



REZONING REPORT

▶ **FILE #:** 5-C-19-RZ

AGENDA ITEM #: 23

AGENDA DATE: 5/9/2019

▶ **APPLICANT:** DAVID & STELLA KRAL

OWNER(S): David & Stella Kral

TAX ID NUMBER: 47 E A 014

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7119 Spurlin Rd

▶ **LOCATION:** West side of Spurlin Road, East side of Mash Lane, North of Cunningham Road

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Spurlin Road, a local street, with a pavement width of 17.3' feet within a 50' feet right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential - to sell part of property to adjoining neighbor

EXTENSION OF ZONE:

HISTORY OF ZONING: None noted

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

South: Single family residential - A (Agricultural)

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

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is largely single family residential and rural residential lots with some agriculture, forestry and vacant lands. Much of the area falls within the floodplain of Beaver Creek.

STAFF RECOMMENDATION:

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

Staff recommends approval of the requested RA (Low Density Residential) zoning, 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 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 LDR sector plan designation and is within a predominately low density residential area.
2. A tributary of Beaver Creek runs through the property and will require a 50' foot buffer from the top of the bank. Also a minimum floor elevation for any new structure is required to be 1006', and/or 1' foot above the 500 year floodplain elevation.

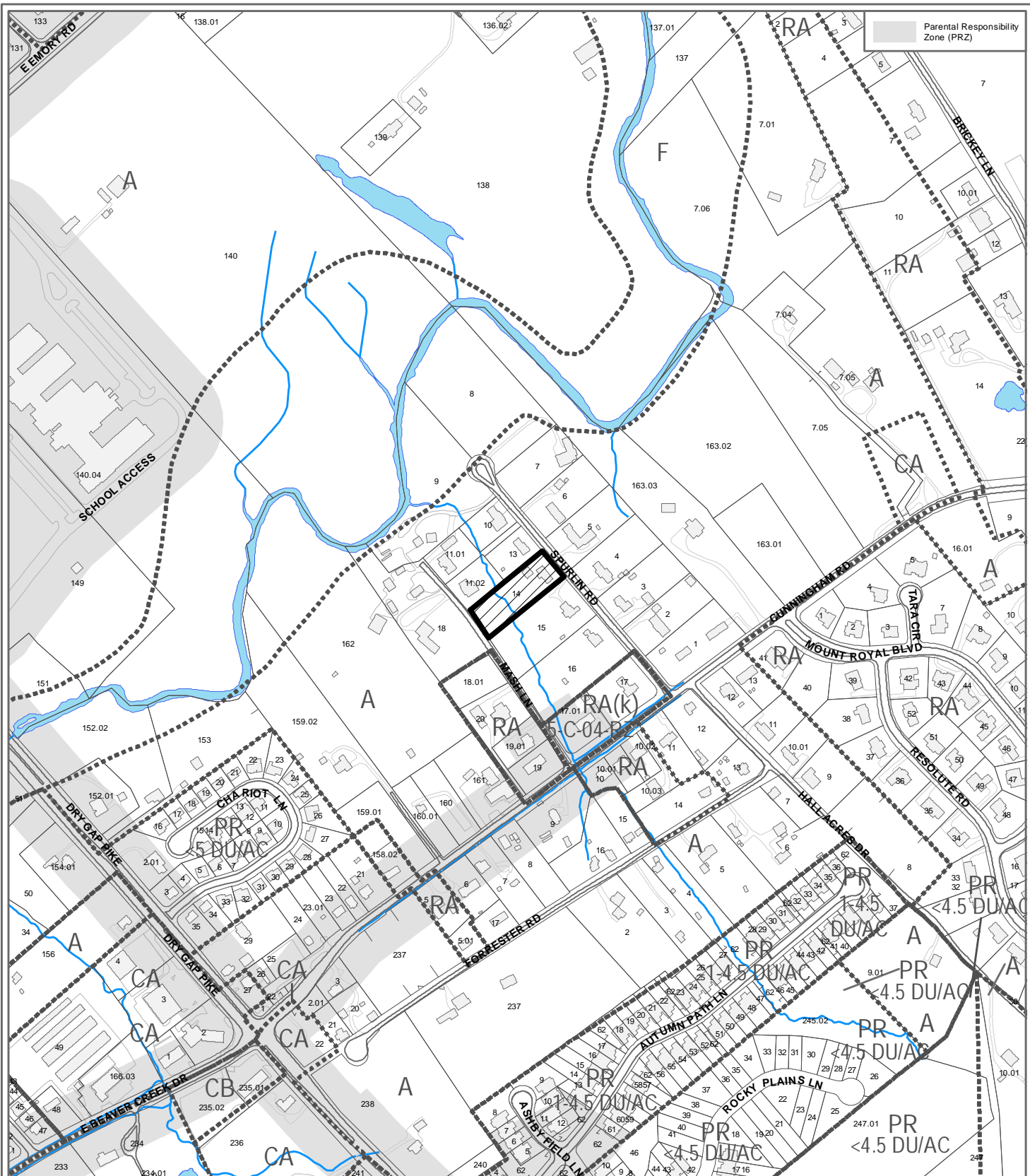
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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.

