

▶ **FILE #:** 8-B-17-RZ

**AGENDA ITEM #:** 41

**AGENDA DATE:** 8/10/2017

▶ **APPLICANT:** **HOLSINGER CONSTRUCTION, LLC**

OWNER(S): Holsinger Construction, LLC

TAX ID NUMBER: 29 13601

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6114 Stormer Rd

▶ **LOCATION:** **Northeast side Stormer Rd., southeast of E. Emory Rd.**

▶ **APPX. SIZE OF TRACT:** **2.54 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Stormer Rd., a minor collector street with 20' of pavement width within 40' of 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:** **Houses and outbuildings**

▶ **PROPOSED USE:** **Detached dwellings**

EXTENSION OF ZONE: Yes, extension of RA zoning from the south

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses / A (Agricultural)

South: Vacant land / RA (Low Density Residential)

East: House and vacant land / A (Agricultural)

West: Stormer Rd., houses / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA zoning is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern.

**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. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in

the area.

2. The proposed RA zoning is consistent with the Northeast County Sector Plan proposal for the site.
3. If approved, the applicant would have the potential to subdivide the property into lots of less than 1 acre. The minimum lot size under the current A zoning would be 1 acre.

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

1. RA zoning provides 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. Based on the above description, this site is appropriate for RA zoning.
3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by Knox County Health Department.

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 applicant intends to subdivide the subject property into more than two residential lots. Under the current A zoning, which requires a minimum lot size of one acre, only 2 lots could be accommodated. RA zoning will allow this 2.54 acre site to be subdivided into more than 2 lots for detached residential uses.
2. The impact to the street system will be minimal. If a plat is submitted to subdivide the property, a right-of-way dedication of 30 feet from the centerline of Stormer Rd. will be required.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
5. No other area of the County will be impacted by this rezoning request.

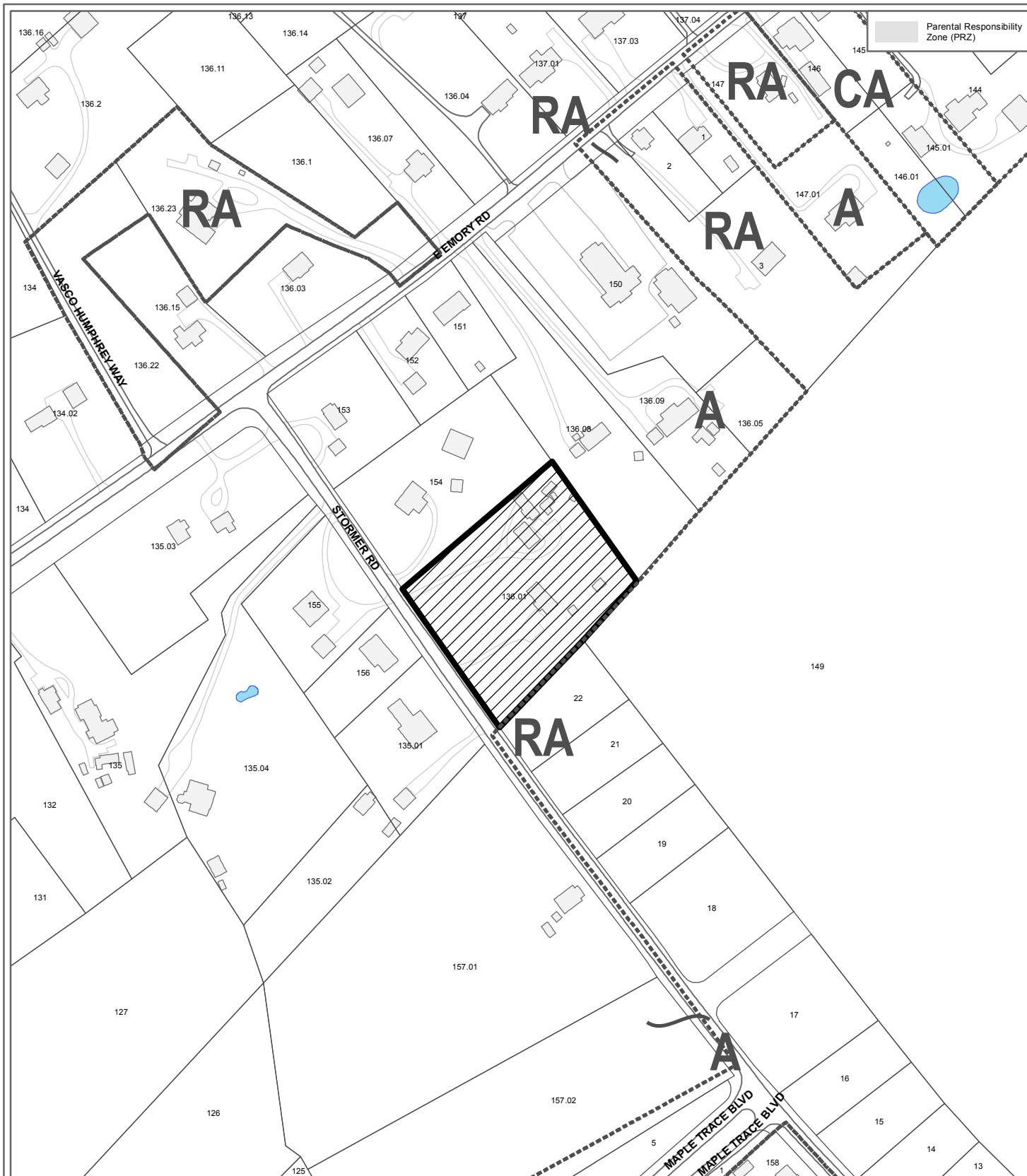
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northeast County Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.
4. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

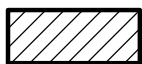
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/25/2017. If denied, MPC'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 an MPC decision in the County.



**8-B-17-RZ  
REZONING**

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



Petitioner: Holsinger Construction, LLC

Map No: 29  
Jurisdiction: County



Original Print Date: 7/18/2017 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

# M P C METROPOLITAN PLANNING COMMISSION

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## REZONING      PLAN AMENDMENT

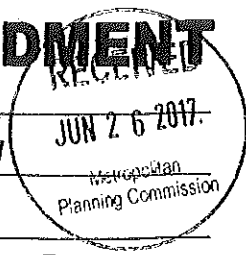
Name of Applicant: Holsinger Construction, LLC

Date Filed: 6/26/17 Meeting Date: 8/10/17

Application Accepted by: \_\_\_\_\_

Fee Amount: \$500<sup>00</sup> File Number: Rezoning 8-B-17-RZ

Fee Amount: \_\_\_\_\_ File Number: Plan Amendment \_\_\_\_\_



**PROPERTY INFORMATION**

Address: 6114 Stormer Rd

General Location: NE side Stormer Road, SE of E. Emory Road

Tract Size: 2.64 acres

Tax Identification Number: 29 Parcel 136.01

Existing Land Use: Rural Residential

Planning Sector: Northeast County

Growth Policy Plan: Planned Growth

Census Tract: 64.01

Traffic Zone: 184

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 7th District

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose names are included on the back of this form.

Signature: David Harbin

Date: 6/26/17

PLEASE PRINT  
Name: David Harbin

Company: Batson Homes Nowell & POC

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

**Requested Change**

**REZONING**

FROM: Agriculture

TO: R-A

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be directed to:

PLEASE PRINT  
Name: David Harbin

Company: Batson Homes Nowell & POC

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

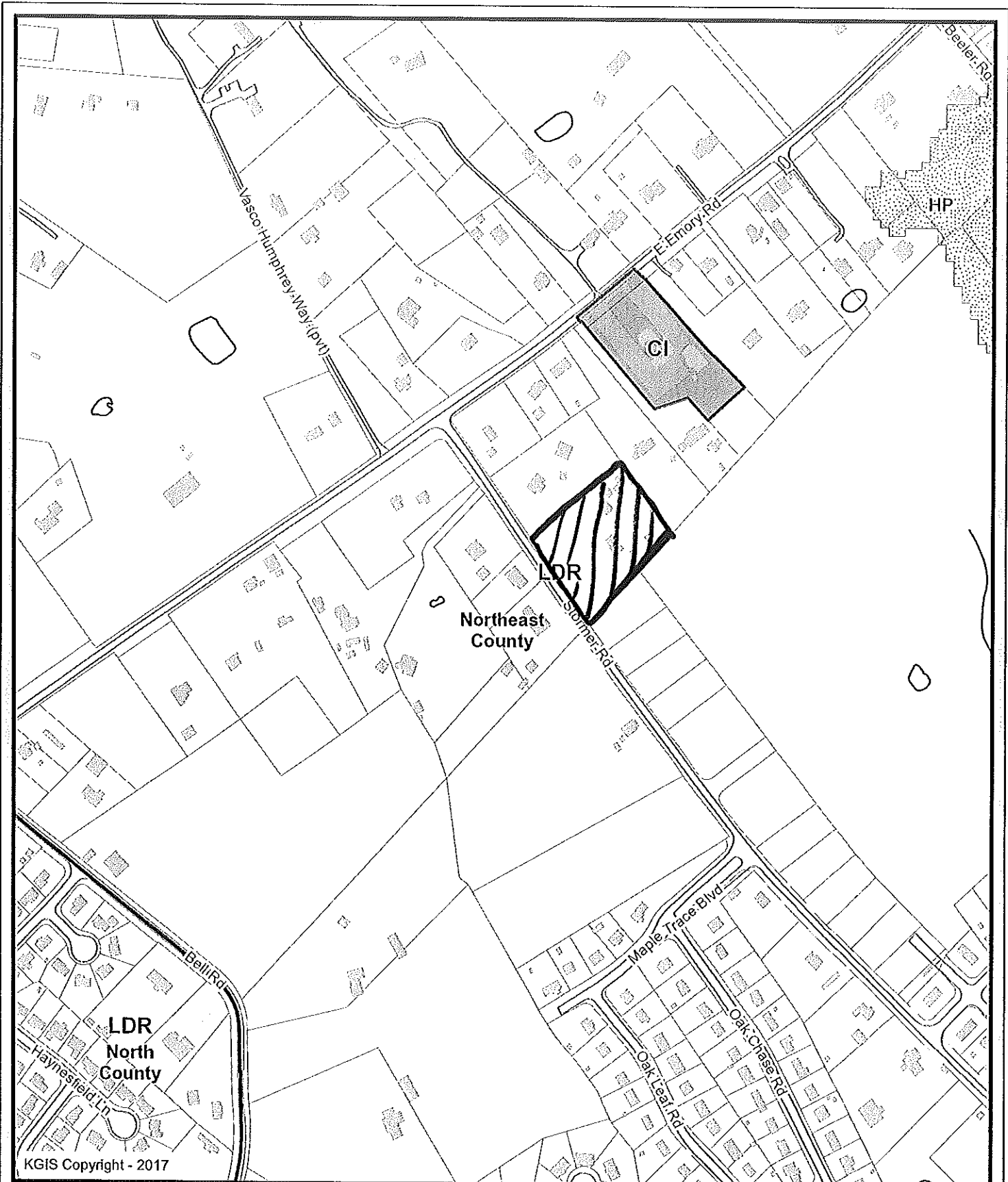
**PROPOSED USE OF PROPERTY**

single-family detached dwellings

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: none known



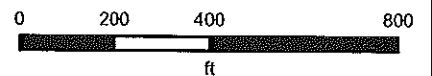


KGIS Copyright - 2017

6114 Stormal Road

Printed: 6/26/2017 at 3:03:06 PM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



## REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before July 27, 2017 consistent with the guidelines provided above:

Signature: [Handwritten Signature]  
Printed name: ANTHONY DE MARIO FOR BHNIP  
MPC/BZA File #: 8-B-17-R2

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org