

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-H-21-RZ **Related File Number:**
Application Filed: 3/29/2021 **Date of Revision:**
Applicant: DAVID & BRENDA MORRIS

PROPERTY INFORMATION

General Location: Northwest side of Verton Drive, west of I-75
Other Parcel Info.:
Tax ID Number: 57 34 **Jurisdiction:** County
Size of Tract: 2.1 acres
Accessibility: Access is via Verton Drive a local street with a pavement width of 13.9-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The area is comprised of primarily single family residential lots that are an acre or a little less in size.

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

Street: 141 Verton 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, however, RA is within 100-ft.
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 RA (Low Density Residential) because it is consistent with the surrounding development.

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. RA (Low Density Residential) zone district will allow for additional single family residential dwelling units in a low density residential area to meet the increasing demand for residential housing.
2. A nearby property was also rezoned to RA from A in April 2020.

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

1. The RA (Low Density Residential) zone is intended to provide 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.
2. RA zoning allows a 10,000 square foot minimum lot size for properties served by sewer. This area is served by water and sewer from Hallsdale Powell Utility District.

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 the Urban Growth Area of the Growth Policy Plan and this rezoning and would allow for additional residential development opportunity in an area serviced by sewer and within a 0.5 miles of the commercial node at E. Emory Road and interstate I-75.

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 designation of LDR (Low Density Residential) permits consideration of RA zoning.
2. This property is within the Urban Growth of the Growth Policy Plan and appears to be serviced by both water and wastewater.

Action:

Approved

Meeting Date: 5/13/2021

Details of Action:

Summary of Action:

Approve RA (Low Density Residential) because it is consistent with the surrounding development.

Date of Approval:

5/13/2021

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:

6/28/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: