

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-F-21-RZ **Related File Number:**
Application Filed: 6/25/2021 **Date of Revision:**
Applicant: RICK W. AND PENNY P. CUTSHAW

PROPERTY INFORMATION

General Location: West side of Brown Gap Road, east of Crippen Road
Other Parcel Info.:
Tax ID Number: 39 03001 **Jurisdiction:** County
Size of Tract: 1.6 acres
Accessibility: This property has access from Brown Gap Road, a major collector road with a 15-foot pavement width within a 43-foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing garage and shop
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential) & SP (Stream Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The property is located in an area with low and medium density residential uses along a major collector road.

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

Street: 5325 Brown Gap Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning: None noted
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, North 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 CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The proposed rezoning request is consistent with the sector plan's land use classification of LDR (Low Density Residential).
2. This area has been transitioning from agricultural to low density residential uses for a number of years.

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

1. RA (Low Density Residential) zoning is intended to provide for residential areas with low population densities.

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 North County sector plan designation of LDR (Low Density Residential).
2. Surrounding properties are zoned RB (General Residential), and A (Agricultural); the addition of RA (Low Density Residential) zoning is not expected to cause any adverse impacts for surrounding properties and is consistent with the residential uses 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 North 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

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: