

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-B-22-RZ **Related File Number:**
Application Filed: 6/22/2022 **Date of Revision:**
Applicant: MILES E. MORRISON

PROPERTY INFORMATION

General Location: South side of Cabbage Drive, east of Andersonville Pike, west of Hill Road
Other Parcel Info.:
Tax ID Number: 28 112.06 **Jurisdiction:** County
Size of Tract: 5.84 acres
Accessibility: Access is via Cabbage Drive, a local street with a pavement width of 15-ft within a right-of-way width of 47-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside and Ri
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily a mix of large lot residential and vacant, forested agricultural lots.

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

Street: 4260 CABBAGE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests:
Extension of Zone: Yes, A zoning is adjacent.
History of Zoning: 8-I-07-RZ A to PR up to 3 du/ac

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside and Ridgetop Protection)
Requested Plan Category: AG (Agricultural)

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the A (Agricultural) zone because it is consistent with the surrounding area.

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 2007, the subject property was included in a 33-acre rezoning from A (Agricultural) to PR (Planned Residential) zoning.
- 2. The proposed A zoning is in alignment with the sector plan designation of LDR for this 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. This includes residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
- 2. This 5.84-acre property is vacant and partially forested. 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 adjacent to vacant, partially forested properties and the rear of the property abuts a single family residential neighborhood.

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: 8/11/2022

Details of Action:

Summary of Action:

Approve the A (Agricultural) zone because it is consistent with the surrounding area.

Date of Approval:

8/11/2022

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:

9/26/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: