

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-L-21-RZ Related File Number:
Application Filed: 3/29/2021 Date of Revision:
Applicant: KEVIN MELLON, TOM DALTON CONSTRUCTION

PROPERTY INFORMATION

General Location: North side of Tazewell Pike, south side of Luttrell Road
Other Parcel Info.:
Tax ID Number: 39 255 Jurisdiction: County
Size of Tract: 0.96 acres
Accessibility: This property has frontage on Luttrell Road and Tazewell Pike. Luttrell Road is a local road with a 16-ft pavement width inside a 40-ft right-of-way. Tazewell Pike is a major arterial and a state route with a 22-ft pavement width inside a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This is an area that has been transitioning from agricultural to Planned Residential zoning since the late 1980s.

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

Street: 5503 Luttrell 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 adjacent to the east
History of Zoning: A rezoning from A (Agricultural) to RA (Low Density Residential) was approved by the Planning Commission but tabled by Knox County Commission in 1988 (Case 9-L-88-RZ). The item was never untabled or voted on.

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: Michelle Portier

Staff Recomm. (Abbr.): Approve RA zoning 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 CITY/COUNTY GENERALLY:

1. This area has been transitioning steadily from Agricultural zoning to residential subdivisions since the 1980s.

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

1. The RA (Low Density Residential Zone) 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. Rezoning 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 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 property is within the Urban Growth Boundary at the boundary line of the Urban Growth Boundary and the Rural Area. Both the Rural Area has and the Urban Growth Boundary have properties zoned RA (Low Density Residential) and A (Agricultural) in the area. The addition of more RA zoned property is not expected to cause any adverse impacts.

2. The property is not in a Parental Responsibility Zone, so no sidewalks would be required.

3. The lots have access to sewer lines.

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 County's Growth Policy Plan allows consideration of the RA zone inside the Urban Growth Boundary.

2. The North City Sector Plan recommends rezoning to RA and PR (Planned Residential). This change is recommended to reflect the existing low density residential land use that is predominately established in this area.

Action: Approved

Meeting Date: 5/13/2021

Details of Action:

Summary of Action: Approve RA zoning because it is consistent with the sector plan and 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

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: