

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 8-H-22-RZ                      **Related File Number:**  
**Application Filed:** 6/27/2022              **Date of Revision:**  
**Applicant:** THE HALL-FISHER FAMILY TRUST

## PROPERTY INFORMATION

**General Location:** North side of Messer Lane, east side of Weaver Road  
**Other Parcel Info.:**  
**Tax ID Number:** 78 105                      **Jurisdiction:** County  
**Size of Tract:** 0.71 acres  
**Accessibility:** Access is via Messer Lane, a local street with a 20-ft pavement width within a 40-ft right-of-way. Access is also via Weaver Road, a minor collector street with a 20-ft pavement width within a 60-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Multifamily Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This is a rural area with single family detached homes and farmland.

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

**Street:** 4721 MESSER LN  
**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:** 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 RA (Low Density Residential) zone because it is consistent with the sector plan and adjacent development.

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 area surrounding the subject property has seen a moderate transition from agricultural to residential land use since the late 1990s. The proposed RA (Low Density Residential) zone is a minor extension of the RA zone to the east of the property, and there is RAE (Exclusive Residential) zoned property adjacent to the north.

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

1. The RA zone is intended for residential areas with low population densities. The subject property is less than an acre in size with a dwelling on it, which does not conform with the area regulations of the existing A (Agricultural) zone. The RA zone reflects existing land use and is consistent with surrounding 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 proposed zoning change is not anticipated to cause any adverse impacts, and aligns with the residential character along Messer Lane.

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

2. The property is within the Planned Growth Area of the Growth Policy Plan.

3. The proposed zoning change does not conflict with any other adopted plans.

Action:

Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action:

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

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

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**