

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 5-A-20-RZ                      **Related File Number:**  
**Application Filed:** 3/2/2020                      **Date of Revision:**  
**Applicant:** JOHN KEVIN MCDONALD & HENDERSON WILLIS

## PROPERTY INFORMATION

**General Location:** West side of Neubert Rd., south of Strawberry Plains Pk  
**Other Parcel Info.:**  
**Tax ID Number:** 83 O C 007                      **Jurisdiction:** County  
**Size of Tract:** 2.5 acres  
**Accessibility:** Access is via Neubert Road, a local stree with a pavement width of 15.9 feet within a right-of-way-width of 50 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area feels rural in character with larger rural residential and agricultural lots adjacent to the Holston River, the area begins to transistion to smaller single family residential to the east of Neubert Road.

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

**Street:** 2021 & 2025 Neubert Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural)  
**Previous Requests:**  
**Extension of Zone:** No, but A (Agricultural) zoning is within 100 feet.  
**History of Zoning:** None noted.

## 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.):

Approve A (Agricultural), because it is consistent with the East County Sector Plan's LDR (Low Density Residential) designation.

Staff Recomm. (Full):

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. This area is largely rural and agricultural in character, particularly in this area adjacent to the Holston River.

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

1. The A (Agricultural) zone is intended to provide 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 ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The area is largely rural in character and many surrounding properties are zoned for agricultural activities.  
2. This addition of more A (Agricultural) zoned acreage should not have any adverse affects on any other parts of the county.

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. This rezoning is not conflict with the General Plan or any other adopted plans.

Action:

Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action:

Approve A (Agricultural), because it is consistent with the East County Sector Plan's LDR (Low Density Residential) designation.

Date of Approval:

5/14/2020

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: 6/22/2020

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:**