.
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: Liz Albertson

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full): Staff recommends approval of the extension of the RA zone district to the east to accommodate additional residential, which is in line with the LDR (Low Density Residential) land use plan designation for the area.

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 property is located within the Planned Growth Area of the Growth Policy Plan.
- 2. The South County Sector Plan allows consideration of RA zoning within the LDR designated areas.

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

- 1. The proposed amendment to RA zoning 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 AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. RA zoning is compatible with the existing LDR designation and is an extension of the RA zoning to the east.

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 request for RA (Low Density Residential) is consistent with and not in conflict with any other adopted plans.

Action: Approved Meeting Date: 4/11/2019

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

Date of Approval: 4/11/2019 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: 5/28/2019 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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: