

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-D-23-RZ

Related File Number:

Application Filed: 4/18/2023

Date of Revision:

Applicant: JACK SMITH

PROPERTY INFORMATION

General Location: Northeast side of Zion Ln, northwest of Ball Rd

Other Parcel Info.:

Tax ID Number: 91 039.01

Jurisdiction: County

Size of Tract: 1.28 acres

Accessibility: Zion Lane is a local road with a 16-ft pavement width within a right-of-way that varies from 21 ft to 71 ft at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use:

Density: 4 du/ac

Sector Plan: Northwest County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is largely single-family dwellings, with large lots fronting Ball Road and subdivisions with smaller lots off of side streets. The Lakeview Mobile Home Park is across Zion Lane to the northwest.

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

Street: 3416 ZION LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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 the PR (Planned Residential) zone with up to 4 du/ac 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: 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 section of Zion Lane has undergone a series of rezonings from A (Agricultural) to RA or PR (Planned Residential). Most recently, the adjacent parcel to the south was approved for PR zoning with up to 4 du/ac in April, 2023 (Case 3-A-23-R).

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

1. The PR (Planned Residential) zone is intended to provide options for residential development and such developments shall be compatible with the surrounding or adjacent zones. Surrounding development consists of single family and multifamily residential developments.

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. This site, which is accessed from Zion Lane, is in the vicinity of other properties zoned with similar densities.
2. The proposed low density residential zoning is compatible with the scale and intensity of the surrounding development and zoning pattern. There is also a large tract of RB zoned land nearby to the west, which permits any type of residential development at a density of up to 12 du/ac as a permitted use with no plan approval requirement by the Planning Commission.
3. The site does not have significant slope or other environmental constraints.
4. Zion Lane is a dead-end street just off of Ball Road. Ball Road is a major collector, so no traffic would be required through residential streets to reach this site.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone with a density of up to 5 du/ac in the County's Planned Growth Area of the Growth Policy Plan.
2. Neither the requested nor the recommended zones are in conflict with the General Plan.
3. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 6/8/2023

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 4 du/ac 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:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/24/2023

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: