

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 6-A-21-RZ                      **Related File Number:**  
**Application Filed:** 4/5/2021              **Date of Revision:**  
**Applicant:** STEPHANIE WALTHER

## PROPERTY INFORMATION

**General Location:** North of Chimney Ridge Rd, west of Amherst Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 92 05802                      **Jurisdiction:** County  
**Size of Tract:** 8.27 acres  
**Accessibility:** The subject property is provided access to Amherst Rd from a narrow gravel road that crossing the railway tracks located to the east.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR / HP  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This property is located in an area with large lots along the main thoroughfares with and single family neighborhoods off of side roads. Industrial uses are nearby to the north.

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

**Street:** 0 Amherst Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this property.

## 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 A (Agricultural) zoning because it is consistent with the Northwest County Sector Plan and surrounding zoning.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

Approve A (Agricultural) zoning because it is consistent with the Northwest County Sector Plan and surrounding zoning.

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 proposed rezoning request is consistent with the sector plan's land use classification of LDR (Low Density Residential).
- 2. There are existing railway tracks located along the east side of the subject property. These railway tracks act as a dividing line between the I (Industrial) zoned properties to the east of the tracks and the A (Agricultural) zoned properties located to the west. The proposed rezoning of the subject property will create a greater level of zoning and sector plan consistency to the west side of the railway tracks.

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

- 1. A (Agricultural) zoning provides for a wide range of agricultural and related uses as well as low density residential uses.
- 2. The parcel is approximately 8.27 acres in size and is primarily forested.

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

- 1. The proposed amendment to A (Agricultural) zoning is compatible with the Northwest County sector plan designation.
- 2. Surrounding uses include low-density single-family dwellings on large lots and vacant land similar to that of the subject property.
- 3. Surrounding properties are zoned A (Agricultural); the addition of more A (Agricultural) zoning is not expected to cause any adverse impacts for surrounding properties.

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 not in conflict with any adopted plans.

Action: Approved Meeting Date: 6/10/2021

Details of Action:

Summary of Action: Approve A (Agricultural) zoning because it is consistent with the Northwest County Sector Plan and surrounding zoning.

Date of Approval: 6/10/2021 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:** 1/24/2022

**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:**