

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-G-22-RZ

Related File Number: 8-D-22-SP

Application Filed: 6/27/2022

Date of Revision:

Applicant: HR DAVIS

PROPERTY INFORMATION

General Location: Southeast side of Lovell Rd, south of Bob Gray Rd

Other Parcel Info.:

Tax ID Number: 118 H C 005

Jurisdiction: County

Size of Tract: 1.88 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest County Sector Plan Designation: O (Office), HP (Hillside and Ridgetop Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 1316 LOVELL RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), TO (Technology Overlay)

Former Zoning:

Requested Zoning: RB (General Residential);TO (Technology Overlay)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office), HP (Hillside and Ridgetop Protection)

Requested Plan Category: MU-SD (Mixed Use Special District), HP (Hillside/Ridge Top Protection Areas)

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 RB/TO (General Residential /Technology Overlay) zone because it is consistent with development trends in this 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. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities. A rezoning to RB/TO (General Residential/Technology Overlay) at this subject property would permit additional residential development.

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

- 1. The RB zoning is intended to provide for areas of medium population density. The principal uses of land may range from houses to multi-dwelling structures or developments.
- 2. The TO zone requires review by the TTCDA (Tennessee Technology Corridor Development Authority) for all non-single family residential development.

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 expansion of the RB/TO zone district is not anticipated to create adverse effects, the TO (Technology Overlay) zone would provide an additional opportunity to review any proposed development at this location that is more intensive than single family residential.

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. This proposed amendment is not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action:

Approve the RB/TO (General Residential /Technology Overlay) zone because it is consistent with development trends in this 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: