



**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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) zone for the portion of the parcel requested because it is consistent with the sector plan and surrounding development.

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. While there have not been significant changes to the immediate area, many residential lots along Norris Lane and within adjacent neighborhoods are non-conforming with the area regulations of their A (Agricultural) zoning. The residential intensity permitted in the A zone is 1 home per acre, but numerous residential lots in the area are a half-acre in size.
2. The subject property is .62 acres of a parcel that currently consists of two non-contiguous pieces with separate addresses. The rezoning is only requested for the northernmost section, which has an existing dwelling on it. Rezoning the parcel from A to RA (Low Density Residential) would bring the parcel into compliance with the zoning ordinance.

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

1. The RA zone is intended for residential areas with low population densities, which are protected from an encroachment of incompatible uses. It permits a density of 1 home per 10,000 square feet - roughly a quarter-acre - if the property is served by a sanitary sewer system, and 20,000 square feet - or about a half-acre - if the property has a septic system. The subject parcel meets the purpose and intensity of use criteria for the RA zone.

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 RA zone is consistent with the dimensions and the residential use of the subject parcel, and is an appropriate zone for many neighboring parcels as well. The homes in this area were built in the 1970s when the A zone regulations permitted residential development on lots as small as 10,000 square feet.
2. There are no adverse impacts anticipated with a rezoning to RA on this 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 proposed RA zone is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) land use classification for this area.
2. The rezoning is aligned with the Growth Policy Plan's Urban Growth Area designation for this region, which is intended to encourage a reasonably compact pattern of development and offer a range of housing choices in coordination with public facilities and services.
3. The proposed rezoning is not in conflict with the General Plan or any other adopted plans for this region.

Action:

Approved

Meeting Date: 5/11/2023

Details of Action:

Summary of Action:

Approve the RA (Low Density Residential) zone for the portion of the parcel requested because it is consistent with the sector plan and surrounding development.

Date of Approval: 5/11/2023

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: 6/26/2023

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: