

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 RA (Low Density Residential) zoning because it is consistent with the Sector Plan.

Staff Recomm. (Full):

Comments:

The applicant's desire is to subdivide a portion of parcel 125 097 to combine with parcel 125 099 for the purpose of maintaining access to parcel 125 00304 located to the north. These properties are zoned A (Agricultural), which has a minimum lot size requirement of 1 acre. Currently parcel 125 097 is unable to be subdivided because it would become nonconforming with the minimum lot size requirement. Therefore, the applicant is requesting to rezone these three properties to RA (Low density residential) to ensure that all properties meet the minimum lot size requirement and are in conformance with the Knox County Zoning Ordinance.

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 1,200-ft from New Hopewell Elementary, and is located within the parental responsibility zone.

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

1. The regulations established in the RA zone are intended to provide for residential areas with low population densities which is consistent with the trend of development in this area.
2. RA zoning requires a minimum lot size of 10,000 sq ft. All three properties involved in this rezoning meet the dimensional standards of the RA zone.

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 area of Knox County is predominately zoned A with some tracts of land zoned PR at up to 2 du/ac. It is not anticipated that the proposed amendment to RA zoning will adversely affect adjacent 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 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

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: