# **CASE SUMMARY** APPLICATION TYPE: REZONING



File Number:	6-B-23-RZ
Application Filed:	4/14/2023
Applicant:	DOMINGO GARCIA

Related File Number: Date of Revision:

# PROPERTY INFORMATION General Location: North side of Forrester Rd, east of Dry Gap Pk and south of Cunningham Rd Other Parcel Info.: Tax ID Number: 47 E B 016 Tax ID Number: 47 E B 016 Jurisdiction: County Size of Tract: 1.01 acres Accessibility: Access is via Forrester Road, an unstriped, local road with a 13-ft pavement width within a 40-ft right-of-way. GENERAL LAND USE INFORMATION

Existing Land Use:	Single Family Residential	
Surrounding Land Use:		
Proposed Use:	Density:	
Sector Plan:	North County Sector Plan Designation: LDR (Low Density Residential)	
Growth Policy Plan:	Planned Growth Area	
Neighborhood Context:	This area of Forrester Rd is developed with detached, single-family houses on lots ranging in size from 0.26 acres to over 7 acres. Dry Gap Pike is approximately 1/4 mile to the west and has a small commercial node at its intersection with Forrester Road and another at its intersection with E. Emory Road to the north.	

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

Street:

1533 FORRESTER 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:	No
History of Zoning:	None noted

### PLAN INFORMATION (where applicable)

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 C	OMMISSION ACTION	AND DISPOSITION	
Planner In Charge:	Michelle Portier			
Staff Recomm. (Abbr.):	Approve the RA (Low Density Residential) zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.			
Staff Recomm. (Full):				
Comments:			ORDINANCE, ARTICLE 6.30.01, TH NINGS (must meet all of these):	IE FOLLOWING
	CHANGED OR CI COUNTY GENER	HANGING CONDITIONS IN T ALLY:	CESSARY BECAUSE OF SUBSTAI HE AREA AND DISTRICTS AFFECT	ED, OR IN THE
	zone to the PR (P	lanned Residential) and RA z	is experienced a transition from the A ones since the late 1980s. Most of th m Road, both of which are major coll	ese rezonings
	THE APPLICABLE	E ZONING ORDINANCE:	DNSISTENT WITH THE INTENT AND	D PURPOSE OF
	2. Rezonings shou		ith low population densities. ge of uses allowed within a zone to ε d be compatible with the surrounding	
	COUNTY, NOR S AMENDMENT.	HALL ANY DIRECT OR INDI	DVERSELY AFFECT ANY OTHER RECT ADVERSE EFFECTS RESULT tely 13-ft wide. As such, the road doo	FROM SUCH
	street standards. I pressure on this re	Rezoning to allow more reside	nces above what is currently allowed d for road improvements by the deve	would put more
	<ol> <li>This property is includes the A, RA</li> <li>The RA zone has</li> </ol>	located in an area with a mix A, and PR zones, the latter with as a minimum lot size of appr	of residential zones and densities. S h densities of up to 4.5 and 5 du/ac. oximately 10,000 sq ft, which yields a y could be developed with up to 4 lot	density of roughly
	GENERAL PLAN MAJOR ROAD PL 1. The subject pro the North County du/ac and the RA	OF KNOXVILLE AND KNOX AN, LAND USE PLAN, COM perty is designated as the LD Sector Plan, which allows cor zone for properties in the Pla	DNSISTENT WITH AND NOT IN CON COUNTY, INCLUDING ANY OF ITS MUNITY FACILITIES PLAN, AND OT R (Low Density Residential) land use sideration of the PR zone with a den ned Growth Areas of the Growth Po zones are in conflict with the Genera	ELEMENTS, HERS: e classification in sity of up to 5 licy Plan.
Action:	Approved		Meeting Date: 6	6/8/2023
Details of Action:				
Summary of Action:	Approve the RA (Low Density Residential) zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.			
Date of Approval:	6/8/2023	Date of Denial:	Postponements:	

LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:	Knox County Commission			
Date of Legislative Action:	8/28/2023	Date of Legislative Action, Second Reading:		
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:	Approved	Disposition of Case, Second Reading:		
If "Other":		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appeal:		Effective Date of Ordinance:		