

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 7-V-22-RZ  
**Application Filed:** 6/1/2022  
**Applicant:** KERRY HOOVEN

**Related File Number:**  
**Date of Revision:**

## **PROPERTY INFORMATION**

**General Location:** Eastern side of Fitzgerald Rd., north of Ball Rd., south of Wheatland Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 09102 **Jurisdiction:** County  
**Size of Tract:** 4.12 acres  
**Accessibility:** Access is via Fitzgerald Road, a local street with a 16-ft pavement width within a 50-ft right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Rural residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is comprised of detached residential subdivisions as well as homes on larger agricultural properties.

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

**Street:** 2216 Fitzgerald Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:** A (Agricultural) & RA (Low Density Residential)  
**Requested Zoning:** A (Agricultural)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** 12-E-14-RZ: A & RA to PR up to 5 du/ac

## **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 A (Agricultural) 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. In 2014, the subject property was included in a 17.5-acre rezoning from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) zoning. Starting in 2015, the land included in that rezoning case, with the exception of the subject property, was developed into a detached single family residential subdivision called Hattie's Place.
- 2. The proposed A zoning would be a partial return to the subject property's former zoning and reflects existing land use. The A zoning is also a minor extension of A zoning from the west and north, and suits the character of the properties that access Fitzgerald Road.

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. This includes residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
- 2. This 4.12-acre property contains a single dwelling unit with woods and an open field. This conforms with A zoning area regulations and permitted uses.

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 cause significant adverse impacts.
- 2. The subject property is surrounded on three sides by wooden fencing where it borders the Hattie's Place subdivision, so these differing land uses would remain separated.

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. Agricultural zoning aligns with the existing LDR (Low Density Residential) land use designation for this property and is not in 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.

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:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**