

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 8-N-19-RZ **Related File Number:** 8-B-19-SP
Application Filed: 6/28/2019 **Date of Revision:**
Applicant: RANDY GUIGNARD

PROPERTY INFORMATION

General Location: These 2 parcels (01201 & 01202) are situated between Old Tazewell Pike and Hyatt Road, on the western side of Hyatt Road.

Other Parcel Info.: Parcel 39 L A 012.00 is 1.12 acres
Parcel 39 L A 012.01 is 1.40 acres.

Tax ID Number: 39 L A 01202 OTHER: 039LA01201 **Jurisdiction:** County

Size of Tract: 2.52 acres

Accessibility: Parcel 1201 is accessed from Old Tazewell Pike, which is a local road. It has a pavement width of approximately 60 feet. Parcel 1202 is accessed from Hyatt Road, also a local road, with a pavement width of 15 feet in a right-of-way of 30 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use: 3 single-family dwelling units total **Density:** 2 du/ac

Sector Plan: Northeast County **Sector Plan Designation:** Agricultural

Growth Policy Plan: Rural Area

Neighborhood Context: Along this stretch of both streets are single family homes in a rural setting. This stretch of Old Tazewell Pike contains lots that range in size from approximately 1/2 acre to 1-3/4 acres. This portion of Hyatt Road contains lots that range in size from approximately 1/2 acre to 2-1/2 acres.

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

Street: 5809 Hyatt Road

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning: n/a

Requested Zoning: PR (Planned Residential) with up to 2 du/ac

Previous Requests: None noted.

Extension of Zone: No

History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Pike and Hyatt Road range from 0.82 to 1.19 du/ac, respectively. The applicant's proposal would generate a density on those lots of 1.19 du/ac.
2. The sector plan would require an amendment, but the amendment would meet the sector plan's intent in retaining single family homes in a rural setting in this area.

Action: Approved **Meeting Date:** 8/8/2019

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning request with up to 2 du/ac.

Date of Approval: 8/8/2019 **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Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**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: 9/23/2019

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: