

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 8-I-20-RZ                      **Related File Number:**  
**Application Filed:** 6/29/2020              **Date of Revision:**  
**Applicant:** P. LEEANNE KERSEY

## PROPERTY INFORMATION

**General Location:** Southeast side of Maloney Rd. at Belt Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 135 02101                      **Jurisdiction:** County  
**Size of Tract:** 9.12 acres  
**Accessibility:** Access is via Maloney Road, a major collector with a pavement width of 20 feet within a right of way width of 60 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The area is primarily a mix of single family residential and larger rural residential lots.

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

**Street:** 2650 Maloney Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RAE (Exclusive Residential)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, RA zoning is adjacent to the east and south.  
**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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RA (Low Density Residential) because it is consistent with the surrounding development and the LDR (Low Density Residential) designation for the South County Sector Plan.

Staff Recomm. (Full):

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. Although there are no substantial changing conditions, the area is a large tract adjacent to existing RA and RAE zoned properties. The density and development potential of the two zone districts are comparable, both zone districts have a minimum lot size of 10,000 square feet for single family residential when served by sewer.
- 2. The RA zone permits additional uses that are still relatively low impact, particularly noted by the applicant, the ability to have a "home occupation" as regulated by section 4.90.

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

- 1. The RA (Low Density Residential) zone district 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. Rezoning 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. Rezoning this parcel to RA from RAE will not have an adverse impact on any other part of the county.
- 2. The applicant notes an interest in building trails to connect to I.C. King Park, however, the railroad separates this property from I.C. King Park and the applicant will need to see permission from the railroad before pursuing a connection to the park with Knox County Parks and Recreation.

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 current sector plan designation of LDR (Low Density Residential) and RA is a recommended zone district.
- 2. The proposed amendment does not appear to be in conflict with any adopted plans.

Action:

Approved

Meeting Date: 8/13/2020

Details of Action:

Summary of Action:

Approve RA (Low Density Residential) because it is consistent with the surrounding development and the LDR (Low Density Residential) designation for the South County Sector Plan.

Date of Approval:

8/13/2020

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:** 9/28/2020

**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:**