

▶ **FILE #:** 4-Q-18-RZ

**AGENDA ITEM #:** 54

**AGENDA DATE:** 4/12/2018

▶ **APPLICANT:** **BILL DENTON**

OWNER(S): William Denton

TAX ID NUMBER: 91 PORTION OF 20503 MAP ON FILE AT MPC [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3207 Bakertown Rd

▶ **LOCATION:** **Southwest side Bakertown Rd., northwest of Ball Camp Pike**

▶ **APPX. SIZE OF TRACT:** **1 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bakertown Rd., a major collector street with 17' of pavement width within 50-65' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** **I (Industrial)**

▶ **ZONING REQUESTED:** **A (Agricultural)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **One detached dwelling**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / I (Industrial)

South: Railroad, developing subdivision / I (Industrial) and PR (Planned Residential)

East: Bakertown Rd., vacant land / PR (Planned Residential)

West: Vacant land / I (Industrial)

NEIGHBORHOOD CONTEXT: This area is developed primarily with agricultural and rural to low density residential uses, under A, RA and PR zoning. The subject property is currently surrounded by I (Industrial) zoning, which is underutilized for industrial uses.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE A (Agricultural) zoning.**

Agricultural zoning is appropriate for the site and is consistent with the sector plan. It is a significantly less intense zone than the current Industrial zoning. All surrounding properties are either vacant or developed with residential uses.

**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. The applicant proposes residential and agricultural use of the property. Residences are permitted on minimum one acre lots in the Agricultural zone.
2. Agricultural zoning is prevalent in the area surrounding this property.
3. The request is consistent with the current sector plan proposal for the property, which is for mixed uses, not including industrial, as it is currently zoned.

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

1. Agricultural zoning allows for agricultural uses and residential uses on lots of at least one acre in size.
2. The subject property is 1 acre in size, so it is appropriate for the requested Agricultural zoning.

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. Public water is available to the site. Sewer utilities are available in the general area, but may have to be extended to serve this site, if needed.
2. The proposal would have a minimal impact on schools or streets. The proposed zoning is less intense than the current Industrial zoning.
3. There would be a minimal impact on surrounding properties, as many properties in the area are already zoned Agricultural.

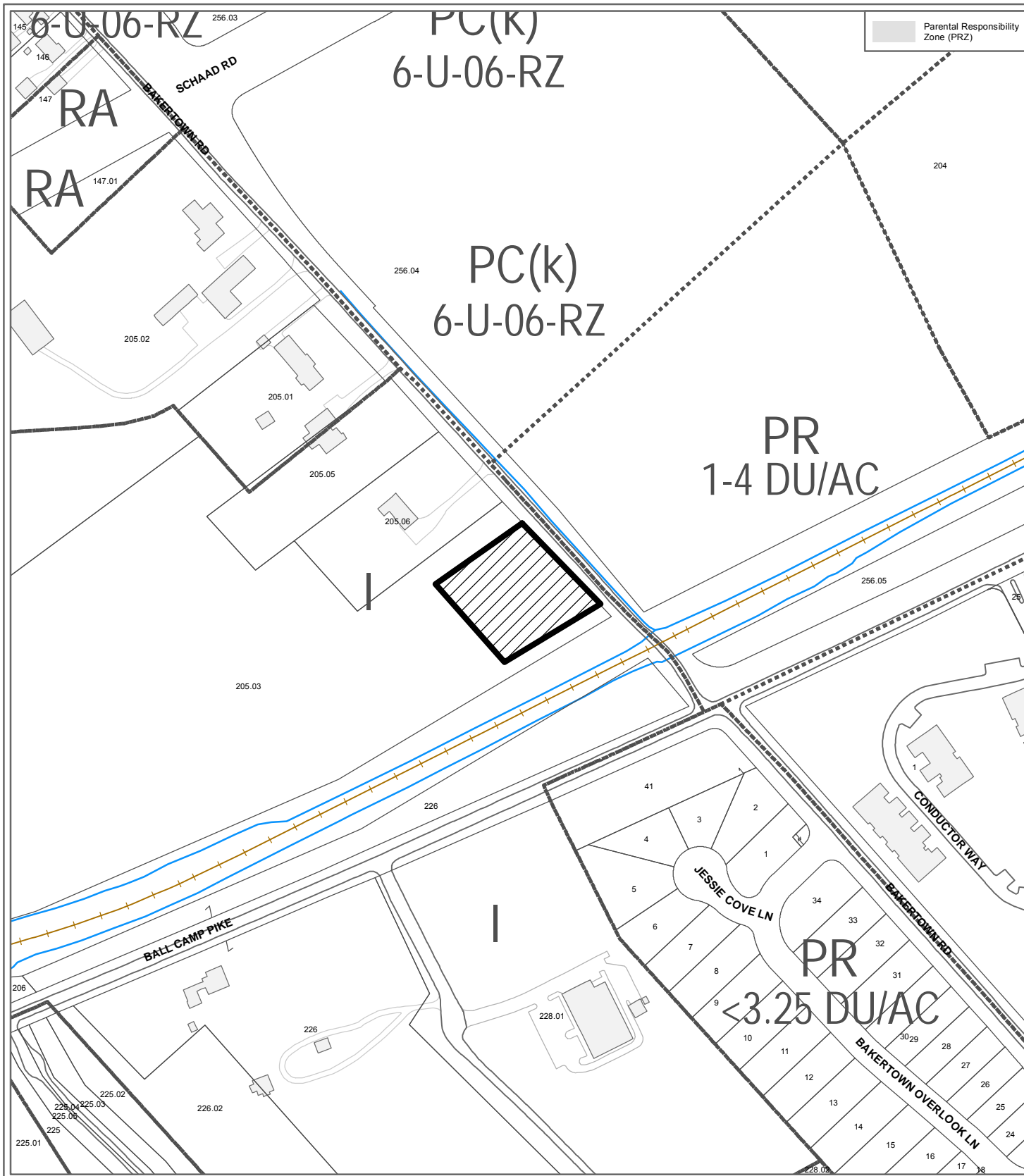
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan designates this site within a Mixed Use Special District (MU-SD - NWCo9). The requested Agricultural zone is acceptable to be considered within this plan designation..
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of Agricultural zoning for this site could lead to future similar requests in the area on other surrounding parcels zoned Industrial, which would be consistent with the sector plan proposal for the area.
4. There are no other apparent conflicts with adopted plans or policies.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

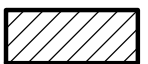
If approved, this item will be forwarded to Knox County Commission for action on 5/29/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



Parental Responsibility Zone (PRZ)

**4-Q-18-RZ  
REZONING**

From: I (Industrial)  
To: A (Agricultural)



Petitioner: Denton, Bill

Map No: 91  
Jurisdiction: County



Original Print Date: 3/19/2018      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

SP: NWCO - 9 (MU-50)

+40%

KNOXVILLE-KNOX COUNTY

# M P C

METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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: Bill Denton

Date Filed: 2/28/2018 Meeting Date: 4/12/2018

Application Accepted by: M. Payne

Fee Amount: \$700.00 File Number: Rezoning 4-Q-18-RZ

Fee Amount: H File Number: Plan Amendment H



**PROPERTY INFORMATION**

Address: 3217 Bakertown Rd  
 General Location: W/Bakertown Rd  
due north of Ball Camp Pike

Parcel ID Number(s): 091 20503

Tract Size: 16.38(ac) with only 2ac to be Rezoned  
 Existing Land Use: Vacant  
 Planning Sector: NW CO Northwest County  
 Growth Policy Plan: Planned  
 Census Tract: 46.07  
 Traffic Zone: 212

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6th District

**Requested Change**

**REZONING**

FROM: I

TO: A

**PLAN AMENDMENT**

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

FROM: H

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

**PROPOSED USE OF PROPERTY**

For single family residential  
Development

Density Proposed 1 Units/Acre

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

PROPERTY OWNER     OPTION HOLDER

PLEASE PRINT

Name: William K. Denton

Company: owner

Address: 3217 Bakertown Road

City: Knoxville State: TN Zip: 37931

Telephone: 865-693-3811 or 388-0722

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

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

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: (Same As Above)

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

Address: \_\_\_\_\_

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

Telephone: \_\_\_\_\_

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

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

**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: \_\_\_\_\_

PLEASE PRINT

Name: (Same As Above)

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

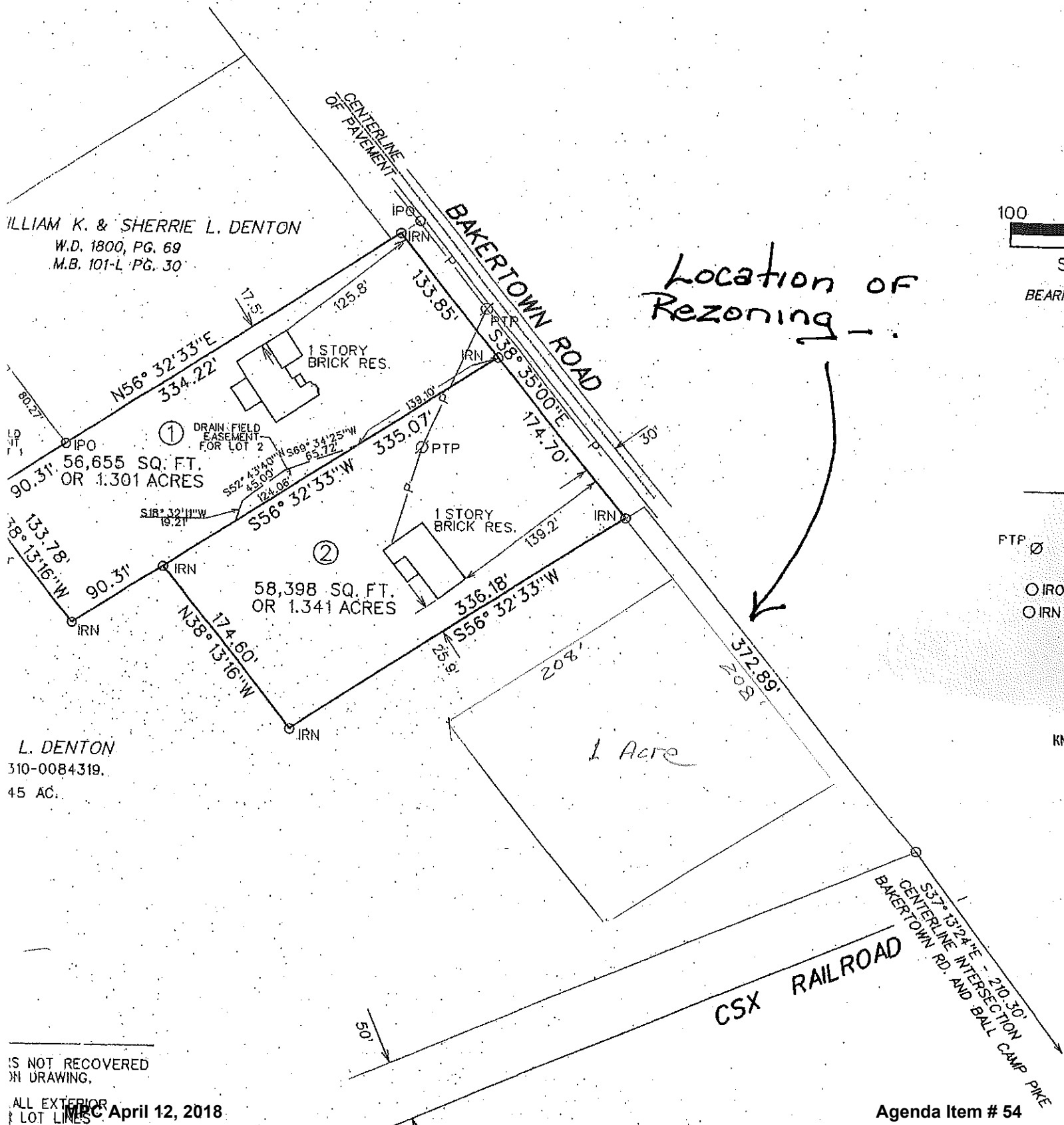
Address: \_\_\_\_\_

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

Telephone: \_\_\_\_\_

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

WILLIAM K. & SHERRIE L. DENTON  
 W.D. 1800, PG. 69  
 M.B. 101-L PG. 30



Location of Rezoning



- FTP ∅
- IRO
- IRN

L. DENTON  
 310-0084319.  
 45 AC.

IS NOT RECOVERED  
 ON DRAWING.  
 ALL EXTERIOR  
 LOT LINES  
 MNC April 12, 2018

## 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 the sign(s) to post on the subject property at the time of application.

The sign(s) 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(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled 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 additional sign(s) consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign(s) provided on the subject property on or before 3/29/18 consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature: William K. Denton  
Printed name: William K. Denton  
Date: 2/28/18  
MPC/BZA File #: 4-Q-18-RZ