

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-B-22-RZ **Related File Number:**
Application Filed: 2/10/2022 **Date of Revision:**
Applicant: JERALD WALTERS

PROPERTY INFORMATION

General Location: South side of Dutchtown Road, at the intersection of Embarcadero Drive, southeast of Bob Kirby Road
Other Parcel Info.:
Tax ID Number: 118 148 **Jurisdiction:** County
Size of Tract: 0.54 acres
Accessibility: Access is via Dutchtown Rd a two lane minor arterial road with center turn lane with a 40-ft pavement width within a right-of-way of 70-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This property is located in an area with a mix of low and medium density residential uses. Webb School of Knoxville is approximately 1,500-ft. to the south, and Pellissippi Parkway is approximately 1.2-mi. to the west.

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

Street: 9732 Dutchtown Rd.
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: No
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: Levan King Cranston

Staff Recomm. (Abbr.): Approve RA (Low Density Residential) zoning because it is consistent with the sector plan and existing development pattern in the area.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. Dutchtown Road underwent major road improvements in 2009, including the widening of the road and the addition of a new center turn lane and sidewalks.

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

1. 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 ADVERSLY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed rezoning to RA zoning is compatible with the Northwest County sector plan designation of LDR.
2. A significant number of properties in this area are zoned RA. The addition of more RA zoning in this area is not anticipated to cause any adverse effects.

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 proposed amendment to RA zoning is not in conflict with any adopted plan.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve RA (Low Density Residential) zoning because it is consistent with the sector plan and existing development pattern in the area.

Date of Approval: 4/14/2022

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: 5/23/2022

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: