

# REZONING REPORT

▶ **FILE #:** 4-B-19-RZ

**AGENDA ITEM #:** 30

**AGENDA DATE:** 4/11/2019

▶ **APPLICANT:** JAMES MICHAEL & ROBIN PERRY

OWNER(S): James & Robbin Perry

TAX ID NUMBER: 136 07801, 07802

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 6905 W. Martin Mill Pike

▶ **LOCATION:** West side of W. Martin Mill Pike, north of intersection of W. Governor John Sevier Hwy.

▶ **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Martin Mill Pike a minor arterial, with a pavement width of 20' within a right of way of 69' feet.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Knob Creek

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

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Extension of existing RA to the east.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agriculture)

South: Agriculture and single family residential - A (Agriculture)

East: Single family residential - RA (Low Density Residential)

West: Single family residential - A (Agriculture)

NEIGHBORHOOD CONTEXT: The area consists primarily of single family residential surrounding a small commercial/office node primarily to the south side of W. John Sevier Highway.

**STAFF RECOMMENDATION:**

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

Staff recommends approval of the extension of the RA zone district to the east to accommodate additional residential, which is in line with the LDR (Low Density Residential) land use plan designation for the area.

**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 property is located within the Planned Growth Area of the Growth Policy Plan.
2. The South County Sector Plan allows consideration of RA zoning within the LDR designated areas.

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

1. The proposed amendment to 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.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. RA zoning is compatible with the existing LDR designation and is an extension of the RA zoning to the east.

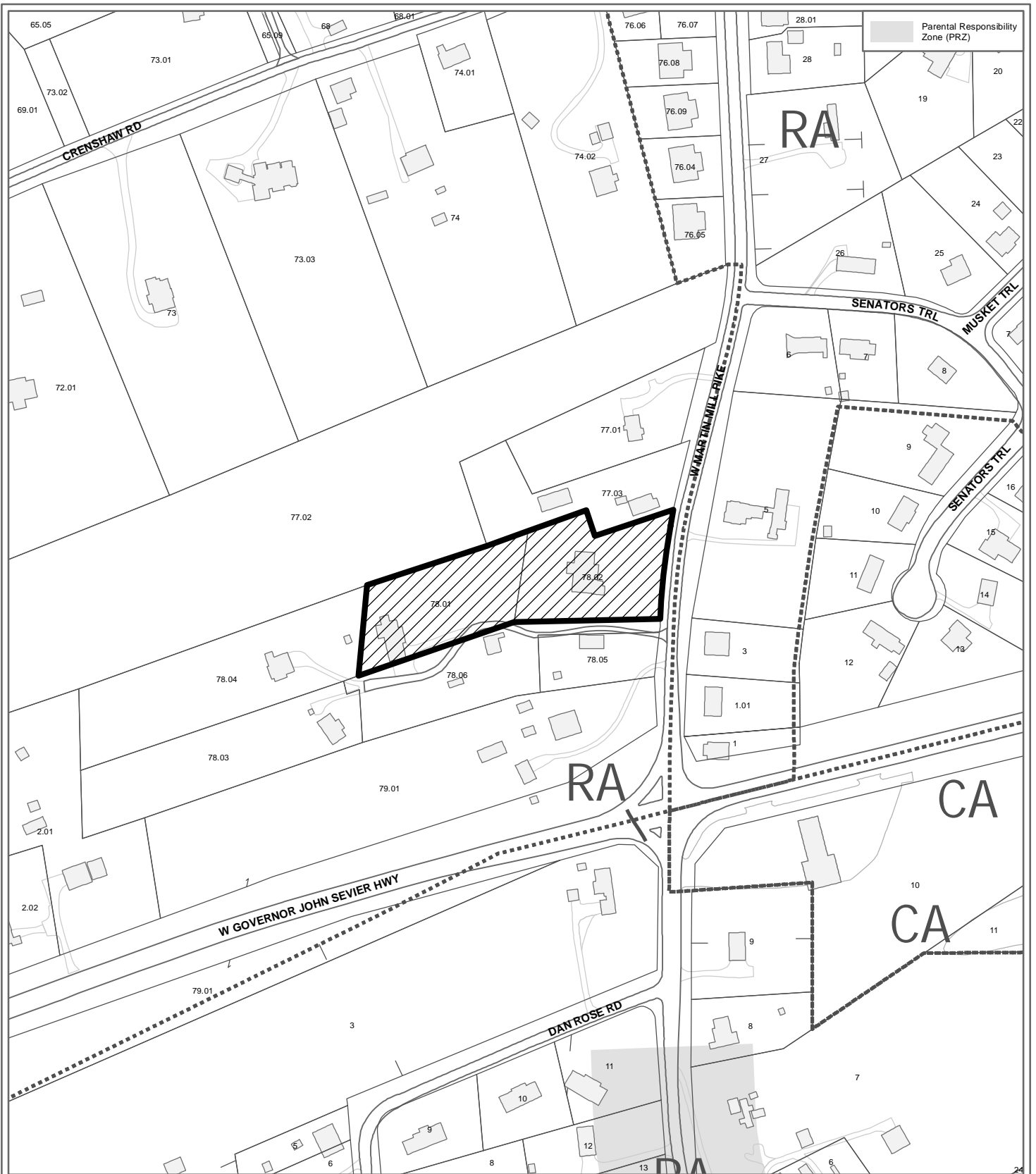
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The request for RA (Low Density Residential) is consistent with and not in conflict 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 5/28/2019. 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.



**4-B-19-RZ  
REZONING**

From: A (Agricultural)

To: RA (Low Density Residential)



Petitioner: Perry, James Michael, & Robbin

Map No: 136

Jurisdiction: County



Original Print Date: 3/18/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**REZONING**

**PLAN AMENDMENT**

Name of Applicant: James Michael and Robbin Perry

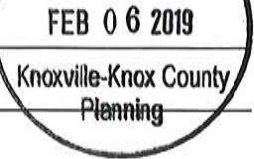
Date Filed: 2/6/19

Meeting Date: 4/11/19

RECEIVED

Application Accepted by: James Reed

Fee Amount: \$500 File Number: Rezoning 4-B-19-RZ



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

**6905+ PROPERTY INFORMATION**  
 Address: 6907 W. Martin Mill Pk  
 General Location: West side of W Martin Mill Pike, North of intersection of W. Governor John Sevier Hwy  
 Parcel ID Number(s): 136 07801  
136 07802  
 Tract Size: 2 acre  
 Existing Land Use: Residential LDR  
 Planning Sector: South County  
 Growth Policy Plan: planned growth  
 Census Tract: 56.04  
 Traffic Zone: 121  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 9 District

**Requested Change**  
**REZONING**  
 FROM: A  
 TO: RA  
**PLAN AMENDMENT**  
 One Year Plan  \_\_\_\_\_ Sector Plan  
 FROM: \_\_\_\_\_  
 TO: \_\_\_\_\_

**PROPOSED USE OF PROPERTY**  
Residential  
 Density Proposed \_\_\_\_\_ Units/Acre  
 Previous Rezoning Requests: \_\_\_\_\_

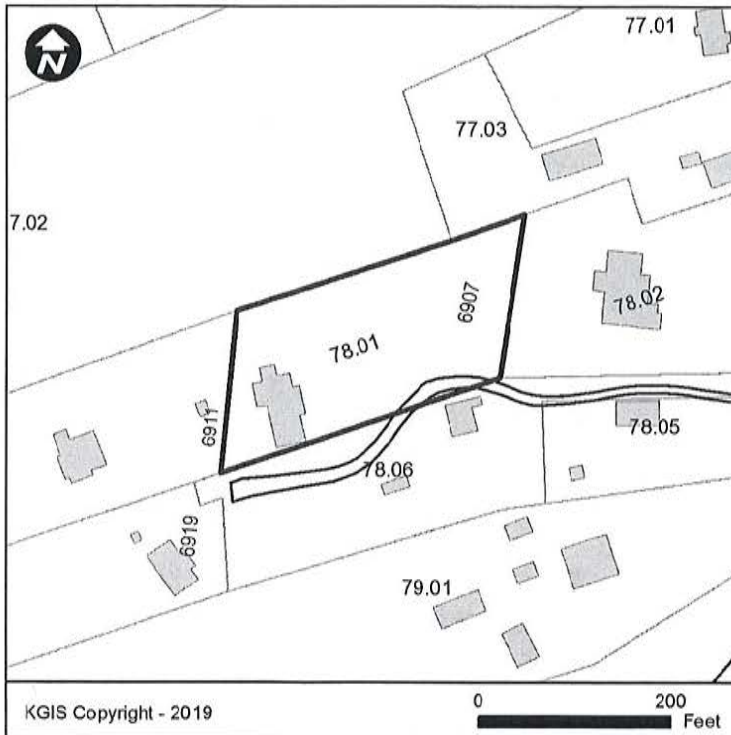
**PROPERTY OWNER**  **OPTION HOLDER**  
 PLEASE PRINT  
 Name: James M + Robbin F Perry  
 Company: \_\_\_\_\_  
 Address: 6905 Martin Mill Pk  
 City: Knoxville State: TN Zip: 37920  
 Telephone: 865-254-6907 or 865-898-4238  
 Fax: \_\_\_\_\_  
 E-mail: Robbin.perry@yahoo.com

**APPLICATION CORRESPONDENCE**  
 All correspondence relating to this application should be sent to:  
 PLEASE PRINT  
 Name: Same  
 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: Robbin Perry  
 PLEASE PRINT  
 Name: James M + Robbin F Perry  
 Company: \_\_\_\_\_  
 Address: 6905 Martin Mill Pk  
 City: Knoxville State: TN Zip: 37920  
 Telephone: 865-254-6907 - 865-898-4238  
 E-mail: robbin.perry@yahoo.com





**6907 W MARTIN MILL PIKE - Property Map and Details Report****Property Information**

|                   |                         |
|-------------------|-------------------------|
| Parcel ID:        | 136 07801               |
| Location Address: | 6907 W MARTIN MILL PIKE |
| CLT Map:          | 136                     |
| Insert:           |                         |
| Group:            |                         |
| Condo Letter:     |                         |
| Parcel:           | 78.01                   |
| Parcel Type:      |                         |
| District:         | D9                      |
| Ward:             |                         |
| City Block:       |                         |
| Subdivision:      | LLOYD OWENS PROP        |
| Rec. Acreage:     | 1                       |
| Calc. Acreage:    | 0                       |
| Recorded Plat:    | L 48 - D                |
| Recorded Deed:    | 20180424 - 0062955      |
| Deed Type:        | Deed:Gift Deed          |
| Deed Date:        | 4/24/2018               |

**Address Information**

|               |  |
|---------------|--|
| Site Address: | 6907 W MARTIN MILL PIKE<br>KNOXVILLE - 37920 |
| Address Type: | RESIDENTIAL                                  |
| Site Name:    |  |

**Owner Information**

PERRY ROBBIN IRENE PAIVA & PERRY JAMES M  
6907 W MARTIN MILL PIKE  
KNOXVILLE, TN 37920

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

**Jurisdiction Information**

|                  |             |
|------------------|-------------|
| County:          | KNOX COUNTY |
| City / Township: |             |

**MPC Information**

|                  |              |
|------------------|--------------|
| Census Tract:    | 56.04        |
| Planning Sector: | South County |

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

**Political Districts**

|                    |   |
|--------------------|---|
| Voting Precinct:   | 89                                      |
| Voting Location:   | Mt. Olive School<br>2507 MARYVILLE PIKE |
| TN State House:    | 13 Eddie Smith                          |
| TN State Senate:   | 6 Becky Duncan Massey                   |
| County Commission: | 9 Carson Dailey                         |

**School Zones**

|               |                       |
|---------------|-----------------------|
| Elementary:   | BONNY KATE ELEMENTARY |
| Intermediate: |                       |
| Middle:       | SOUTH-DOYLE MIDDLE    |
| High:         | SOUTH-DOYLE HIGH      |

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

**City Council:**

|               |                 |
|---------------|-----------------|
| School Board: | 9 Kristi Kristy |
|---------------|-----------------|

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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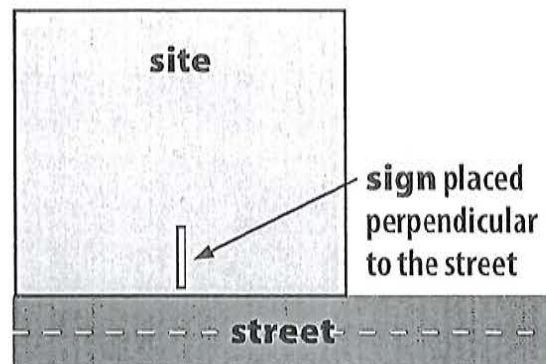
## REQUIRED SIGN POSTING AGREEMENT

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 MPC Administrative Rules and Procedures.

At the time of application, MPC 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 MPC 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. MPC 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 MPC 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 MPC 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:

March 27, 2019 and April 12, 2019  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Robbin Perry

Printed Name: Robbin Perry

Phone: 865-254-6907 Email: robbinperry@yahoo.com

Date: 2/6/19

MPC File Number: 4-B-19-RZ