REZONING REPORT

FILE #: 3-B-20-RZ
APPLICANT: DIANE TUDOR
OWNER(S): Diane Tudor

TAX ID NUMBER: 27 244
JURISDICTION: County Commission District 7
STREET ADDRESS: 3222 Weaver Cemetery Rd.

LOCATION: West side of Weaver Cemetery Rd., south of Norris Freeway, east side of Shade Weaver Rd., north of Long Hollow Rd.

APPX. SIZE OF TRACT: 14.92 acres
SECTOR PLAN: North County
GROWTH POLICY PLAN: Rural Area
ACCESSIBILITY: Access for this property is via Shade Weaver Road, a local street, with a 14.4 foot pavement width within a right-of-way width of 50 feet.
UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District
WATERSHED: Bullrun Creek

PRESENT ZONING: PR (Planned Residential)
ZONING REQUESTED: A (Agricultural)
EXISTING LAND USE: Agriculture/forestry/vacant

EXTENSION OF ZONE: Yes, The property is surrounded by A zoning
HISTORY OF ZONING: 2-P-06-RZ: A to PR
SURROUNDING LAND USE AND ZONING:
North: Agriculture/forestry/vacant - A (Agriculture), PR (Planned Residential)
South: Agriculture/forestry/vacant, single family residential - A (Agriculture)
East: Agriculture/forestry/vacant, single family residential - A (Agriculture)
West: Agriculture/forestry/vacant, single family residential - A (Agriculture), PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The area is largely forested, steep sloped rural and agricultural land with a few single family residential homes in the general area.

STAFF RECOMMENDATION:
Approve A (Agricultural) zoning because it is consistent with the North County Sector Plan designation of LDR (Low Density Residential) land use classification for this property.

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 is
line with the LDR designation for this property and a neighboring tract was also downzoned from PR to A in
2014, that had been part of the original rezoning to PR that occurred in 2006.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE
APPLICABLE ZONING ORDINANCE:
1. The proposed amendment to A zoning is intended to provides for a wide range of agricultural and related
uses as well as residential uses with low population densities and other compatible uses which generally
require large areas or open spaces.

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 rezoning from PR to A should not create any adverse effects directly nor indirectly.

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 designaton of LDR (Low Density Residential) supports A (Agricultural) zoning.
2. The amendment to A (Agricultural) is not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Copper Ridge Elementary, Halls Middle, and Halls 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 4/22/2019. 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-B-20-RZ
REZONING

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

Petitioner: Tudor, Diane

Map No: 27
Jurisdiction: County

Original Print Date: 2/18/2020
Revised:
3-B-20-RZ: Exhibit A – Contextual Images

Zoning Map
3-B-20-RZ

Sector Plan Map
3-B-20-RZ
3-B-20-RZ: Exhibit A – Contextual Images
# Development Request

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

**Subdivision**
- Concept Plan
- Final Plat

**Zoning**
- Planning Amendment
- Rezoning

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**Applicant Name:** Diane Tudor  
**Affiliation:** Owner  
**Date Filed:** 1/3/2020  
**Meeting Date (if applicable):** 3-12-20  
**File Numbers(s):** 3-B-20-RZ

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**Correspondence**

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

- **Applicant:** X
- **Owner:** X
- **Option Holder:** □
- **Project Surveyor:** □
- **Engineer:** □
- **Architect/Landscape Architect:** □

**Name:** Diane Tudor  
**Company:**  
**Address:** P.O. Box 71061  
**City:** Knoxville  
**State:** TN  
**Zip:** 37938  
**Phone:** 865-687-0608  
**Email:** dudor@gmail.com

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**Current Property Info**

**Owner Name (if different):** Diane Tudor  
**Owner Address:** P.O. Box 71061  
**Owner Phone:** 865-687-0608  
**Property Address:** 3222 Weaver Cemetery Rd  
**Parcel ID:** 027-244

**General Location:** E15 Shade Weaver Hill, S9 Norris Freeway, North 9 Long Hollow Rd, west Side Weaver Cemetery Rd  
**Jurisdiction:** North County  
**Zoning District:** LDR (Hillside & Ridgetop Rural Protection)

**Existing Land Use:** Vacant  
**Septic (Y/N):** N  
**Sewer Provider:**  
**Water Provider:**  

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**RECEIVED JAN 03 2019**

**Planning Knox County**
REQUEST

☐ Development Plan  ☐ Use on Review / Special Use

☐ Residential  ☐ Non-Residential

☐ Home Occupation (specify):

☐ Other (specify):

☐ Proposed Subdivision Name

☐ Parcel Change

☐ Combine Parcels  ☐ Divide Parcel  Total Number of Lots Created:

☐ Other (specify):

☐ Attachments / Additional Requirements

☒ Zoning Change:  A (Agricultural)

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  ☐ Veriance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:  0325  1346.00

FEE 2: 

FEE 3: 

TOTAL:  1346.00

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

Applicant Signature:  Date:  1/3/2020

Phone Number:  865-687-0608

Email:  d4220r@gmail.com

Staff Signature:  Date:  Sherry McNicholzi  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: [Signature]
Printed Name: [Diane Tudor]
Phone: 865-687-0608 Email: d_tudor@gmail.com
Date: 1-3-20
File Number: 3-B-20-RZ

REVISED MARCH 2019