

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 9-B-18-RZ                      **Related File Number:**  
**Application Filed:** 7/20/2018              **Date of Revision:**  
**Applicant:** DAVID ROBERTS / AMANDA WEBB

## **PROPERTY INFORMATION**

**General Location:** South side Edmondson Ln., east of Happy Acres Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 50 I B 034 & 035                      **Jurisdiction:** County  
**Size of Tract:** 2.5 acres  
**Accessibility:** Access is via Edmondson Lane, a local street, with a right-of-way width of 49' feet and a pavement width of 50' feet.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single detached residence                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** LDR w/ HP  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** Single family residential with densities ranging from less than 1 du/acre to 4-5 du/acre.

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

**Street:** 6016 Edmondson 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:** Rezoned from A to PR in 2007 (11-J-07-RZ)  
**Extension of Zone:** This is an extension of the surrounding A (Agricultural) zoning to the north, west and east.  
**History of Zoning:** This property was zoned from A (Agricultural) to PR up to 5 du/ac in 2007

## **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.):

RECOMMEND the Knox County Commission APPROVE A (Agricultural) zoning.

Staff Recomm. (Full):

A (Agricultural) zoning is consistent with the Northeast County Sector Plan's proposed land use designation recommending Low Density Residential and Hillside Protection for this area. The parcels were previously zoned A (Agricultural) before the 2007 rezoning to PR (Planned Residential) up to 5 du/ac.

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. A (Agricultural) zoning is less intense than the existing zoning of PR (Planned Residential) up to 5 du/ac.
2. A (Agricultural) uses are compatible with the surrounding land use and zoning pattern of A (Agricultural), PR (Planned Residential) and RA (Low Density Residential) zoning.
3. The density of the A (Agricultural) zone is limited to 1 dwelling unit per acre and is less dense than the existing zoning of PR up to 5 dwelling units per acre.

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

1. The recommended A (Agricultural) zoning district allows a wide range of agricultural and related uses, including residential for low population densities.
2. Based on the above description and intent of A (Agricultural) zoning, this property is appropriate to be rezoned to A (Agricultural), as requested.
3. The requested A (Agricultural) zoning requires a minimum 1 acre lot size.

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 recommended A (Agricultural) zoning is compatible with the surrounding land uses and zoning pattern.
2. A (Agricultural) zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle traffic generated by allowing agricultural and low density residential uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AN 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 Northeast County Sector Plan proposes Low Density Residential and Hillside/Ridgetop Protection Area, consistent with the requested A (Agricultural) zoning.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The recommended A (Agricultural) zoning does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 9/13/2018

Details of Action:

Summary of Action:

RECOMMEND the Knox County Commission APPROVE A (Agricultural) zoning.

Date of Approval:

9/13/2018

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:** 10/22/2018

**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:**