

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-F-23-RZ

Related File Number:

Application Filed: 5/31/2023

Date of Revision:

Applicant: SAM HARGROVE

PROPERTY INFORMATION

General Location: North side of Chert Pit Rd, northwest side of Westop Trl.

Other Parcel Info.:

Tax ID Number: 105 114

Jurisdiction: County

Size of Tract: 2.04 acres

Accessibility: Access is via Chert Pit Rd, a major collector street with approximately 23 ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential and Rural Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northwest County **Plan Designation:** LDR (Low Density Residential), HP (Hillside Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The surrounding area consists of single family, low density subdivisions with approximately 15,000 sq ft lots to the east and south. There is a commercial node 0.4 miles to the south along Middlebrook Pike.

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

Street: 1412 CHERT PIT 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, this an extension of the RA.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

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: Naomi Hansen

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone 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 COUNTY GENERALLY:

1. The area surrounding the subject property is predominantly zoned RA. Of the few properties zoned A (Agricultural), there has been a transition to the RA zone occurring somewhat sporadically since the 1970's. Most of these rezonings have occurred on Chert Pit Rd and Jenkins Road, both of which are major collectors.

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

1. The RA zone provides for residential areas with low population densities. The uses and lot sizes allowed in the RA zone are consistent with development in the area.
2. Surrounding properties are zoned RA and have been built out since the mid 80's.

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 property is in an area with a mix of residential zones and densities. Surrounding zones includes the A and RA zones. Surrounding lot sizes range from 14,000 sf to 2 acres.
2. The RA zone has a minimum lot size of approximately 10,000 sq ft, which yields a density of roughly 4 du/ac. Built at maximum capacity, this property could be developed with up to 8 lots.
3. The site is sloped and within the Hillside and Ridgetop Protection zone. Slopes are mostly under 25%, though there is a small patch of steeper slopes along the perimeter of the property and a small band of steeper slope perpendicular to Jenkins Road. Site plans are required to meet the requirements of the Knox County Stormwater Ordinance.
4. Since Chert Pit Road and Jenkins Road are both classified streets, no traffic would be required through residential streets to access this development.

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 RA zone in the Planned growth Areas of the Growth Policy Plan.
2. Neither the requested nor the recommended zones are in conflict with the General Plan.

Action: Approved

Meeting Date: 7/13/2023

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone 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: 7/13/2023

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: 9/25/2023

Ordinance Number:

Disposition of Case: Denied

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: