

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-B-20-RZ **Related File Number:**
Application Filed: 6/15/2020 **Date of Revision:**
Applicant: LETICIA HERNANDEZ

PROPERTY INFORMATION

General Location: North side of Babelay Rd., south of Edmondson Ln., west of Harris Rd.
Other Parcel Info.:
Tax ID Number: 50 053 **Jurisdiction:** County
Size of Tract: 9.6 acres
Accessibility: Babelay Road is a local road with an 18.5-foot pavement width inside a 60-foot right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This is a rural area consisting of mostly single family residential lots, though there are a couple of neighborhoods branching off of Babelay Road zoned PR (Planned Residential) that have developed with a higher density.

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

Street: 6129 Babelay Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted for this property

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve A (Agricultural) zoning because it is consistent with the Northeast County Sector Plan's Low Density Residential designation and with the surrounding development and because it brings the zoning into compliance with the sector plan designation.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. This area is largely rural and agricultural in character, consisting mostly of large lots with detached residential dwellings. The applicant's plan to demolish the existing house on this property and replace it with a new single family detached house is consistent with the other lots along Babelay Road.
2. There have been no significant changes in this area that would prompt a rezoning. However, the requested A (Agricultural) zoning is consistent with the LDR designation for this property and would bring it into compliance with the sector plan.

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

1. The A (Agricultural) zone is intended to provide 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.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land 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 area is largely rural in character and many surrounding properties are zoned for agricultural activities.
2. This addition of more A (Agricultural) zoned acreage should not have any adverse effects on any other parts of the county.
3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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 existing CA (General Business) zoning is nonconforming with the Northeast County Sector Plan's LDR designation since it is not an allowed zone within the LDR land use class. The LDR designation does support Agricultural zoning with up to 5 du/ac in the Urban Growth Area of Knox County. Rezoning this property brings the zoning into compliance with the sector plan.
2. This rezoning is not conflict with the General Plan or any other adopted plans.

Action:

Approved

Meeting Date: 8/13/2020

Details of Action:

Summary of Action:

The Planning Commission voted to approve A (Agricultural) zoning because it is consistent with the Northeast County Sector Plan's Low Density Residential designation and with the surrounding development and because it brings the zoning into compliance with the sector plan designation.

Date of Approval: 8/13/2020

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: 9/28/2020

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: