

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 9-A-20-RZ

**Related File Number:**

**Application Filed:** 7/9/2020

**Date of Revision:**

**Applicant:** SETH D. SCHWEITZER

## **PROPERTY INFORMATION**

**General Location:** Northeast side of Zion Ln., north of Ball Rd., southwest of Dystone Gap Rd.

**Other Parcel Info.:**

**Tax ID Number:** 91 042

**Jurisdiction:** County

**Size of Tract:** 4.27 acres

**Accessibility:** Zion Lane is a local street with a pavement width of 16.2 feet within a right-of-way width of 50 feet.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Multifamily, appears vacant currently

**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 area is largely single family residential, including a mix of agricultural/forestry/vacant land and rural residential lots. However, some multifamily is nearby in the RB zoned parcel that comprises the Lakeview Mobile Home Park.

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

**Street:** 3430 Zion Ln.

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential)

**Former Zoning:**

**Requested Zoning:** A (Agricultural)

**Previous Requests:** 5-C-12-RZ & 2-A-17-RZ

**Extension of Zone:** Yes, surrounded by A (Agricultural) zoning

**History of Zoning:** 5-C-12-RZ: A to PR up to 4 du/ac; 2-A-17-RZ: PR to OB (Withdrawn)

## **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 A (Agricultural) zoning because it is consistent with the Northwest County Sector Plan and with the surrounding development.

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. The area is primarily a mix of low density residential uses developed under a mix of A (Agricultural) zoning and RA (Low Density Residential) zoning and RB (General Residential) zoning.
2. The property was previously zoned A (Agricultural) in 2012.

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

1. The A (Agricultural) zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
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. The adjacent properties have A (Agricultural) zoning as well and can be used for the uses permitted in that zone district. Uses permitted on review in the A (Agricultural) zone district require additional public review of a site plan by the Knoxville-Knox County Planning Commission.

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 Northwest County Sector Plan's current LDR (Low Density Residential) designation supports residential development at densities less than 5 dwelling units per acre in the County, including the A (Agricultural) zone district.

Action:

Approved

Meeting Date: 11/12/2020

Details of Action:

Summary of Action:

Approve A (Agricultural) zoning because it is consistent with the Northwest County Sector Plan and with the surrounding development.

Date of Approval:

11/12/2020

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: 12/21/2020

Date of Legislative Action, Second Reading: 1/25/2021

**Ordinance Number:**

**Disposition of Case:** Postponed

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**