

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.

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. There are no substantial changes in conditions that would warrant a rezoning. However, this property is located approximately 600-ft south of a commercial node south of Callahan Drive, and 0.6 miles north of Clinton Highway, a commercial corridor, both of which offer employment opportunities. Callahan Drive is a minor arterial and Clinton Highway is a major arterial road, so both roads are capable of handling high volumes of traffic.

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

- 1. The regulations established in the RA (Low Density Residential) zone are intended to provide for residential areas with low population densities.
- 2. The property is consistent with RA zone dimensional standards.

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. Located as it is between two commercial nodes and near other RA-zoned properties, this property is transitional in character. The transitional nature of this property lends itself to a higher development potential than what A (Agricultural) zoning will allow.
- 2. It is not anticipated that the proposed amendment to RA zoning will adversely affect adjacent properties.
- 3. RA zoning requires a minimum lot size of 10,000 sq ft. If subdivided, this 2.1 acre property could yield a total of approximately 9 lots. This is consistent with other RZ-zoned properties in the area.

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 LDR (Low Density Residential) designation supports RA zoning and is compatible with the context of this property.
- 2. The proposed amendment is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 6/9/2022

Details of Action:

Summary of Action: Approve RA (Low Density Residential) zoning because it is consistent with the Sector Plan.

Date of Approval: 6/9/2022

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: 7/25/2022

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: