

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-J-24-RZ **Related File Number:**
Application Filed: 6/20/2024 **Date of Revision:**
Applicant: STEPHEN SCHOOLFIELD & GREG DEE

PROPERTY INFORMATION

General Location: North side of Ginn Farm Dr, east of Maloney Rd
Other Parcel Info.:
Tax ID Number: 135 H A 003 **Jurisdiction:** County
Size of Tract: 1.77 acres
Accessibility: Access is via Ginn Farm Drive, a local city street with a pavement width of 14-ft within a 30-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Urban Growth Boundary
Neighborhood Context: The surrounding area is predominantly residential in character. Access to the Tennessee River, Maloney Road Park, and the University of Tennessee research farms are to the west.

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

Street: 0 GINN FARM DR
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: No, this is not an extension.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)
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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and in compliance with the Knox County Comprehensive 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The surrounding area has steadily transitioned from agricultural to residential and commercial uses since the early 1990s, with commercial development concentrated along Alcoa Highway.
2. In 2014, a rezoning from (A-1) General Agricultural zoning district to R-1 (Low Density Residential) zoning district was approved 50 ft south of the subject property (3-A-14-RZ), and there are 3 additional properties zoned RN-1 nearby to the east on Ginn Farm Drive. Together, these properties create a precedent for the RN-1 zone in this area. The R-1 district was redesignated as RN-1 (Single-Family Residential Neighborhood) with the adoption of the City of Knoxville's new zoning ordinance.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities.
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 AN AMENDMENT.

1. The RA zone is considered a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which is largely residential in character with recreational amenities and farm land nearby.
2. The minimum lot area in the RA zone is 10,000 sq ft for single-family houses and 12,000 sq ft for duplexes. Based on minimum lot area alone, the subject property could yield 6-7 lots. The configuration of the property would make it difficult to build at maximum capacity, however.
3. Ginn Farm Drive is a 14-ft unstriped, narrow city street that may require road improvements. The need for road improvements will be determined during the permitting phase.
4. The southwest and northeast corners of the subject property fall within the HP (Hillside Protection) area, but the overall site is sloped less than 15%, which is relatively flat.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The place type for the subject property is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is listed as being directly related to the SR place type.
2. The rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The permitted uses in the RA zone align with the character of the surrounding area.
3. The subject property is located within the Knoxville Urban Growth Boundary of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development. The allowable lot sizes in the RA zone support the objectives of the Urban Growth Boundary.

Action: Approved

Meeting Date: 8/8/2024

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and in compliance with the Knox County Comprehensive Plan.

Date of Approval: 8/8/2024

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: 9/16/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: