

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-B-23-RZ
Application Filed: 6/20/2023
Applicant: MAX G MORTON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Collier Rd, north of Paradise Dr
Other Parcel Info.:
Tax ID Number: 56 093 **Jurisdiction:** County
Size of Tract: 1.75 acres
Accessibility: Access is via Collier Rd, a local street with a 20-ft pavement width within 53-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily large lot agricultural and single family residential subdivisions.

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

Street: 8109 COLLIER RD
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, it is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and consistent with the surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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 COUNTY GENERALLY:

1. Since 1992, this area has transitioned from A (Agricultural) zoned properties on large lots to low density residential in the RA and PR zones. This proposed rezoning is consistent with the trend of development in this area.

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

- 1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with Use on Review approval by the Planning Commission, which is consistent with the RA zone description.
- 2. In character with the surrounding development built at maximum capacity, this property could be developed with up to 7 lots or 3.9 du/ac.

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 property has access to a local street. Collier Rd is approximately 20-ft, which meets public road standards. A portion of the property is in the School Parental Responsibility Zone, and the County may require sidewalk improvements for future development.
- 2. 0.43 acres of the parcel are within the HP (Hillside Protection) overlay. The slope analysis identifies a minimal disturbance limit of 0.19 acres within the HP area.
- 3. The lot sizes allowed in RA are similar to those in the existing neighborhood, so the subject property would likely be developed with lot sizes and low-density residential uses already 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 RA district is consistent with the North County Sector Plan Low Density Residential land use designation, which recommends low density residential with densities up to 6 du/ac.
- 2. This property is located in the Planned Growth Area of the Growth Policy Plan where RA can be considered.
- 3. The proposed rezoning to RA aligns with Section 9.3 of the General Plan, which ensures that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
- 4. The requested zoning district at this location is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 8/10/2023

Details of Action:

Summary of Action:

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and consistent with the surrounding development.

Date of Approval:

8/10/2023

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: 9/25/2023

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: