

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-E-24-RZ

Related File Number:

Application Filed: 10/28/2024

Date of Revision:

Applicant: EVER ARIAS

## PROPERTY INFORMATION

General Location: North side of Chert Pit Rd, southeast of Brent Dr

Other Parcel Info.:

Tax ID Number: 105 112

Jurisdiction: County

Size of Tract: 1.2 acres

Accessibility: Access is via Chert Pit Road, a major collector street with a 20-ft pavement width within a 52-ft right-of-way.

## 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), HP (Hillside Ridgetop Protectio

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The surrounding area is predominantly residential, comprised of single-family dwellings on a range of lot sizes and limited multi-family developments.

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

Street: 1420 CHERT PIT 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: Yes, this is an extension of the RA zone from the south, west, and east sides.

History of Zoning: None noted.

## 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:

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. Since the early 1980s, there has been a steady transition from A (Agricultural) zoning to residential zoning, such as RA (Low-Density Residential) and PR (Planned Residential) with densities ranging from up to 2.5 to up to 4 du/ac. Following that, development trends in the surrounding area have been primarily residential, consisting of single-family and two-family developments.

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, largely consisting of properties zoned RA and PR with densities ranging from up to 2.5 to up to 4 du/ac.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future 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 approximately yield four lots. The potential development that would be allowed under the RA zone is consistent with the residential developments in the area.

3. There is a blue line stream on the property that runs from the southeast corner to the northwest side and separates the steeper rear portion of the property from the flatter front half. Based on the slope analysis (Exhibit B), the northern half of the property has relatively steep slopes, ranging from 25% to over 40%. Due to the blue line stream, a stream buffer would likely be required. The Knox County Department of Engineering & Public Works will determine the need for a stream buffer during the design phase.

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, both of which are permitted in the RA zone.

2. The rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to existing community character. The allowable residential uses in the RA zone align with the surrounding area's character, which consists of single-family and duplex developments.

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:** 12/12/2024

**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:** 12/12/2024 **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:** 1/22/2025 **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:**