

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-D-24-RZ **Related File Number:**
Application Filed: 7/16/2024 **Date of Revision:**
Applicant: AVERA LYNN MCDANIEL

PROPERTY INFORMATION

General Location: West side of Nichols Rd, south of E Governor John Sevier Hwy
Other Parcel Info.:
Tax ID Number: 125 016 **Jurisdiction:** County
Size of Tract: 1.17 acres
Accessibility: Access is via Nichols Road, a local street with a 17-ft pavement width within a right-of-way ranging from 47 - 63 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area is largely rural in character, with predominantly residential uses and some commercial uses nearby.

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

Street: 7509 NICHOLS 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:
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.

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 2001, the majority of new developments that have been constructed in the vicinity surrounding the subject area have been residential or commercial in nature.
- 2. The subject property is .23 miles east from New Hopewell Elementary and 1.43 miles west from a large commercial corridor along Chapman Highway.

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

- 1. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities.
- 2. Rezoning 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 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 largely residential in character.
- 2. The minimum lot area for properties in the RA zone is 10,000 sq ft if served by sanitary sewer. Based on minimum lot area and utility servicing, the subject property could yield up to 5 lots.

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 property is designated as the SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is listed as being directly related to the SR place type.
- 2. The rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The allowable uses in the RA zone align with the character of the surrounding area.
- 3. The subject property is located within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development. The lot sizes in the RA zone support the intent of the Planned Growth Area.

Action: Approved

Meeting Date: 9/12/2024

Details of Action:

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

Date of Approval: 9/12/2024

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: 10/21/2024

Ordinance Number:

Disposition of Case:

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: