

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-C-21-RZ

Related File Number:

Application Filed: 5/17/2021

Date of Revision:

Applicant: JOANNA TOOLE

PROPERTY INFORMATION

General Location: North side of Nubbin Ridge Road., northeast of Davis Lane at Maples Glen Lane.

Other Parcel Info.: Rezoning request is to have zoning compatible to the other portion of 8343 Nubbin Ridge R. (133 04701)

Tax ID Number: 133 047

Jurisdiction: County

Size of Tract: 2 acres

Accessibility: Access is off of Nubbin Ridge Road, a major collector with a 16-ft pavement width inside a 48-ft right-of-way at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing apartment buildings

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential) / HP (Hillside Prote

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been transitioning from agricultural uses to residential uses since the mid-1980s. These developments include the existing multi-family dwellings located on the subject property, and single family subdivisions on side streets off of Nubbin Ridge Road.

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

Street: 8343 Nubbin Ridge Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RB (General Residential)

Previous Requests: 10-Q-86-RZ

Extension of Zone: Yes, RB is adjacent to the west

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: Levan King Cranston

Staff Recomm. (Abbr.): Approve RB (General Residential) zoning because it is consistent with the Southwest Sector Plan's LDR (Low Density Residential) designation and is an extension of an existing zone district.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

Approve RB (General Residential) zoning because it is consistent with the Southwest County Sector Plan and surrounding zoning.

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. The proposed rezoning request is consistent with the sector plan's land use classification of LDR (Low Density Residential).
2. The proposed rezoning will create zoning consistency with the other portion of 8343 Nubbin Ridge Rd (133 04701) located to the west of the subject property.

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

1. RB (General Residential) zoning provides for a wide range of residential uses.
2. The subject property is approximately 2 acres in size and maintains a residential use.

THE PROPOSED AMENDMENT SHALL NOT ADVERSLY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed amendment to RB (General Residential) zoning is compatible with the Southwest County sector plan designation.
2. Surrounding uses include low-density single-family dwellings on small lots and other residential uses at densities of less than 5 dwelling units per acre.
3. Surrounding properties are zoned RB (General Residential), PR (Planned Residential), RA (Low Density Residential), and A (Agricultural); the addition of more RB (General Residential) is not expected to cause any adverse impacts for surrounding properties and is consistent with the residential uses 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 proposed amendment is not in conflict with any adopted plans.

Action: Approved

Meeting Date: 7/8/2021

Details of Action:

Summary of Action: Approve RB (General Residential) zoning because it is consistent with the Southwest Sector Plan's LDR (Low Density Residential) designation and is an extension of an existing zone district.

Date of Approval: 7/8/2021

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: 8/23/2021

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: