

REZONING REPORT

▶ **FILE #:** 4-O-19-RZ

AGENDA ITEM #: 43

AGENDA DATE: 4/11/2019

▶ **APPLICANT:** DAVID HENDERSON

OWNER(S): David Henderson

TAX ID NUMBER: 20 18509

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7512 Majors Rd

▶ **LOCATION:** East side Majors Road, north of E. Emory Road, west of Nevada Lane

▶ **APPX. SIZE OF TRACT:** 2.5 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Majors Road, a minor collector, with a pavement width of 17' within a right-of-way width of 48' feet.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, A (Agricultural) zoning is adjacent to the west of the site.

HISTORY OF ZONING: 11-B-16-RZ: A to RA

SURROUNDING LAND USE AND ZONING: North: Rural Residential - A (Agricultural)

South: Single Family Residential - PR (Planned Residential) up to 4 du/ac

East: Single Family Residential - PR (Planned Residential) up to 4 du/ac

West: Rural Residential , Single Family Residential - - A (Agricultural)

NEIGHBORHOOD CONTEXT: The property is located in a mostly agricultural and rural residential large lot area with an adjacent single family residential neighborhood.

STAFF RECOMMENDATION:

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

Staff recommends approval of the requested A (Agricultural) zoning up, which is compatible with the LDR (Low Density Residential) land use designation 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. The property is located in the Planned Growth Area on the Growth Policy Plan.

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

1. The proposed amendment to A zoning 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 AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. A zoning is compatible with the LDR sector plan designation and is within a predominately agricultural zoned area.

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 proposed amendment is consistent with and not in conflict with all adopted plans.

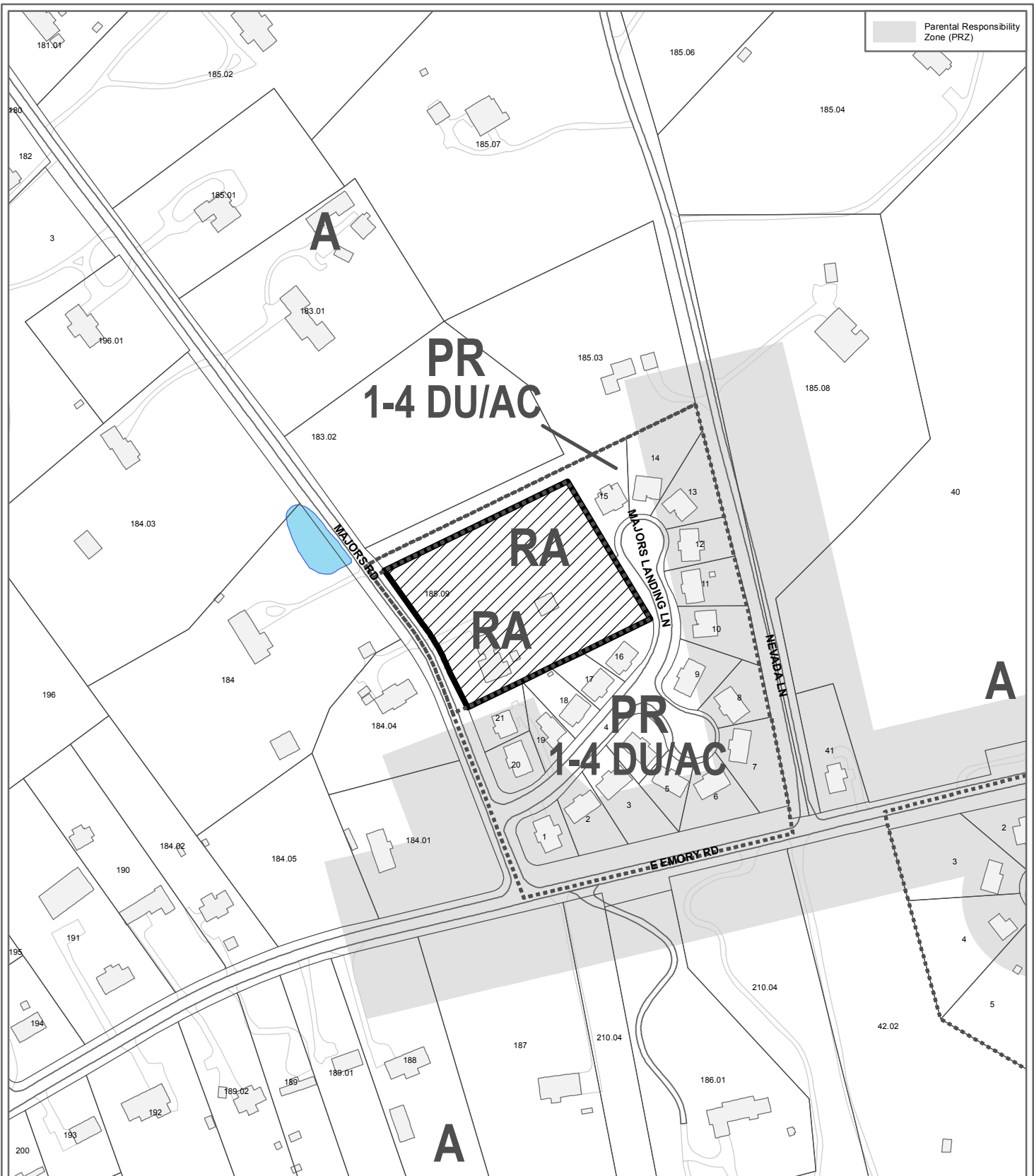
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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 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-O-19-RZ
REZONING**

From: RA (Low Density Residential)

To: A (Agricultural)



Petitioner: Henderson, David

Map No: 20

Jurisdiction: County



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

+ 20%

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
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: David Henderson

Date Filed: 2/26/2019 Meeting Date: 4/11/2019

Application Accepted by: M. Payne

Fee Amount: 600.00 File Number: Rezoning 4-0-19-RZ

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 7512 Majors Rd

General Location: 1/2 S Majors Rd
Due N E Emory Rd

Parcel ID Number(s): 020 18509

Tract Size: 2.5 ac +/-

Existing Land Use: Residence (single family)

Planning Sector: Northeast County

Growth Policy Plan: Planned

Census Tract: 64.02

Traffic Zone: 186

Jurisdiction: City Council _____ District
 County Commission 8th District

Requested Change

REZONING

FROM: RA

TO: A

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: N/A

TO: _____

PROPOSED USE OF PROPERTY

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

11-B-06-RZ
(A to RA)

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: David Henderson

Company: _____

Address: 7512 Majors Rd.

City: Corryton State: TN Zip: 37721

Telephone: 865-661-5064

Fax: _____

E-mail: DLH24@Comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: _____

Company: Same as above

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: David Henderson

PLEASE PRINT
Name: _____

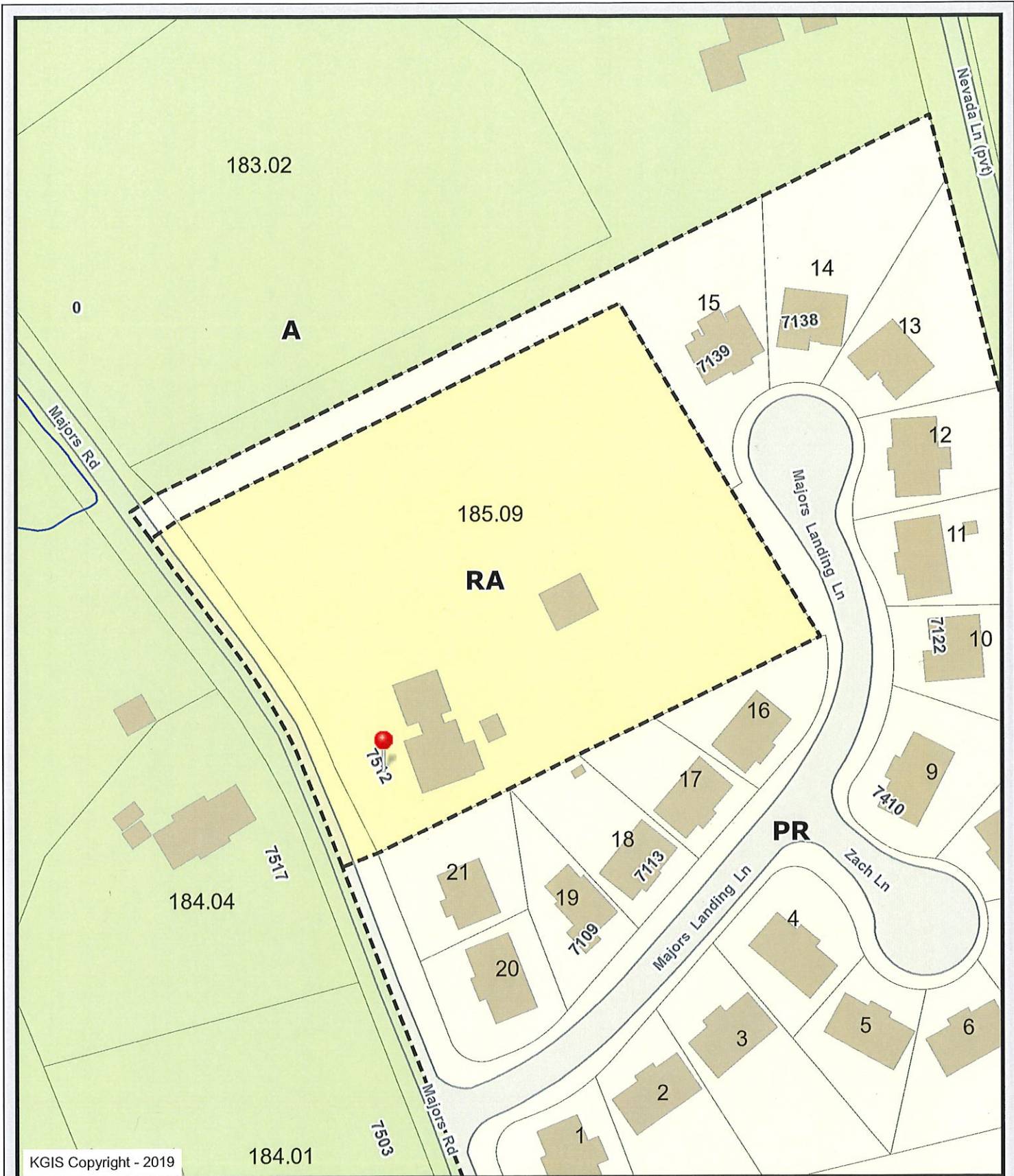
Company: Same as above

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____



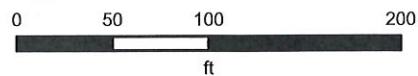
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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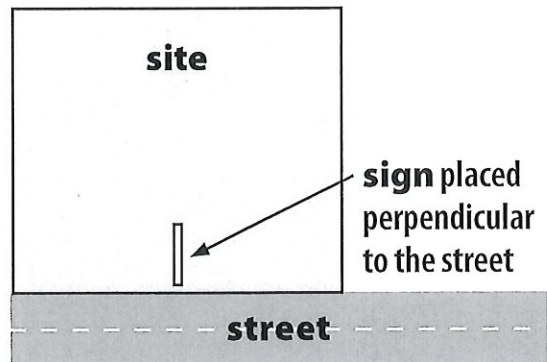
REQUIRED SIGN POSTING AGREEMENT

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:

~~2/26/19~~ 3/27/19 and 4/12/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: David Henderson

Printed Name: David Henderson

Phone: 865-661-5064 Email: DLH24@Comcast.net

Date: 2-26-19

MPC File Number: 4-0-19-RZ