

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-O-19-RZ                      Related File Number:  
Application Filed: 2/26/2019              Date of Revision:  
Applicant: DAVID HENDERSON

## PROPERTY INFORMATION

General Location: East side Majors Road, north of E. Emory Road, west of Nevada Lane  
Other Parcel Info.:  
Tax ID Number: 20 18509                      Jurisdiction: County  
Size of Tract: 2.5 acres  
Accessibility: Access is via Majors Road, a minor collector, with a pavement width of 17' within a right-of-way width of 48' feet.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residential  
Surrounding Land Use:  
Proposed Use: Residential                      Density:  
Sector Plan: Northeast County              Sector Plan Designation: RR (Rural Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: The property is located in a mostly agricultural and rural residential large lot area with an adjacent single family residential neighborhood.

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

Street: 7512 Majors Rd  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)  
Former Zoning:  
Requested Zoning: A (Agricultural)  
Previous Requests: 11-B-06-RZ (A to RA) for 2nd house  
Extension of Zone: Yes, A (Agricultural) zoning is adjacent to the west of the site.  
History of Zoning: 11-B-16-RZ: A to RA

## 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.):

RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

Staff Recomm. (Full):

Staff recommends approval of the requested A (Agricultural) zoning up, which is compatible with the LDR (Low Density Residential) land use designation for this property.

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 property is located in the Planned Growth Area on the Growth Policy Plan.

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

1. The proposed amendment to A zoning provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. A zoning is compatible with the LDR sector plan designation and is within a predominately agricultural zoned area.

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 is consistent with and not in conflict with all adopted plans.

Action:

Approved

Meeting Date: 4/11/2019

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

Date of Approval:

4/11/2019

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:

5/28/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: