CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 5-F-24-RZ **Related File Number:**

Application Filed: 3/19/2024 **Date of Revision:**

Applicant: JAMIE FAUCON

PROPERTY INFORMATION

General Location: North side of Woody Dr, west of Canton Hollow Rd

Other Parcel Info.:

Tax ID Number: 143 038 **Jurisdiction:** County

Size of Tract: 1.11 acres

Accessibility: Access is via Woody Drive, a minor collector with 24-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Southwest County **Plan Designation:** LDR (Low Density Residential), HP (Hillside Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Woody Drive consists of large single famiy residential dwellings and subdivisions off side streets with smaller lots.

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

Street: 10925 WOODY DR

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: No, this is not an extension

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: Naomi Hansen

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and development in the area.

Staff Recomm. (Full):

Comments: This plan was submitted prior to the adoption of the Knox County Comprehensive Land Use and Transportation Plan. The Knox County General Plan, which the sector plans were part of, was the active plan at the time of the application. Therefore, this rezoning request was reviewed under the General Plan.

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 area surrounding the subject property has experienced a number of rezonings from A (Agricultural) zone to RA (General Residential) and PR (Planned Residential) with a density of up to 4 du/ac since the late 1980s, establishing a development patern of residential development consistent with what would be allowed by the RA zone.
2. The subject property is located approximately 710-ft east of the intersection of Woody Drive (minor collector) and Canton Hollow Road (Major Collector). Canton Hollow Road is in the right-of-way acquisition phase for capital improvements to widen the road to include two 11-ft travel lanes, curb and gutter with a closed drainage system/pipe and catch basins, turn lanes at key intersections, and pedestrian access.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The RA zone provides for residential areas with low population densities. The surrounding area consists of low density residential development, so the request for RA on this property is consistent with the zone's intent and the character of the surrounding area.
2. Rezonings 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 RA zone allows predominantly residential uses, though there are a handful of low-impact, nonresidential uses allowed.

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. This property is located in an area with a mix of residential zones and densities. Surrounding zoning includes the A, RA, PR up to 4 du/ac, FAR:R-2, and RB (General Residential). The RA zone is consistent with the area.
2. The RA zone has a minimum lot size of approximately 10,000 sq ft, which yields a density of roughly 4 du/ac. Built at maximum capacity, this property could be developed with up to 4 lots.
3. There is a blueline stream identified on the property. A stream analysis would be required during the permitting process.

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 the LDR (Low Density Residential) land use classification in the Southwest County Sector Plan, which allows consideration of the RA zone for properties in the Planned Growth Areas of the Growth Policy Plan.

2. The recommended rezoning complies with the General Plan's development policy 9.3, the intent of which is to ensure the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

ADDITIONAL CONSIDERATIONS:
1. While the Sector Plan was the active plan at the time of the request, the Knox County Comprehensive Plan became effective on April 26th. This property has the SR (Suburban Residential) place type, which allows consideration of the RA zone.

Action: Approved **Meeting Date:** 5/9/2024

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and development in the area.

Date of Approval: 5/9/2024 **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: 6/24/2024 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**