REZONING REPORT

FILE #: 3-A-20-RZ  AGENDA ITEM #: 9
AGENDA DATE: 3/12/2020

APPLICANT: JOEL DEW
OWNER(S): Joel and Kendra Dew, Darrell and Karen Leach

TAX ID NUMBER: 57 023  View map on KGIS
JURISDICTION: County Commission District 7
STREET ADDRESS: 168 Overton Ln.
LOCATION: South side Overton Ln., east of Central Avenue Pk., west of I-75
APPX. SIZE OF TRACT: 1.5 acres
SECTOR PLAN: North County
GROWTH POLICY PLAN: Urban Growth Area
ACCESSIBILITY: Overton Road is a local road with an 18.5-foot road width and a 50-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: RA (Low Density Residential)
EXISTING LAND USE: Single family residential

EXTENSION OF ZONE: No
HISTORY OF ZONING: None noted for this property
SURROUNDING LAND USE AND ZONING:
   North: Agricultural/forestry/vacant and single family residential - C-G-1
           (General Commercial) and A (Agricultural)
   South: Single family residential - A (Agricultural)
   East: Agricultural/forestry/vacant - C-G-1 (General Commercial)
   West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: Overton Road is a dead-end road lined with large lot (1.23 ac. average),
detached single family homes on both sides. The road terminates near the I-75 right-of-way.

STAFF RECOMMENDATION:
Approve RA (Low Density Residential) zoning because it is consistent with the North County Sector Plan’s LDR (Low Density Residential) designation.

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. There have been no significant changes in this area that would prompt a rezoning. However, the rezoning would not create lots that are out of character with the other lots on the street.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The proposed amendment to RA zoning is intended to provide 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. RA zoning allows a 20,000 square foot (0.46 ac.) minimum lot size for properties served by sewer. Surrounding lots on Overton Ln. average 1.23 acres.

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. If rezoned, the applicant plans to subdivide the property and add another detached residential dwelling. The 0.75 acre lot size would not necessarily be out of character for the street. The houses along the north side of Overton Road have an average lot width of approximately 100 feet on this side of Overton Road. The property in question measures 212 feet wide, so a subdivision could create lots with a similar widths to surrounding properties, and the spacing between houses would likely be very similar to those of existing houses on the street.
2. The effect on infrastructure and nearby schools would be negligible.

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 North County Sector Plan's LDR (Low Density Residential) designation supports RA zoning with up to 2 du/ac in the Urban Growth Area of Knox County.
2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/27/2020. 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.
3-A-20-RZ
REZONING

From: A (Agricultural)
To: RA (Low Density Residential)

Petitioner: Dew, Joel

Map No: 57
Jurisdiction: County

Original Print Date: 2/18/2020
Revised: 

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
3-A-19-RZ
EXHIBIT A. Contextual Images
DEVELOPMENT REQUEST

DEVELOPMENT
- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION
- Concept Plan
- Final Plat
- Rezoning

Applicant Name: Joel Dew
Owner: Yes

Date Filed: 1-3-20
Meeting Date (if applicable): 3-12-20
File Numbers(s): 3-A-20-RZ

CORRESPONDENCE
All correspondence related to this application should be directed to the approved contact listed below.
- Applicant: Yes
- Owner: Yes
- Option Holder: No
- Project Surveyor: No
- Engineer: No
- Architect/Landscape Architect: No

Name: Joel Dew
Company: Powell
Address: 126 Overton Ln
City: Knoxville
State: TN
Zip: 37929
Phone: 865-809-6030
Email: joel@ferchichurch.org

CURRENT PROPERTY INFO

Owner Name (if different): Same
Owner Address: 168 Overton Ln
Owner Phone: 865-809-6030
Parcel ID: 057 023

Property Address:
E of Central Avenue PK
S of Overton, west of I-75

General Location:

Jurisdiction:
- City: No
- County: Yes

Zoning District:
- County: Yes

Planning Sector:
- North County

Sector Plan Land Use Classification:
- LDR

Growth Policy Plan Designation:
- Urban Growth

Existing Land Use:
- SFR

Sewer Provider:
- HPUD

Water Provider:
- HPUD
REQUEST

- Development Plan
- Use on Review / Special Use
- Residential
- Non-Residential
- Home Occupation (specify):
- Other (specify):

- Proposed Subdivision Name
- Unit / Phase Number

- Parcel Change
- Combine Parcels
- Divide Parcel
- Total Number of Lots Created:
- Other (specify):

- Attachments / Additional Requirements

- Zoning Change:
- Proposed Zoning

- Plan Amendment Change:
- Proposed Plan Designation(s)

- Proposed Property Use (specify)
- Proposed Density (units/acre)
- Previous Rezoning Requests
- Other (specify):

PLAT TYPE
- Staff Review
- Planning Commission

ATTACHMENTS
- Property Owners / Option Holders
- Variance Request

ADDITIONAL REQUIREMENTS
- Design Plan Certification (Final Plat only)
- Use on Review / Special Use (Concept Plan only)
- Traffic Impact Study

FEE 1: $500.00
FEE 2:
FEE 3:
TOTAL: $500.00

AUTHORIZATION
By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature: Sherry Michienzi
Phone Number: Sherry Michienzi

Staff Signature: Please Print
Date: 1-3-20
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:

Feb 26 (Wed) and March 13 (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: _______________________________
Printed Name: Joel Dew
Phone: 865-809-6030 Email: joel@steelechurch
Date: 1-3-20
File Number: 3-A-20-RZ