

REZONING REPORT

▶ **FILE #:** 7-I-19-RZ

AGENDA ITEM #: 36

AGENDA DATE: 7/11/2019

▶ **APPLICANT:** VALERIE & KELVIN DALE

OWNER(S): Valerie & Kelvin Dale

TAX ID NUMBER: 66 01401

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7809 Carpenter Rd

▶ **LOCATION:** West side of Carpenter Road, east side of Yount Road

▶ **APPX. SIZE OF TRACT:** 1.23 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Yount Road, a minor collector, with a pavement width of 19.3' feet, and a right-of-way width of 60' feet. Access is also via Carpenter Road, a minor collector, with a pavement width of 19.3' feet, and a right-of-way width of 60' feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: No.

HISTORY OF ZONING: None noted.

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

South: Agriculture/Forestry/Vacant - A (Agriculture)

East: Single family residential, Agriculture/Forestry/Vacant - A (Agriculture)

West: Single family residential, Agriculture/Forestry/Vacant - A (Agriculture)

NEIGHBORHOOD CONTEXT: The area consists primarily of single family residential, agriculture/forestry/vacant and rural residential land uses.

STAFF RECOMMENDATION:

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

Staff recommends approval of the RA (Low Density Residential) zone since it complies with the Northwest County Sector Plan land use designation of LDR (Low Density Residential). The area also is within the Planned Growth Area of the Knoxville-Knox County Growth Policy Plan.

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 consistent with the existing the LDR (Low Density Residential) designation for this property.
2. The majority of the surrounding development consists of low density residential uses and zoning, consistent with the recommended zoning.

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.

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. RA zoning at is compatible with surrounding development and should have a minimal impact on adjacent properties.

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 appropriately proposes low density residential uses for the site, consistent with the recommended RA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended zoning does not present any apparent conflicts with any other adopted plans.

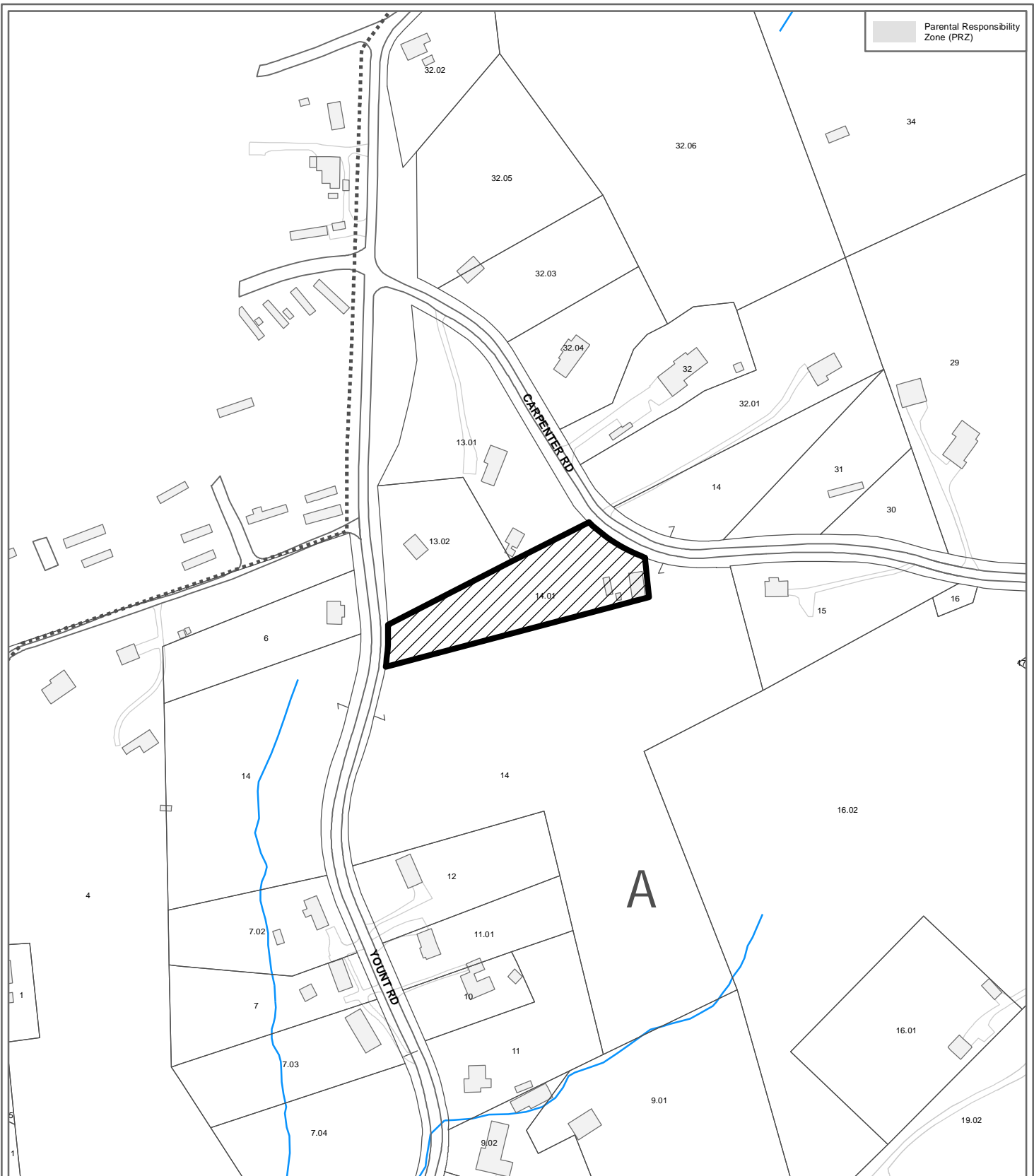
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/26/2019. 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.



**7-I-19-RZ
REZONING**

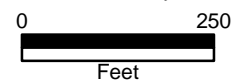
From: A (Agricultural)
To: RA (Low Density Residential)



Petitioner: Dale, Valerie &, Kelvin

Map No: 66

Jurisdiction: County



Original Print Date: 6/18/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Valerie Dale & Kelvin Dale

Date Filed: 5/20/19 Meeting Date: 6/11/19

Application Accepted by: Liz Albertson

Fee Amount: \$500.00 File Number: Rezoning 7.I.19.RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 7809 Carpenter Rd
 General Location: West side of Carpenter Rd, West side of Young Rd

Parcel ID Number(s): D166 01A01

Tract Size: 1.23 acres
 Existing Land Use: Single family residential
 Planning Sector: Northwest County Sector
 Growth Policy Plan: Planned Growth
 Census Tract: 60.03
 Traffic Zone: 209

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
 Name: Kevin E. & Valerie Dale
 Company: ~~7809 Carpenter Rd~~
 Address: 7809 Carpenter Rd
 City: Knoxville State: TN Zip: 37931
 Telephone: 865.851.4649
 Fax: none
 E-mail: valerie.dale2@gmail.com

Requested Change

REZONING

FROM: A (Agricultural)

TO: RA (Low Density Residential)

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Valerie & Kelvin Dale
 Company: N/A
 Address: 7809 Carpenter Rd
 City: Knoxville State: TN Zip: 37931
 Telephone: 865.851.4649
 Fax: N/A
 E-mail: valerie.dale2@gmail.com

PROPOSED USE OF PROPERTY

residential

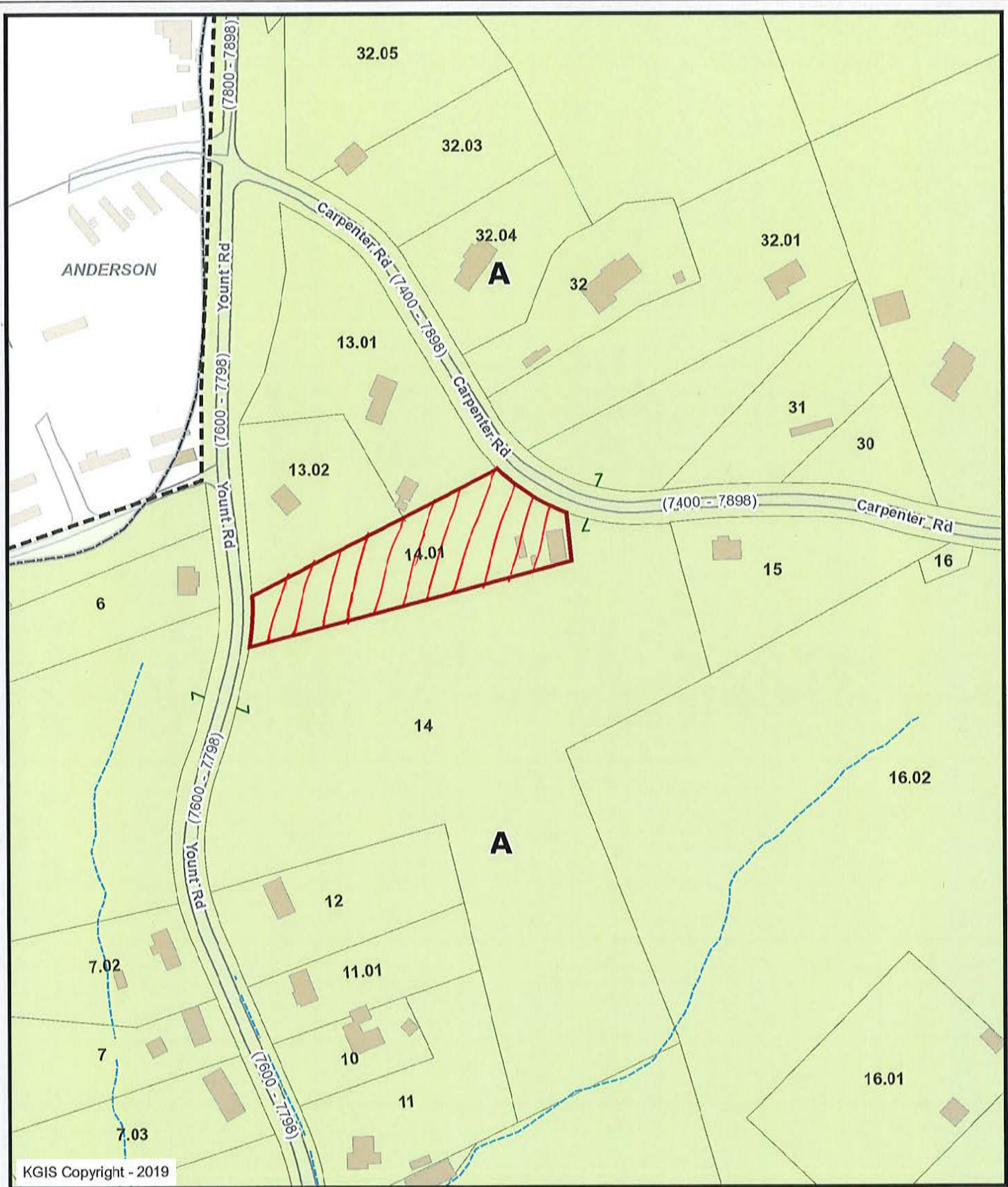
Density Proposed N/A Units/Acre
 Previous Rezoning Requests: none noted

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: Valerie Dale & Kelvin Dale

PLEASE PRINT
 Name: Valerie & Kelvin Dale
 Company: N/A
 Address: 7809 Carpenter Road
 City: Knoxville State: TN Zip: 37931
 Telephone: 865.851.4649
 E-mail: valerie.dale2@gmail.com



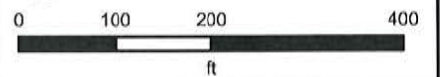
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Rezoning

Knoxville - Knox County - KUB Geographic Information System



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