

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.):

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments:

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. In 2015, this property was zoned PR (Planned Residential) up to 5 du/ac from BP (Business and Technology Park), subject to one condition, vehicular access must be provided to both Dutchtown Rd and Bob Gray Rd (9-D-15-RZ). At the time of the rezoning, there was an existing house on the property with a driveway on Bob Gray Rd. When the Dutchtown Woods subdivision started to develop in 2019, the house was torn down and has since been vacant. Then, in 2021 this property was bought by an adjacent property owner in the abutting Hunter's Pointe subdivision on Red Hellard Ln. Last year, the property was resubdivided from one 27,962 sq ft lot into two lots of 15,570 sq ft and 13,498 sq ft. Bob Gray Rd access was closed and both lots now have exclusive access to Red Hellard Ln.
2. The general area has been transitioning from agriculture land to single family subdivisions on small to medium sized lots with RA (Low Density Residential) and PR (Planned Residential) up to 6 du/ac zones since the 1970s.

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

1. The RA zone provides for residential areas with low population densities.
2. In the RA zone, the minimum lot size for a lot with a single family dwelling is 10,000 sq-ft if sewer is provided. The RA zone allows duplexes and garage apartments on the same lot as a house, with Use on Review approval by the Planning Commission. Built at maximum capacity, each lot could be built with up to 2 units for a total of 4 units.
3. The RA zone would allow the properties to be developed using the setback requirements of the RA zone instead of those of the PR zone. The PR zone has a 35-ft peripheral boundary that would be applicable on the northern boundary of the northernmost lot.
4. 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.

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. The 2 lots that were created in 2023 are more similar in size to the small lots on Red Hellard Ln. The proposed RA zone is compatible with the area's density and uses.
2. The Dutchtown Woods Subdivision is built out to 3.89 du/ac. If this property is rezoned to RA, then the density of Dutchtown Woods will increase to 3.99 du/ac, which is still in compliance with the PR up to 5 du/ac.

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 RA zone is consistent with the Northwest County Sector Plan Low Density Residential land use, which considers the RA zone in the County's Planned Growth Area.
2. The proposed rezoning to RA aligns with Section 9.3 of the General Plan, which ensures that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

Action:

Approved

Meeting Date: 4/11/2024

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and surrounding development.

Date of Approval: 4/11/2024

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: 5/20/2024

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: