

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-B-23-RZ **Related File Number:**
Application Filed: 3/22/2023 **Date of Revision:**
Applicant: KAREL POLEDNIK JR. AND OLGA POLEDNIK

PROPERTY INFORMATION

General Location: South side of Griffith Rd, east of Shoffner Ln, west of Hill Rd
Other Parcel Info.:
Tax ID Number: 28 181 **Jurisdiction:** County
Size of Tract: 1.22 acres
Accessibility: Access is via Griffith Road, a local street with a 15-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is in a single family residential neighborhood among agricultural and rural residential properties.

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

Street: 7828 GRIFFITH RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) zone 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. The general area surrounding Griffith Road has seen a consistent transition from agricultural to residential land uses over the past twenty years. In particular, property across the street from the subject parcel was rezoned from A (Agricultural) to the RA (Low Density Residential) zone in 2014 (2-G-14-RZ), and four residential lots were developed.

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 in an area that is protected from encroachment of incompatible uses.
- 2. The properties along Griffith Road are predominantly residential. Rezoning the subject parcel to RA would be a minor extension of this zone across Griffith Street, and would also align with a large RA-zoned tract immediately to the east.

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. Griffith Road is a narrow winding street, but RA zoning on this 1.22-acre parcel is not anticipated to result in a residential density or increase in average daily traffic that would have a significant impact on the area.
- 2. Many of the properties along Griffith Road that are zoned Agricultural were built in the 1960s and are non-conforming with current area regulations, which require a minimum lot size of 1 acre for residential development. If those residential lots were developed today, they would be zoned RA. The proposed RA zoning is consistent with surrounding development.

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 North County Sector Plan's land use classification for this area is LDR (Low Density Residential) which is consistent with the RA zone.
- 2. The subject property and neighborhood are in the Planned Growth Area of the Growth Policy Plan. The Planned Growth Area encourages a reasonably compact pattern of development that offers a range of housing choices, which aligns with the purpose of the RA zone.
- 3. The proposed rezoning is not in conflict with the General Plan, or any other adopted plans in the region.

Action:

Approved

Meeting Date: 5/11/2023

Details of Action:

Summary of Action:

Approve the RA (Low Density Residential) zone 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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: