REZONING REPORT

FILE #: 12-C-20-RZ

APPLICANT: DK DEVELOPMENT

OWNER(S): Leisa E. Hutchison

TAX ID NUMBER: 20 021201

JURISDICTION: County Commission District 8

STREET ADDRESS: 6900 Beeler Rd.

LOCATION: East side of Beeler Rd., south of Chloe Dr.

APPX. SIZE OF TRACT: 2 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Beeler Road is a minor collector with a 15.3-foot pavement width inside a 60-foot right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

PRESENT ZONING: A (Agricultural)

ZONING REQUESTED: PR (Planned Residential)

EXISTING LAND USE: Single family residence

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: Yes, PR zoning is adjacent to the north, south, and east

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING:

North: Single family residential - PR (Planned Residential) with up to 5 du/ac

South: Agricultural/forestry/vacant - PR (Planned Residential) with up to 3.25 du/ac

East: Single family residential - PR (Planned Residential) with up to 5 du/ac

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area contains single family residential uses, though the lot sizes vary. Lot sizes in the adjacent PR neighborhood to the north are mostly 0.20 acres; lot sizes of the nearest lots in the PR development to the west are approximately 1 to 1.5 acres. Surrounding properties were rezoned to PR in the mid-1990s and in 2007.

STAFF RECOMMENDATION:

Approve PR (Planned Residential) zoning at 4 du/ac, because it is consistent with the Northeast County Sector Plan’s LDR (Low Density Residential) designation and consistent with surrounding development.
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 COUNTY GENERALLY:
1. There is an increased need for small-scale housing. The proposed rezoning would create an opportunity for this need to be met as it would become part of the development adjacent to the south.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. Each planned development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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. Built at allowed maximum density, the development would result in 8 dwelling units.
2. The property is located in FEMA Flood Zone X but does not contain any floodplain areas.

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 current sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/25/2021. 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.
12-C-20-RZ
REZONING

From: A (Agricultural)
To: PR (Planned Residential)

Petitioner: DK Development

Original Print Date: 11/6/2020
Revised: Knox County Planning Commission * City / County Building * Knoxville, TN 37902
12-C-20-RZ
Exhibit A. Contextual Images
12-C-20-RZ
Exhibit A. Contextual Images
Exhibit A. Contextual Images
Development Request

DEVELOPMENT
- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION
- Concept Plan
- Final Plat

ZONING
- Plan Amendment
- SP
- OYP
- Rezoning

DK Development, LLC
Applicant Name

10/29/2020
Date Filed

Dec. 10, 2020
Meeting Date (if applicable)

12-C-20-RZ
File Number(s)

Affiliation

CORRESPONDENCE
All correspondence related to this application should be directed to the approved contact listed below.

Applicant ☐ Owner ☐ Option Holder ☑ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Danny R. Kirby
Name
DK Development, LLC
Company

P.O. Box 10226
Address
Knoxville
City
TN 37939
State
ZIP

865-206-4622
Phone
dkirby@5551000.com
Email

CURRENT PROPERTY INFO

Leisa E. Hutchison
Owner Name (if different)

6900 Beeler Rd
Owner Address
865-216-8534
Owner Phone

6900 Beeler Rd.
Property Address
020 212.01
Parcel ID

STAFF USE ONLY

% Beeler Rd due south of Chloe Dr
General Location

2ac
Tract Size

8th
Jurisdiction (specify district above)

☑ City ☐ County
Zoning District

Northeast
Planning Sector
LDR
Sector Plan Land Use Classification

Res
Existing Land Use

Hallside-Powell
Sewer Provider

Hallside-Powell
Water Provider
DEVELOPMENT REQUEST

- Development Plan
- Use on Review / Special Use
- Hillside Protection COA
  - Residential
  - Non-Residential

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

- Proposed Subdivision Name
- Unit / Phase Number
- Combine Parcels
- Divide Parcel
- Total Number of Lots Created

- Other (specify)
- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change
- Proposed Zoning
- Plan Amendment Change
- Proposed Plan Designation(s)
- Proposed Density (units/acre)

- Other (specify)

STAFF USE ONLY

PLAT TYPE
- Staff Review
- Planning Commission

ATTACHMENTS
- Property Owners / Option Holders
- Variance Request

ADDITIONAL REQUIREMENTS
- Design Plan Certification (Final Plat)
- Use on Review / Special Use (Concept Plan)
- Traffic Impact Study
- COA Checklist (Hillside Protection)

AUTHORIZATION

By signing below, I certify: I am the property owner, applicant or the owner's authorized representative.

Applicant Signature: ____________________________
Date: 10/29/20
Phone Number: 805-206-4622
Email: dkirby@5881000.com

Staff Signature: ____________________________
Date: 10/29/20
Print Name: Marc Payne
REQUIRED SIGN POSTING AGREEMENT
For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY
The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING
The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

11/05/20
(15 days before the Planning Commission meeting)

12/11/20
(the day after the Planning Commission meeting)

Signature: [Signature]

Printed Name: Danny R. Kirby

Phone: 805-204-4122  Email: dkirby5881000.com

Date: 10/29/20

File Number: 12-L-20-RZ

REVISED MARCH 2019