

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-E-22-RZ **Related File Number:**
Application Filed: 6/24/2022 **Date of Revision:**
Applicant: JEFF GRISSOM (REVISED)

PROPERTY INFORMATION

General Location: Southwest side of Brackett Rd, north of E Emory Rd.
Other Parcel Info.:
Tax ID Number: 20 104.12 **Jurisdiction:** County
Size of Tract: 3.49 acres
Accessibility: Access is via Brackett Road, a local street with a 22-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is rural with large agricultural properties, some forested areas, and low density residential properties and subdivisions.

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

Street: 6612 BRACKETT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted.

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the A (Agricultural) zone because it is consistent with the sector plan and surrounding land use.

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. The subject property is in a rural area that borders large, long-established agricultural properties and newer residential subdivisions that have been developed at an increasing pace in the past 20 years. The proposed downzoning is a minor extension of A (Agricultural) zoning to the north and east of the subject property, and supports preservation of the rural character of the area.

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

1. The A zone is intended for agricultural and low density residential uses, which is compatible with the existing development pattern of farmland and single family detached homes on large lots.

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. There are no adverse impacts anticipated with the proposed zoning change.

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 A zone is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) land use designation for the property.

2. The proposed rezoning is not in conflict with the General Plan, the Growth Policy Plan or any other adopted plans for the area.

Action:

Approved

Meeting Date: 10/6/2022

Details of Action:

Approve the A (Agricultural) zone because it is consistent with the sector plan and surrounding land use.

Summary of Action:

Approve the A (Agricultural) zone because it is consistent with the sector plan and surrounding land use.

Date of Approval:

10/6/2022

Date of Denial:

Postponements: 8/11/2022, 9/8/2022

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

11/21/2022

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: