CASE SUMMARY APPLICATION TYPE: REZONING



File Number:	7-I-21-RZ	Related File Number:
Application Filed:	6/1/2021	Date of Revision:
Applicant:	WORLEY BUILDERS, INC.	

PROPERTY INFORMATION			
General Location:	Parcel to the north approximately 860 ft. southwest from intersection of Blackstone View Lane and Black Road.		
Other Parcel Info.:			
Tax ID Number:	130 044	Jurisdiction: County	
Size of Tract:	6.29 acres		
Accessibility:	Black Rd is a minor collector road with a 22-ft pavement width, within a 48-ft right-of-way.		

GENERAL LAND USE	INFORMATION		
Existing Land Use:	Rural Residential		
Surrounding Land Use:			
Proposed Use:			Density: up to 1 du/ac
Sector Plan:	Northwest County	Sector Plan Designation:	AG (Agricultural) & HP (Hillside Protection) & SP (
Growth Policy Plan:	Rural Area		
Neighborhood Context:	The subject property abuts Black Road and it located in a low density neighborhood consisting of single family dwellings.		

ADDRESS/RIGHT-OF-WAY INFORMATION	(where a	pplicable)	
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Street:

11751 Black Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)
Previous Requests:	
Extension of Zone:	Yes, PR is adjacent to the 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:	Levan King Cranston		
Staff Recomm. (Abbr.):	Approve PR (Planned Residential) zoning with up 1 du/ac because it is consistent with the Growth Policy Plan, Northwest County Sector Plan, and surrounding zoning.		
Staff Recomm. (Full):			
Comments:	REZONING RE	EQUIREMENTS FROM ZONING	ORDINANCES (must meet all of these):
	CHANGED OF CITY/COUNTY 1.The propose (Agricultural). 2. This area ha	R CHANGING CONDITIONS IN T GENERALLY: d rezoning request is consistent as been transitioning steadily from	ECESSARY BECAUSE OF SUBSTANTIALLY THE AREA AND DISTRICTS AFFECTED, OR IN THE with the sector plan's land use classification of AG in Agricultural zoning to Planned Residential zoning for create zoning consistency along the north side of Black
	THE PROPOS THE APPLICA 1. The propose methods of lan	BLE ZONING ORDINANCE: ed amendment to PR (Planned R	DNSISTENT WITH THE INTENT AND PURPOSE OF esidential) zoning is intended to provide optional more imaginative solutions to environmental design
	Such compatib plans.		be compatible with the surrounding or adjacent zones. Ianning commission by review of the development e.
	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 adjacent parcels are largely rural and agricultural in character, however, there are other properties zoned PR (Planned Residential) with densities ranging from 1-3 du/ac. If rezoned with the requested density, the development would accommodate approximately six single-family dwellings. THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH TH 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 PR (Planned Residential) zoning with up 1 du/ac because it is consistent with the Growth Policy Plan, Northwest County Sector Plan, and surrounding zoning.		
Date of Approval:	7/8/2021	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publi	<u> </u>
	LEGI	SLATIVE ACTION AND	DISPOSITION
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Legislative Body:

Knox County Commission Date of Legislative Action: 8/23/2021

Date of Legislative Action, Second Reading:

Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		lf "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: