

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and other development in the area. The F (Floodway) zone would be retained.

Staff Recomm. (Full):

Comments:

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 to the south of the subject property experienced a transition from the A (Agricultural) zone to the RA zones in the 1980s.
2. Although the surrounding properties in this area are zoned A, which has a 1-acre minimum lot size, they are generally about a 1/2 acre in size, making them more consistent with the RA zone.

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. The surrounding area consists of low density residential development, so the request for RA on this property is consistent with the zone's intent.
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 RA zone allows predominantly residential uses, though there are a handful of low-impact, nonresidential uses allowed.

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 rear of the property is in a FEMA floodway and in 100-yr and 500-yr floodplains. Site plans would be required to meet the standards of the Knox County Stormwater Ordinance to mitigate the effects of stormwater runoff.
2. The RA zone has a minimum lot size of approximately 10,000 sq ft, which yields a density of roughly 4 du/ac. Approximately 1.52 acres of the 1.71 acres included in this request would be rezoned to RA, since the F zone would be retained. Built at maximum capacity, this property could be developed with up to 6 lots. However, the floodway and floodplains extend into the A-zoned portion of the property subject to this rezoning, so it is unlikely to be developed with the maximum number of lots allowed by the RA zone due to restrictions in those areas.
3. This property is approximately 1/3 mile north of Mascot Road, a minor collector, so no traffic would be required through residential streets to access the property.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the RA zone for properties in the Planned Growth Areas of the Growth Policy Plan.
2. The recommended rezoning complies with the General Plan's development policy 9.3, the intent of which is to ensure the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

3. The requested rezoning, and the floodplain and floodway restrictions, comply with the General Plan's development policy 9.2, the intent of which is to encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat.

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 other development in the area. The F (Floodway) zone would be retained.

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

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

Amendments: **Amendments:**

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