

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 4-J-19-RZ                      **Related File Number:**  
**Application Filed:** 2/22/2019              **Date of Revision:**  
**Applicant:** TAYLOR D. FORRESTER

## PROPERTY INFORMATION

**General Location:** 9222 Tedford Lane / Parcel ID 155 04324 [south side of Tedford, east of Lakefront Drive]  
**Other Parcel Info.:**  
**Tax ID Number:** 155 04324                      **Jurisdiction:** County  
**Size of Tract:** 2.02 acres  
**Accessibility:** Access is via Tedford Ln., a minor collector, with a pavement width of 16-18' feet and a right-of-way width of 50' feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Garage apartment / Landscape contractor office  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** RR (Rural Residential)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with residential uses on large lots under A zone. There is a marina located to the west on Tedford Ln. that is developed in the CA zone.

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

**Street:** 9222 Tedford Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** T (Transition)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:**

## 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:

Mike Reynolds

Staff Recomm. (Abbr.):

DENY the request for T (Transition) zoning because the subject site is not consistent with intent of the zone district.

Staff Recomm. (Full):

The general intent of the T (Transition) zone is to allow development that is located between and compatible with both low density residential uses and more intense uses, such as commercial. The subject property is not located adjacent to more intense uses to provide a transition to low density residential. The commercial zoning to the west is not adjacent and is for a marina which are commonly located in rural areas. In addition, this portion of Tedford Lane does not have public sewer service which may need to be extended to serve the site depending on the future use.

Comments:

The current property owner uses the existing structure, a garage with four overhead doors and a living unit upstairs, to operate a landscape contractor business. Contractor office is not listed as a permitted use within the T (Transition) district, however, the planning commission is authorized by the zone district to allow "other uses of a related nature, provided the intent of this resolution is maintained." If the Transition zone is approved, the business owner must apply for a Similar Use Determination with the Planning Commission before the current use can be permitted. In addition, a development plan must be approved by the Planning Commission via the Use on Review process. The development plan will show how the property can be brought up to compliance with the requirements of the Transition zone and other provisions of the Knox County Zoning Ordinance.

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. There have been no substantial changes or changing conditions in the area that would warrant approval of T (Transition) zoning for this property.

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

- 1. The intent of the T (Transition) zone is to insure the development of land adjacent to residential areas, between other types of commercial and residential classifications, promotes the public health, safety, morals, and general welfare of the citizens of the county. The purpose of the T zone is to allow non-residential uses that are not major traffic generators and compatible with adjacent residential areas.
- 2. The allowed uses in the T zone are not appropriate for this location because the property is not providing a land use transition from a higher to lower intensity of use. The T zone will introduce new types of uses in an area that is developed with large lot residential 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. The T (Transition) zone is not appropriate for this location because it allows uses that are not compatible with the large lot residential uses in the area.
- 2. Tedford Lane is approximately 16'-18' wide and is not appropriate for uses permitted by the T zone.
- 3. This portion of Tedford Lane is not serviced by public sewer. The closest location of sewer is at the intersection of Tedford Lane and Keller Bend Road.

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 Southwest County Sector Plan proposes rural residential uses for this property which is not consistent with the uses permitted within the T (Transition) zone.
2. The property is located within the Hillside Protection area of the sector plan. The T zone allows uses that would encourage the development of the steep sloped areas of the site. The improvements needed to meet the standards of the zoning ordinance may require additional clearing and grading within the Hillside Protection area of the site to provide parking.
3. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The T zone can be considered for approval in the Rural Area.
4. Tedford Lane is classified as a minor collector by the Major Road Plan, however, this is because it makes a connection between Keller Bend Road and Toolles Bend Road. Improvements to Tedford Lane may be necessary if there is a substantial increase in traffic, particularly to the east of the subject site.

**Action:** Denied

**Meeting Date:** 4/11/2019

**Details of Action:**

**Summary of Action:** DENY the request for T (Transition) zoning because the subject site is not consistent with intent of the zone district.

**Date of Approval:**

**Date of Denial:** 4/11/2019

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:** 5/8/2019

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 7/22/2019

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Withdrawn

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**