

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-B-24-RZ Related File Number:
Application Filed: 9/4/2024 Date of Revision:
Applicant: TERRY & WILMA C. GAYLOR

PROPERTY INFORMATION

General Location: Southwest side of Andes Rd, north of Reagan Woods Ln
Other Parcel Info.:
Tax ID Number: 105 A A 005 Jurisdiction: County
Size of Tract: 0.51 acres
Accessibility: Access is via Andes Road, a major collector street with a pavement width of 21 ft within a right-of-way width of 60 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Northwest County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is 0.25 miles southeast of the forthcoming Schaad Road extension and is primarily a mix of single family residential and multi-family dwellings in subdivisions off of side streets.

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

Street: 1915 ANDES 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, this is not an extension.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Outside City Limits)
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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and the surrounding development.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends in the surrounding area have primarily been residential in nature, consisting of single-family dwellings and townhouse developments. In the last ten years, multiple residential rezonings have occurred within a half-mile of the subject property, with densities ranging from 3 to 7 du/ac.
2. The Schaad Road project, which is in progress a quarter mile west of the subject property, aims to improve connectivity and roadway safety in the area.
3. The subject property has a lot area size of 0.51 ac. The minimum lot area under the A (Agricultural) zone is one acre. Approving the requested RA (Low Density Residential) zone will bring the subject property into compliance, as it meets the minimum standards for the RA zone, which is 10,000 sq ft.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone is intended to provide for residential areas with low population densities. The requested RA zone is compatible with the surrounding zoning, which includes properties zoned RA and PR (Planned Residential) with densities ranging from up to 3 to up to 7 du/ac.
2. Rezonings 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 allowable uses in the RA zone, which are primarily residential and civic in nature, align with the area's surrounding character.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The RA zone is considered a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which is mainly residential.
2. Based on the minimum lot area alone, the subject property could yield up to two lots. The potential development that would be allowed under the RA zone is consistent with the low-density residential developments in the area.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property's place type is SR (Suburban Residential) in the Comprehensive Plan. The RA zone is listed as directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, which are permitted in the RA zone.
2. The rezoning complies with the Comprehensive Plan's Implementation Policy 9, to coordinate infrastructure improvements with development, and Implementation Policy 9.3, to focus growth in areas already served by adequate infrastructure. The property is accessed from Andes Road, a major collector street with a 21-ft pavement width. The section of Andes Road 615 ft west of the subject property is undergoing improvements as part of the Schaad Road project, which will add a dedicated

left-turn lane and flush median at the intersection of Andes Road and Schaad Road to help improve sight distance and reduce crash frequencies.

3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types in the RA zone support the intent of the Planned Growth Area.

Action: Approved

Meeting Date: 11/14/2024

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and the surrounding development.

Date of Approval: 11/14/2024

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: 12/9/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: