

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-G-22-RZ
Application Filed: 4/21/2022
Applicant: DAVID JOHNSON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side of Pleasant Hill Rd., east of Kitts Rd.
Other Parcel Info.: only 0.347 acres of 15.78 total acres of this parcel is requesting rezoning
Tax ID Number: 62 L B 017 (PART OF) **Jurisdiction:** County
Size of Tract: 0.347 acres
Accessibility: Access is via Pleasant Hill Road, a local street, with a pavement width of 19-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East County **Sector Plan Designation:** MU-SD - ECO-3
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily single family residential lots zoned RA within 600-ft of the commercial corridor along Andrew Johnson Highway.

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

Street: 8934 Pleasant Hill 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: Yes, RA is adjacent to the east and north
History of Zoning: None noted.

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RA (Low Density Residential) zoning because it is consistent with the surrounding development.

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. Beginning in the 1950s, this area has been primarily developed as single family residential homes on RA zoned lots.

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

1. The RA zone is intended to provide for residential areas with low population densities. The minimum lot size for single family residential, if served by sewer, is 10,000-sf.

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. The rezoning to RA is not anticipated to have an adverse affect on surrounding properties. The adjacent areas are already zoned RA as well.

2. This property already has a home on the area delineated for rezoning to RA and is approximately 15,000-sf.

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. This property is located at the edge of the Carter Town Center Mixed Use Special District in the East County Sector Plan which describes the district as being surrounded by low density and rural residential uses. This proposal is consistent with sector plan land use classification and does not 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 surrounding development.

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

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: