

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 9-A-22-RZ                      **Related File Number:** 9-A-22-SP  
**Application Filed:** 7/12/2022              **Date of Revision:**  
**Applicant:** LINDA NATIONS

## PROPERTY INFORMATION

**General Location:** East side of Shannon Lane, north of Taylor Ford Road  
**Other Parcel Info.:**  
**Tax ID Number:** 124 105.05                      **Jurisdiction:** County  
**Size of Tract:** 1.23 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** AG (Agricultural), HP (Hillside and Ridgetop Protec  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 6626 SHANNON LN  
**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:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural), HP (Hillside and Ridgetop Protection)  
**Requested Plan Category:** LDR (Low Density Residential)

**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.):

Deny the RA (Low Density Residential) zone because it is inconsistent 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. It is noteworthy that there is an adjacent property and a nearby property on Taylor Ford Road that were rezoned from A (Agricultural) to RA (Low Density Residential) in 2000, before the Growth Policy Plan was adopted.
- 2. The subject property is adjacent to a cluster of thirteen RA-zoned properties as well as A-zoned lots with single family dwellings that are less than an acre in size.
- 3. There are presently two homes on the subject property. This rezoning would allow the property to be subdivided so that each home may have its own lot, which is similar to the adjacent development pattern to the south.

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

- 1. The RA zone is intended for residential land uses that are not necessarily conducive to this forested, sloped and remote area outside of the Planned Growth boundary.

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. There are many lots in this area, zoned both RA and A, that are approximately 1/2 acre in size. This rezoning would permit legal subdivision of the subject property with two existing single family dwellings.

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 proposed rezoning to RA is incompatible with the South County Sector Plan's AG land use designation for the property.
- 2. The proposed rezoning is inconsistent with the Rural Area designation in the Growth Policy Plan.

Action:

Approved

Meeting Date: 9/8/2022

Details of Action:

Summary of Action:

Approve the RA (Low Density Residential) zone.

Date of Approval:

9/8/2022

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:

10/24/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**