

REZONING REPORT

► **FILE #:** 7-C-20-RZ

AGENDA ITEM #: 10

AGENDA DATE: 7/9/2020

► **APPLICANT:** EMILY WOOD

OWNER(S): Emily Wood

TAX ID NUMBER: 62 170

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8231 Strawberry Plains Pk.

► **LOCATION:** North side of Strawberry Plains Pk., west of S. Molly Bright Rd.

► **APPX. SIZE OF TRACT:** 1.45 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial with a pavement width of 25.4 feet within a right-of-way width of 100 feet. Access is also via S. Molly Bright Road, a local street with a pavement width of 16.8 feet within a right-of-way width of 50 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Lyon Creek

► **PRESENT ZONING:** A (Agricultural)

► **ZONING REQUESTED:** RA (Low Density Residential)

► **EXISTING LAND USE:** Single family residential

►
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND
USE AND ZONING: North: Rural residential -
South: Agriculture/forestry/vacant -
East: Single family residential -
West: Single family residential -

NEIGHBORHOOD CONTEXT: The areas consists primarily of a mix of single family and rural residential lots that have transistioned from large rural agricultural lots.

STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) zoning because it is consistent with the East County Sector Plan designation of LDR (Low Density Residential).**

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 population of Knox County continues to grow and additional opportunities for residential development are warranted when compatible with long range plans and surrounding development.

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

1. The RA (Low Density Residential) zone is intended for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

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 AMENDMENT.

1. The surrounding area consists primarily of low density residential uses.

2. No adverse impacts are expected from this rezoning and RA zoning already exists in the general area.

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 requested RA zoning is consistent with all adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 8/24/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.