

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 9-F-21-RZ                      **Related File Number:**  
**Application Filed:** 7/23/2021              **Date of Revision:**  
**Applicant:** IOAN & LIGIA CRETA

## PROPERTY INFORMATION

**General Location:** West side of Crippen Road, due south of Aquamarine Road  
**Other Parcel Info.:**  
**Tax ID Number:** 39 011                      **Jurisdiction:** County  
**Size of Tract:** 2.1 acres  
**Accessibility:** Access is via Crippen Road a minor collector road with a pavement width of 20-ft in a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural residential  
**Surrounding Land Use:**  
**Proposed Use:**                                      **Density:**  
**Sector Plan:** North County              **Sector Plan Designation:** LDR (Low Density Residential) / SP (Stream Prote)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is located in an area consisting of single-family dwellings. There is a mix of agricultural land and small lot residential subdivisions in the area.

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

**Street:** 5023 Crippen Rd.  
**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:** No  
**History of Zoning:** None noted for this property.

## 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: Levan King Cranston

Staff Recomm. (Abbr.): Approve RA (Low Density Residential) zoning because it is consistent with the North County Sector Plan and surrounding uses.

Staff Recomm. (Full):

Comments: 1. A portion of this property lies within the 500-year floodplain, so the construction of any additional homes would be subject to county permit review.

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. The proposed rezoning request is consistent with the sector plan's land use classification of LDR (Low Density Residential).

2.This area has been transitioning from agricultural to low density residential uses for a number of years.

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

1. RA (Low Density Residential) zoning is intended to provide for residential areas with low population densities.

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 proposed amendment to RA (Low Density Residential) zoning is compatible with the surrounding uses, and will not adversely affect any property.

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 RA zone is consistent with the North County Sector Plan's LDR(Low Density Residential) land use classification.

Action: Approved

Meeting Date: 9/9/2021

Details of Action:

Summary of Action: Approve RA (Low Density Residential) zoning because it is consistent with the North County Sector Plan and surrounding uses.

Date of Approval: 9/9/2021

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:** 10/25/2021

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**