

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-J-24-RZ
Application Filed: 7/25/2024
Applicant: NANCY COX

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Heiskell Rd, north of E Emory Rd
Other Parcel Info.:
Tax ID Number: 46 239 **Jurisdiction:** County
Size of Tract: 0.68 acres
Accessibility: Access is via Heiskell Road, a major arterial street with a pavement width of 21-ft within a 65-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area is predominantly residential in character, with commercial development concentrated along E Emory Rd.

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

Street: 7757 HEISKELL 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 will bring zoning into compliance and is consistent with 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 2002, the majority of rezonings in this area north of E Emory Rd, have been to lower density residential zones such as RA (Low Density Residential) and PR (Planned Residential) with densities up to 5 du/ac.

2. The existing single-family dwelling on the subject property has a lot area size .68 ac. The lot area minimum 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 (Low Density Residential) zone is intended to provide for residential areas with low population densities.

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 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. Based on minimum lot area alone, the subject property could yield up to two 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 place type for the subject property is 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, which are primarily residential and civic in nature, 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 allowable lot sizes and housing types 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 will bring zoning into compliance and is consistent with the surrounding development.

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

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: