

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-C-19-RZ **Related File Number:**
Application Filed: 3/22/2019 **Date of Revision:**
Applicant: DAVID & STELLA KRAL

PROPERTY INFORMATION

General Location: West side of Spurlin Road, East side of Mash Lane, North of Cunningham Road
Other Parcel Info.:
Tax ID Number: 47 E A 014 **Jurisdiction:** County
Size of Tract: 1 acres
Accessibility: Access is via Spurlin Road, a local street, with a pavement width of 17.3' feet within a 50' feet right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential - to sell part of property to adjoining neighbor **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is largely single family residential and rural residential lots with some agriculture, forestry and vacant lands. Much of the area falls within the floodplain of Beaver Creek.

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

Street: 7119 Spurlin 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:
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.): RECOMMEND that County Commission APPROVE RA / F (Low Density Residential / Floodway) district zoning.

Staff Recomm. (Full): Staff recommends approval of the requested RA / F (Low Density Residential / Floodway) district zoning, which is compatible with the LDR (Low Density Residential) land use designation for this property.

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. The property is located in the Planned Growth Area on the Growth Policy Plan.

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

- 1. The proposed amendment to RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. RA zoning is compatible with the LDR sector plan designation and is within a predominately low density residential area.
- 2. A tributary of Beaver Creek runs through the property and will require a 50' foot buffer from the top of the bank. Also a minimum floor elevation for any new structure is required to be 1006', and/or 1' foot above the 500 year floodplain elevation.

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 amendment is consistent with and not in conflict with all adopted plans.

Action: Approved

Meeting Date: 5/9/2019

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE RA / F (Low Density Residential / Floodway) district zoning.

Date of Approval: 5/9/2019

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: 6/24/2019

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: