

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-F-23-RZ

Related File Number:

Application Filed: 2/14/2023

Date of Revision:

Applicant: RALPH SMITH

PROPERTY INFORMATION

General Location: South side of Old Cobbs Ferry Rd, east of intersection of W Emory Rd, Hackworth Rd, & Old Cobbs Ferry Rd

Other Parcel Info.:

Tax ID Number: 77 052.01 (PART OF)

Jurisdiction: County

Size of Tract: 0.838 acres

Accessibility: Access is via Old Cobbs Ferry, a local road with a pavement width of 11-ft within a right-of-way width of 34-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest County

Sector Plan Designation: RR (Rural Residential), HP (Hillside Protection), S

Growth Policy Plan: Rural Area

Neighborhood Context: This is in the Rural Area just outside of the Planned Growth Area in the Northwest County Sector. The land use is primarily large lot, single family residential and agricultural tracts.

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

Street: 9112 OLD COBBS FERRY 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: RR (Rural Residential), HP (Hillside Protection), SP (Stream Protection)

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:

Whitney Warner

Staff Recomm. (Abbr.):

Deny the RA (Low Density Residential) zone because it is not consistent with the sector plan or Growth Policy Plan.

Staff Recomm. (Full):

Comments:

The request is to rezone a portion of a 23.10-acre parcel from A (Agricultural) to RA (Low Density Residential). The applicant is looking to create two RA (Low Density Residential) lots totaling 0.838 acres. Lot 1 has an existing house and would be 0.303 acres and Lot 2 is directly behind which would create a 0.535-acre flag lot.

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 COUNTY GENERALLY:

1. The area surrounding the subject property has seen a moderate transition from agricultural to single family residential land use since the late 1990s. Properties to the east with higher densities of up to 3 and 5 du/ac are in the County's Planned Growth Area. Properties to the west with PR zoning of up to 1.5 du/ac, and to the north with RA, are in the County's Rural Area. The RA zoning to the north is not consistent with the Northwest County Sector Plan's RR (Rural Residential) land use classification. However, the RA zone to the north is the result of a rezoning in 1988, which predates the Growth Policy Plan, adopted in 2000.

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

1. The requested RA zone provides for residential areas with low population densities.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. Old Cobb Ferry Rd is only approximately 11-ft wide, which does not meet public road standards. Rezoning to allow more residences above what is currently allowed would put more pressure on this road, and the Knox County Engineering and Public Works Department is not in support of this rezoning due to the subpar road conditions. This road is not one the County has any plans to improve or widen.
2. This property is located in an area with a mix of residential zones and densities. Surrounding zoning includes A (Agricultural), RA (Low Density Residential), and PR (Planned Residential) with 1-5 du/ac. However, the residential streets and developments with higher densities are constructed on roads that do not have the same issues as the subject property.
3. In the requested RA zone and the proposed lot size of 0.838 acres (36,503 sq-ft), a maximum of 3 new dwellings would be allowed under the zoning. While this would not be a significant drain on utilities, it would likely cause a strain on this sub-standard street.

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 RA zone is not consistent with the Northwest County Sector Plan's RR (Rural Residential) land use designation, which does not consider RA zoning.

2. This rezoning is not conflict with the General Plan.

Action: Denied **Meeting Date:** 4/13/2023

Details of Action:

Summary of Action: Deny the RA (Low Density Residential) zone because it is not consistent with the sector plan or Growth Policy Plan.

Date of Approval: **Date of Denial:** 4/13/2023 **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**