If approved, this item will be forwarded to Knox County Commission for action on 6/24/2019. 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.



**5-C-19-RZ
REZONING**

From: A (Agricultural) / F (Floodway)
 To: RA (Low Density Residential) / F (Floodway)



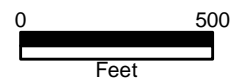
Original Print Date: 4/17/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Kral, David & Stella

Map No: 47

Jurisdiction: County



REZONING PLAN AMENDMENT

Name of Applicant: DAVID AND STELLA KRAL

Date Filed: 3-22-19 Meeting Date: 5-9-19

Application Accepted by: Sherry Michienzi

Fee Amount: \$500⁰⁰ File Number: Rezoning 5-C-19-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 7119 Spurlin Rd.

General Location: W 5 Spurlin Rd
E 15 Wash Ln. north of
Cunningham Rd.

Parcel ID Number(s): 047EA014

Tract Size: 1 acre

Existing Land Use: Residential

Planning Sector: North County

Growth Policy Plan: Planned Growth

Census Tract: 62.08

Traffic Zone: 192

Jurisdiction: City Council _____ District
 County Commission 7 District

Requested Change

REZONING

FROM: A/F

TO: RA/F

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

residential - to sell to
adjoining neighbor

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: DAVID AND STELLA KRAL

Company: _____

Address: 7119 SPURLIN RD.

City: KNOXVILLE State: TN Zip: 37918

Telephone: 865-201-7699 / 865-201-4807

Fax: _____

E-mail: DDKRAL@COMCAST.NET

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: [Signature] - Stella Kral

PLEASE PRINT

Name: DAVID KRAL - Stella Kral

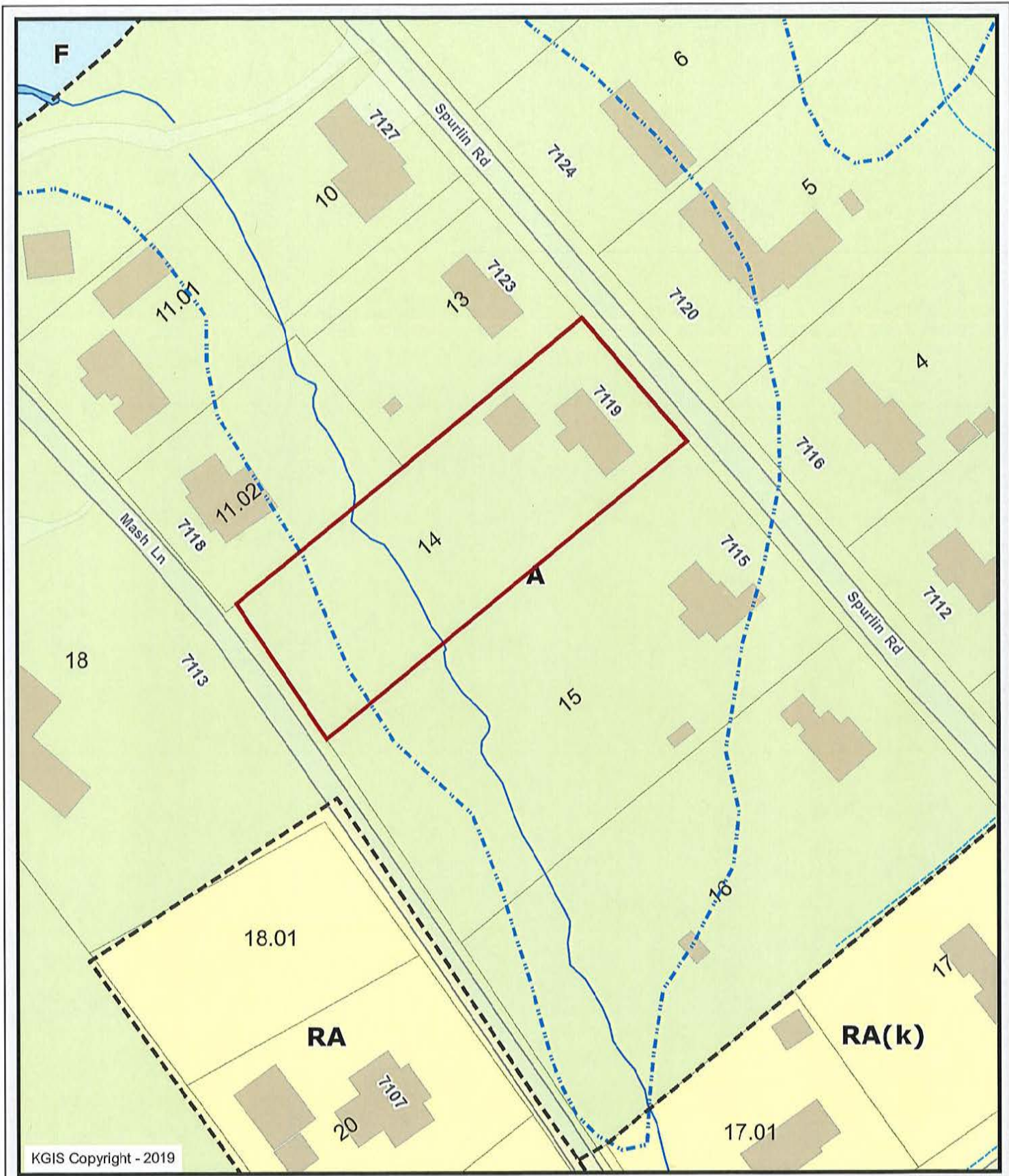
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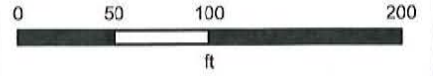


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Letter Portrait



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Knoxville - Knox County - KUB Geographic Information System

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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

03/22/2019

District	Map	Insert	Group	Parcel	Ward	Property Location		
E6	47	E	A	14		7119 SPURLIN RD		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
GEO SPURLIN ADD PT4				-	-	17-164	125 X 362.60 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
GAYLOR CHARLES DAVID		9/19/1986	1893	592	\$ 45,500	7119 SPURLIN LANE KNOXVILLE, TN 37918		
KRAL DAVID JAMES & STELLA DARLENE		6/25/1998	2292	144	\$ 75,000	7119 SPURLIN RD KNOXVILLE, TN 37918		

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

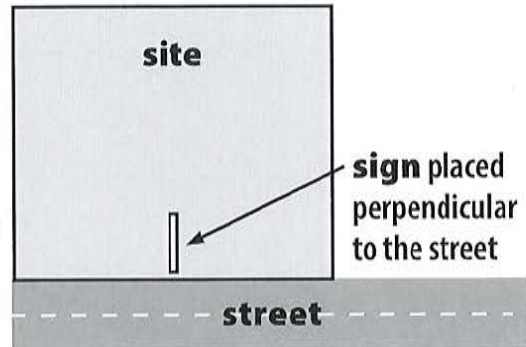
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

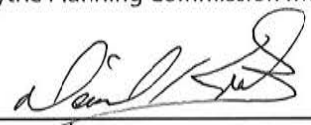


TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission 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 Planning Commission 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:

4/24/19 and 5/10/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature:  - Stella Krall

Printed Name: DAVID KRALL - Stella Krall

Phone: 865-201-7699 Email: DDKRALL@COMCAST.NET

Date: 3-22-19

File Number: 5-C-19-RZ