# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 7-l-22-RZ Related File Number:

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

Applicant: CHASE & ROBYN ANTONINI

#### PROPERTY INFORMATION

General Location: Northwest side of E. Gov. John Sevier Hwy., north of Grand Valley Dr.

Other Parcel Info.:

Tax ID Number: 111 038 Jurisdiction: County

Size of Tract: 6.58 acres

Access is via E. Governor John Sevier Highway, a major arterial with a 45-ft pavement width within a

112-ft right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Agricultural/forestry/vacant

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: South County Sector Plan Designation: LDR / SP

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is located along the French Broad River in an area that is predominantly agricultural or

forested with sparse single family detached dwelling units. There is one residential subdivision to the

east.

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

Street: 1615 Grand Valley Rd.

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning: A (Agricultural)

Requested Zoning: A (Agricultural)

**Previous Requests:** 

Extension of Zone: Yes

**History of Zoning:** 8-T-06-RZ: A to Pr up to 3 du/ac

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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: Jessie Hillman

Staff Recomm. (Abbr.): Approve A (Agricultural) zoning because it is consistent with the sector plan and surrounding land use.

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. Several nearby properties along E Gov. John Sevier Highway north of the subject property are in the process of potentially being rezoned to accommodate residential subdivisions. The proposed A (Agricultural) zoning would support the historically rural and agricultural character of the area.

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

1. The A zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

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 A zoning is not anticipated to have any adverse impacts.

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 A zoning is consistent with the South County Sector Plan and does not conflict with

any other adopted plans.

Action: Approved Meeting Date: 7/14/2022

**Details of Action:** 

Summary of Action: Approve A (Agricultural) zoning because it is consistent with the sector plan and surrounding land use.

Date of Approval: 7/14/2022 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: 8/22/2022 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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