

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-E-19-RZ **Related File Number:**
Application Filed: 6/24/2019 **Date of Revision:**
Applicant: RON WORLEY, JR. / WBI RENTALS, LLC

PROPERTY INFORMATION

General Location: West side of Bob Kirby Road, north of Dutchtown Road
Other Parcel Info.:
Tax ID Number: 118 122 **Jurisdiction:** County
Size of Tract: 1.36 acres
Accessibility: Bob Kirby Road is a minor collector with a pavement width of 36 feet and a right-of-way width of 75 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area consists of mostly single family residential uses, with planned residential developments and low density residential uses nearby. There are duplexes across Bob Kirby Road.

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

Street: 805 Bob Kirby Road
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: N/A
Extension of Zone: Yes, from the east and from the north
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 the requested RA (Low Density Residential) zoning.

Staff Recomm. (Full):

Staff recommends approval of the requested RA (Low Density Residential) zoning, recognizing that the zone is compatible with the Low Density Residential sector plan designation, and the density proposed is beneath the maximum allowed.

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. The property is located in the Planned Growth Area of the Growth Policy Plan.
- 2. The property directly across the street was rezoned from A (Agricultural) to RA (Low Density Residential) in October, 2013. Duplex uses were approved for these lots as a use on review in January, 2016.
- 3. This property is near several PR (Planned Residential) neighborhoods with densities averaging around 4.5 du/ac.

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

- 1. The proposed amendment to RA zoning is intended to provide for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
- 2. Rezonings 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. RA zoning is compatible with the proposed LDR sector plan designation and any impacts would be addressed during the use on review process.
- 2. 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 proposed amendment is consistent with and not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 8/8/2019

Details of Action:

Summary of Action:

Approve the requested RA (Low Density Residential) zoning.

Date of Approval:

8/8/2019

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: 9/23/2019

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: