

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-N-22-RZ
Application Filed: 5/31/2022
Applicant: WALLY AKINS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Old Blacks Ferry Ln., north of W. Beaver Creek Dr., west of Weaver Rd.
Other Parcel Info.:
Tax ID Number: 78 08901 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Old Blacks Ferry Lane, a local street with an 11-ft pavement width within a 34-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a rural residential area with farmland and single family detached homes. Beaver Creek is nearby to the north.

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

Street: 7222 Old Blacks Ferry Ln.
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: No
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: Jessie Hillman

Staff Recomm. (Abbr.): Approve RA (Low Density Residential) zoning because it is consistent with the sector plan.

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 surrounding area has been transitioning from agricultural to low density residential uses since the late 1990s.

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

1. The RA (Low Density Residential) zone provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

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 RA zoning is not anticipated to cause any adverse impacts and is consistent with the low-density residential character of the surrounding 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. RA zoning is consistent with the LDR (Low Density Residential) land use designation recommended in the Northwest County Sector Plan.

2. The subject property is in the Planned Growth Area of the Growth Policy Plan.

3. The proposed rezoning is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve RA (Low Density Residential) zoning because it is consistent with the sector plan.

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":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: