

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-K-23-RZ  
Application Filed: 6/7/2023  
Applicant: SARA MILLER

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** Southwest Side of Kelley Farm Way, southeast of Snyder Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 163.06 **Jurisdiction:** County  
**Size of Tract:** 1 acres  
**Accessibility:** Access is via Kelley Farm Way, a private right-of-way off of Snyder Rd with 12 ft of pavement width within approximately 30-ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:** 5 du/ac  
**Sector Plan:** Northwest County **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is single family residential with larger lots along main roads and smaller lots off side roads. There is a substantial commercial development within 3/4 mile to the south along Outlet Dr.

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

**Street:** 1115 KELLEY FARM WAY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No, but RA (Low Density Residential) is nearby to the northeast.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**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: Naomi Hansen

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) up to 4.5 du/ac zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.

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 COUNTY GENERALLY:

1. The area surrounding the subject property is predominantly zoned RA (Low Density Residential), PR (Planned Residential) and A (Agricultural). There has been a transition to the RA and PR zones occurring primarily north of Snyder Rd, a minor collector since the 1980's.

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

1. The RA zone provides for residential areas with low population densities. The uses and lot sizes allowed in the PR zone are consistent with development in the area.

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. This property is in an area with a mix of residential zones and densities. Surrounding zones include the A, RA and PR up to 3 du/ac zones. Surrounding lot sizes range from 10,000 sf to 11.5 acres.
- 2. The PR zone has a minimum lot size of approximately 10,000 sq ft, which yields a density of roughly 4 du/ac. Built at maximum capacity, this property could be developed with up to 4 lots.
- 3. At the time of development, road improvements may be required along Kelley Farm Way.
- 4. The subject property is near the Town of Farragut, but is not within their urban growth boundary. The Town of Farragut has indicated they support this rezoning.

Action: Approved

Meeting Date: 8/10/2023

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.

Date of Approval: 8/10/2023

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: 9/25/2023

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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**