CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-F-22-RZ Related File Number: 8-G-22-SP

Application Filed: 5/24/2022 **Date of Revision:**

Applicant: CASTILLO HOMES, LLC

PROPERTY INFORMATION

General Location: southwest end of Karla Drive, south of Konda Dr

Other Parcel Info.:

Tax ID Number: 137 D A 010,225.02 Jurisdiction: County

Size of Tract: 0.73 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: South County Sector Plan Designation: GC (General Commercial)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 0 KARLA DR

Location:

Proposed Street Name:

Department-Utility Report:

Dopartment office Rope

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business Zone)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests: Extension of Zone: History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

Requested Plan Category:

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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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with 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. The subject property is a natural extension of the existing low density residential subdivision, making

the RA zone an appropriate district.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF

THE APPLICABLE ZONING ORDINANCE:

1. The RA zone is intended for residential areas with low population densities, which is consistent with

the location of the subject property at the edge of a residential subdivision.

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 proposed zoning change is not anticipated to have any adverse impact on surrounding properties. The subject property is under an acre in size, limiting the scale of potential residential

development and vehicular use on the existing residential streets.

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 RA zone is consistent with the recommended reinstatement of the property's LDR designation in

the South County Sector Plan.

2. The proposed zoning change is compatible with the property's location in the Planned Growth Area

of the Growth Policy Plan, and it is not in conflict with any other adopted plans.

Action: Approved Meeting Date: 8/11/2022

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with surrounding development.

Date of Approval: 8/11/2022 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: 9/26/2022 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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