

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-J-22-RZ **Related File Number:**
Application Filed: 6/27/2022 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: West side of Thompson Rd, northwest of Lovell Rd
Other Parcel Info.:
Tax ID Number: 104 130.01 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via Thompson 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: Single Family 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 residential area with single family detached homes among forested hillside.

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

Street: 1809 THOMPSON RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: RA (Low Density Residential) / TO (Technology Overlay)
Previous Requests:
Extension of Zone: No
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 RA/TO (Low Density Residential/ Technology Overlay) zone because it is consistent with the sector plan.

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 RA (Low Density Residential) zone aligns with the surrounding area's transition from agricultural to residential land uses, occurring since the mid-1990s.

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. This definition is consistent with the subject property's 2-acre lot size and the surrounding area's residential character.

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 RA zone is not anticipated to cause any adverse impact. There are no apparent environmental constraints on the property, and it has access on a minor collector street that is a short distance from an arterial street. These features favor a modest increase in residential density on the lot without negatively affecting the surrounding community.

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 RA zone is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action:

Approve RA/TO (Low Density Residential/ Technology Overlay) zone because it is consistent with the sector plan.

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: