

▶ **FILE #:** 9-D-17-RZ

**AGENDA ITEM #:** 44

**AGENDA DATE:** 9/14/2017

▶ **APPLICANT:** ALICE KACHELRIES

OWNER(S): Larry and Alice Kachelries

TAX ID NUMBER: 106 B A 02101

[View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 6112 Creekhead Dr

▶ **LOCATION:** Southeast side Creekhead Dr., west of Helmbolt Rd.

▶ **APPX. SIZE OF TRACT:** 2.6 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Creekhead Dr., a local street with 17' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural)

▶ **ZONING REQUESTED:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residential development

EXTENSION OF ZONE: Yes, extension of R-1 from the south, east and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Creekhead Dr., residence / A-1 (General Agricultural)

South: Residential subdivision / R-1 (Low Density Residential)

East: Residence / R-1 (Low Density Residential)

West: Residence / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is located along Creekhead Dr., which is developed with low density residential uses under A-1, R-1 and RP-1 zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.**

R-1 zoning is consistent with the applicable plan designations 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. This site, which is accessed from Creekhead Dr., a local street, is proposed for low density residential uses

on the One Year Plan and sector plan map. Several properties along Creekhead Dr. are currently zoned R-1 or RP-1 for low density residential development.

2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is in the vicinity of several low density residential developments, zoned R-1 or RP-1.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The requested R-1 zone is a restrictive residential district intended for low density residential land uses.
2. Based on the above description, R-1 is an appropriate zone for this site.
3. If connected to sewer, the R-1 zone allows detached residential development with a minimum lot size of 7,500 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by the 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. R-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to subdivide the property into lots of no less than 7,500 square feet in size, if connected to public sanitary sewer. The elimination of the A-1 zoning would remove the right to keep farm animals on the property.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.
4. A survey plat has never been recorded on the subject property. If subdivided into smaller lots, a final plat will have to be reviewed and certified by MPC, and then recorded at the Knox County Register of Deeds before any building permits for structures can be issued.
5. The impact to the street system will be minimal. If a plat is submitted to subdivide or record the property, a right-of-way dedication may be required. Along this section of Creekhead Dr., this dedication will be 25 feet from the right-of-way centerline.

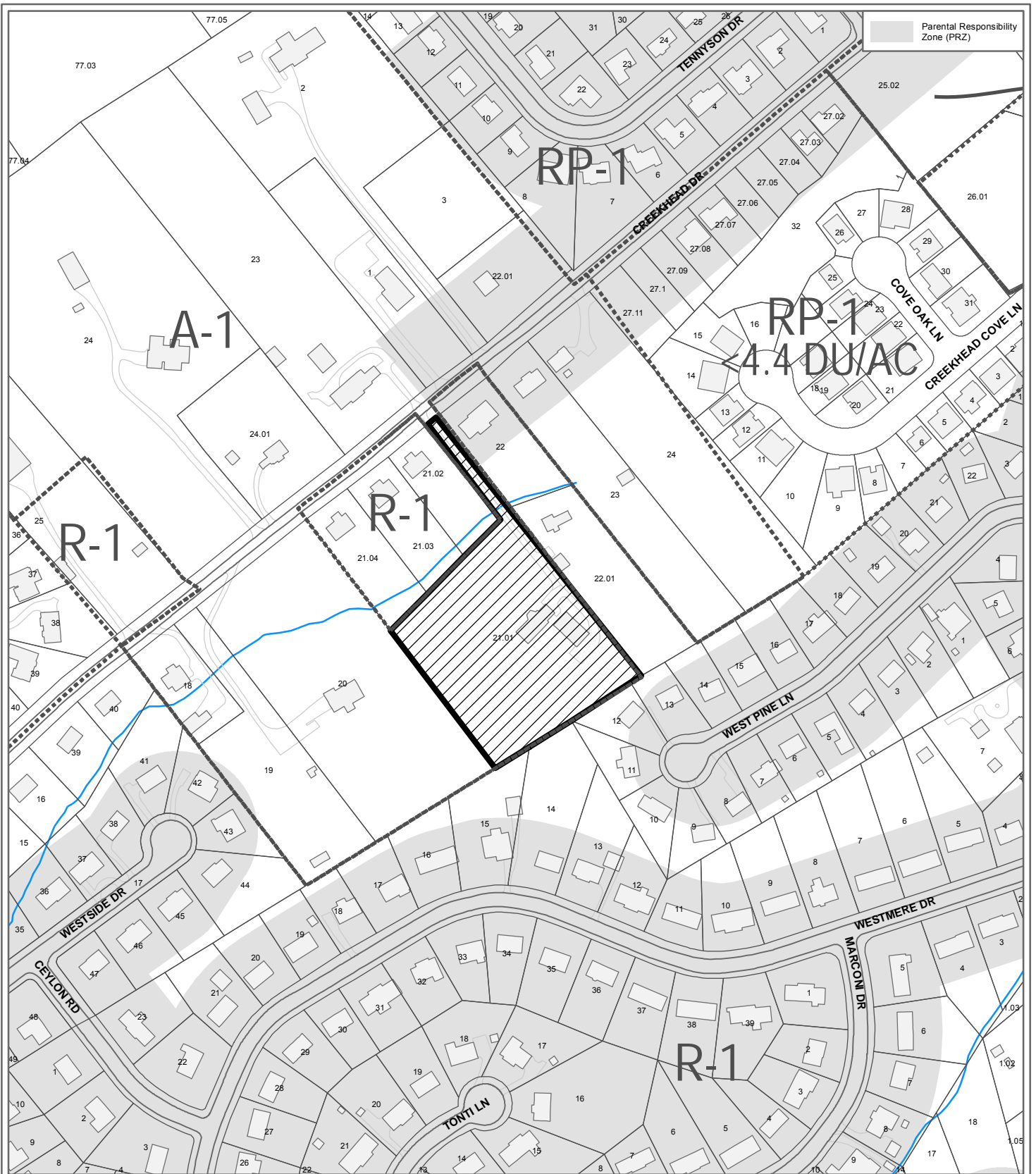
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the proposed R-1 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This 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 Knoxville City Council for action on 10/10/2017 and 10/24/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the .



**9-D-17-RZ  
REZONING**

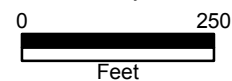
From: A-1 (General Agricultural)  
To: R-1 (Low Density Residential)



Petitioner: Kachelries, Alice

Map No: 106

Jurisdiction: City



Original Print Date: 8/15/2017  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

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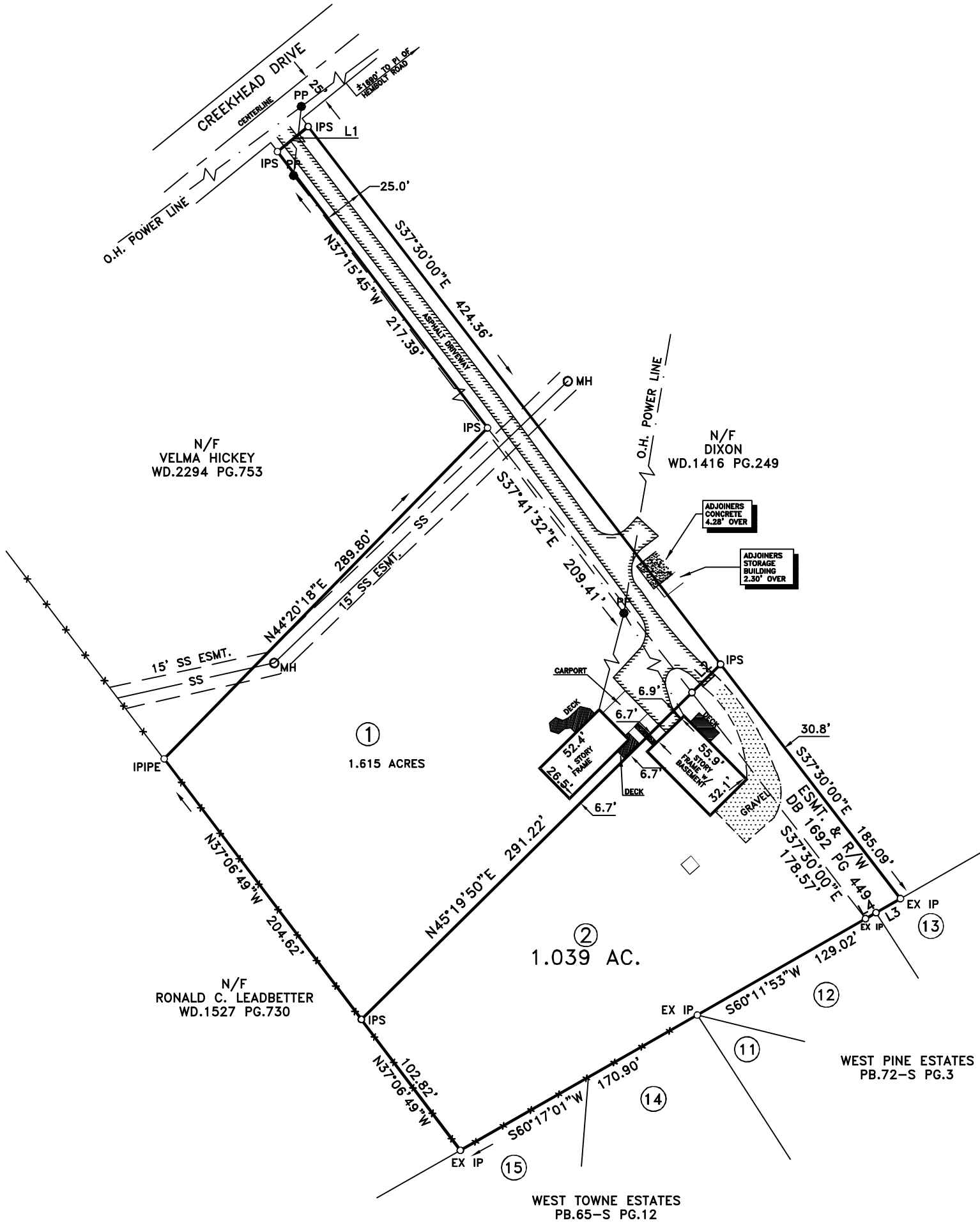
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REZONING       PLAN AMENDMENT

Name of Applicant: Alice Kachelries

Date Filed: 7/19/17

Meeting Date: 9/14/17

Application Accepted by: M. Payne

Fee Amount: 518.88 File Number: Rezoning 9-D17-RZ

Fee Amount:   #   File Number: Plan Amendment   #  



**PROPERTY INFORMATION**

Address: 6112 Creekhead Dr.

General Location: ~~6112 Creekhead Dr.~~  
3/2 Creekhead Drive due west of Helmscott Dr.

Parcel ID Number(s): 106B A 021.01

Tract Size: 2.60 AC

Existing Land Use: Residential

Planning Sector: Northwest County

Growth Policy Plan: Urban

Census Tract: 46.15

Traffic Zone: 217

Jurisdiction:  City Council 3<sup>rd</sup> District  
 County Commission \_\_\_\_\_ District

**Requested Change**

**REZONING**

FROM: A-1

TO: R-1

**PLAN AMENDMENT**

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

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

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

**PROPOSED USE OF PROPERTY**

Residential

Density Proposed  1/1.3 Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

PROPERTY OWNER     OPTION HOLDER

PLEASE PRINT

Name: Larry & Alice Kachelries

Company: \_\_\_\_\_

Address: 6112 Creekhead Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 690-0722

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Matthew Dawson

Company: SMCS

Address: P.O. Box 9691

City: Knoxville State: TN Zip: 37920

Telephone: 579 4075

Fax: \_\_\_\_\_

E-mail: mattjdawson@bellsouth.net

**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 signatures are included on the back of this form.

Signature: Matthew Dawson

PLEASE PRINT

Name: Matthew Dawson

Company: SMCS

Address:   "  

City:   "   State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone:   "  

E-mail:   "