

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-V-23-RZ

Related File Number:

Application Filed: 3/1/2023

Date of Revision:

Applicant: ARTHUR ISAKOV

PROPERTY INFORMATION

General Location: West side of Mary Emily Ln, north of Millertown Pk

Other Parcel Info.:

Tax ID Number: 60 027.04

Jurisdiction: County

Size of Tract: 8.5 acres

Accessibility: Access is via an exclusive permanent access easement that connects to Mary Emily Lane, a local road with a pavement width of 24-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northeast County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area is primarily large forested and agricultural tracts and small lot single family residential subdivisions.

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

Street: 2749 MARY EMILY LN

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:

Extension of Zone: Yes, A is adjacent to the west.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside 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.): Approve the A (Agricultural) zone because it is consistent with the surrounding development and sector plan.

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. Surrounding properties have been transitioning away from Agricultural zoning since the early 2000s. However, this 8.36-acre property is an extension of the A (Agricultural) zone to the west.

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

1. The A (Agricultural) zone 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.

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. The rezoning from RA to A should not create any adverse effects directly nor indirectly.

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 LDR in the Northeast County Sector Plan, which allows consideration of the A zone.

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

Action: Approved

Meeting Date: 4/13/2023

Details of Action:

Summary of Action: Approve the A (Agricultural) zone because it is consistent with the surrounding development and sector plan.

Date of Approval: 4/13/2023

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: 5/22/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: