

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-B-21-RZ **Related File Number:**
Application Filed: 5/28/2021 **Date of Revision:**
Applicant: FRED BROOKS BY SHERI ENGEL, POA

PROPERTY INFORMATION

General Location: Northeast side of Prospect Road, and southwest of the Burnett Creek Road intersection.
Other Parcel Info.:
Tax ID Number: 110 063, 062, & 06101 **Jurisdiction:** County
Size of Tract: 3.11 acres
Accessibility: Access is via Prospect Road, a public road with a pavement width of 14.6-ft, within a right-of-way width of 40-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: 4212 and 4216 Prospect Road are single-family residential while 0 Prospect Road is vacant land.
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Urban Growth Area
Neighborhood Context: These properties are located in an area with medium and large sized lots along a local road with single family dwellings located nearby. Residential and vacant land surround the subject properties. There is a church located to the east along Burnett Creek Road.

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

Street: 4212 , 4216 & 0 Prospect Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & A (Agricultural)
Former Zoning: None noted for this property.
Requested Zoning: RA (Low Density Residential)
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: Levan King Cranston

Staff Recomm. (Abbr.): Approve RA (Low Density Residential) zoning because it is consistent with the South County Sector Plan and surrounding zoning.

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 CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1.The proposed rezoning request is consistent with the South County Sector Plan land use classification of LDR (Low Density Residential).
- 2.The proposed rezoning request will support the need for additional housing supply in Knox County.

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

- 1.RA (Low Density Residential) zoning provides for a range of housing types for low population densities.
- 2. The existing land use map shows 4212 and 4216 Prospect Road as single-family residential and 0 Prospect Road as vacant land. The size of these properties combined is approximately 3.11 acres. This proposed rezoning to RA (Low Density Residential) will create additional low density housing opportunities in this area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSLY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1.The proposed amendment to RA (Low Density Residential) zoning is compatible with the South County Sector Plan land use classification of LDR (Low Density Residential).
- 2. Surrounding properties are zoned RA (Low Density Residential), PR (Planned Residential), and A (Agricultural); the addition of more RA (Low Density Residential) is not expected to cause any adverse impacts to surrounding properties and is consistent with the residential character in the 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.The proposed amendment is not in conflict with any adopted plans.

Action: Approved

Meeting Date: 8/12/2021

Details of Action:

Summary of Action: Approve RA (Low Density Residential) zoning because it is consistent with the South County Sector Plan and surrounding zoning.

Date of Approval: 8/12/2021

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: 9/27/2021

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: