

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-J-22-RZ  
Application Filed: 3/28/2022  
Applicant: RALPH SMITH

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** South side of Andes Road, due north of La Paloma Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 105 10102 & 10103 **Jurisdiction:** County  
**Size of Tract:** 2.07 acres  
**Accessibility:** Access is via Andes Road, a local road with an 18-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Forested  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is comprised of a mix of single family residential properties on small lots zoned PR, RA, and A, with some large tracts of land located nearby.

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

**Street:** 0 Andes 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, RA zoning is to the east.  
**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: Levan King Cranston

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

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 CITY/COUNTY GENERALLY:

1. Since the 1990s this area has been transitioning from agricultural zoned parcels to single family residential lots, being primarily built out under RA, and PR zoning. The addition of more low density residential development is consistent with the development trend in this area.

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. In the RA zone, the minimum lot size for one dwelling with sewer is 10,000 square feet. This proposed rezoning application is for two adjacent properties, both of which meet the minimum lot size requirement in 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 proposed rezoning to RA could yield a maximum of 9 dwelling units if subdivided, and is consistent with the trend of development in this area. These are preliminary calculations and do not take into consideration road infrastructure.

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 Northwest County Sector Plan's land use classification of LDR recommends RA zoning.
- 2. The proposed amendment is not in conflict with any adopted plans.

Action: Approved

Meeting Date: 5/12/2022

Details of Action:

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

Date of Approval: 5/12/2022

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: 6/27/2022

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:**