

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-C-21-RZ

Related File Number:

Application Filed: 2/18/2021

Date of Revision:

Applicant: MARK SHOEMAKER

PROPERTY INFORMATION

General Location: Southeast side of Cunningham Road, northeast of Fraker Road, southeast of Beaver Brook Drive

Other Parcel Info.:

Tax ID Number: 38 N A 019

Jurisdiction: County

Size of Tract: 1.5 acres

Accessibility: Access is via Cunningham Rd, a major collector street with 20ft of pavement and 45ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: North County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is located on the south side of Cunningham Rd in an area with a mix of single family residential, offices, and rural residential in the A, and PC zones.

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

Street: 3530 Cunningham Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning: N/A

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: No

History of Zoning: N/A

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 RA (Low Density Residential) because it is consistent 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 CITY/COUNTY GENERALLY:

1. The subject area is within a half mile of the Maynardville Pike commercial corridor.
2. Surrounding properties have been transitioning from Agricultural zoning to RB, RA and PR zoning since the 1990s. Surrounding subdivisions are zoned RB and PR, the latter with densities ranging from 12 to 19 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 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.

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. This property is located in the Planned Growth Area of the Growth Policy Plan and this rezoning would continue the trend of permitting additional opportunity for residential housing in this area.
2. The property is also adjacent to the office areas along Neal Drive.

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's land use designation of LDR (Low Density Residential) permits consideration of densities up to 5 du/ac in the Planned Growth Area.
2. This property is within the Planned Growth Area of the Growth Policy Plan and appears to be serviced by both water and wastewater.

Action: Approved

Meeting Date: 4/8/2021

Details of Action:

Summary of Action: Approve RA (Low Density Residential) because it is consistent 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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: