

# REZONING REPORT

▶ **FILE #:** 11-D-19-RZ

**AGENDA ITEM #:** 13

**AGENDA DATE:** 11/14/2019

▶ **APPLICANT:** ELIZABETH ALLMAN

OWNER(S): Catherine L. Calhoun

TAX ID NUMBER: 79 10402

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 5321 Nickle Rd.

▶ **LOCATION:** North side of Nickle Rd., northeast of Nickle Ln.

▶ **APPX. SIZE OF TRACT:** 1.06 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Nickle Road, a minor collector with a pavement width of 15 feet within a right of way width of 60 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

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

▶ **EXISTING LAND USE:** LDR (Low Density Residential)

▶ **PROPOSED USE:** Residence (to subdivide into 2 lots & add additional house)

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - A

South: Rural residential - A

East: Agriculture/forestry/vacant - A

West: Agriculture/forestry/vacant A

NEIGHBORHOOD CONTEXT: The surrounding area consists primarily of larger lot agricultural zoned parcels with RA zoned areas just to the south and RB zoned areas to the north.

## STAFF RECOMMENDATION:

▶ **Approve RA (Low Density Residential) zoning.**

Staff recommends approval of RA zoning because it is consistent with the sector plan designation of LDR for this property. The area is also part of the Urban Growth Boundary for the 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. While much of the immediate area is A zoning, the surrounding areas have transitioned to Low Density Residential zones, including RA, R-1 (City) and RP-1 (City). As part of the Urban Growth Boundary, this area is expected to see an increase in residential density and was thusly designated as Low Density Residential in the sector plan, rather than A (Agricultural).
2. Utilities (water and sewer) in this general area are served by the Knoxville Utilities Board.

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

1. The proposed amendment 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. The proposed amendment adds minimal residential density to the area and is consistent with the Low Density Residential designation for the vicinity.
2. The additional residential density accomodated by the RA zoning will not adversely affect, directly nor indirectly, any part of the county.

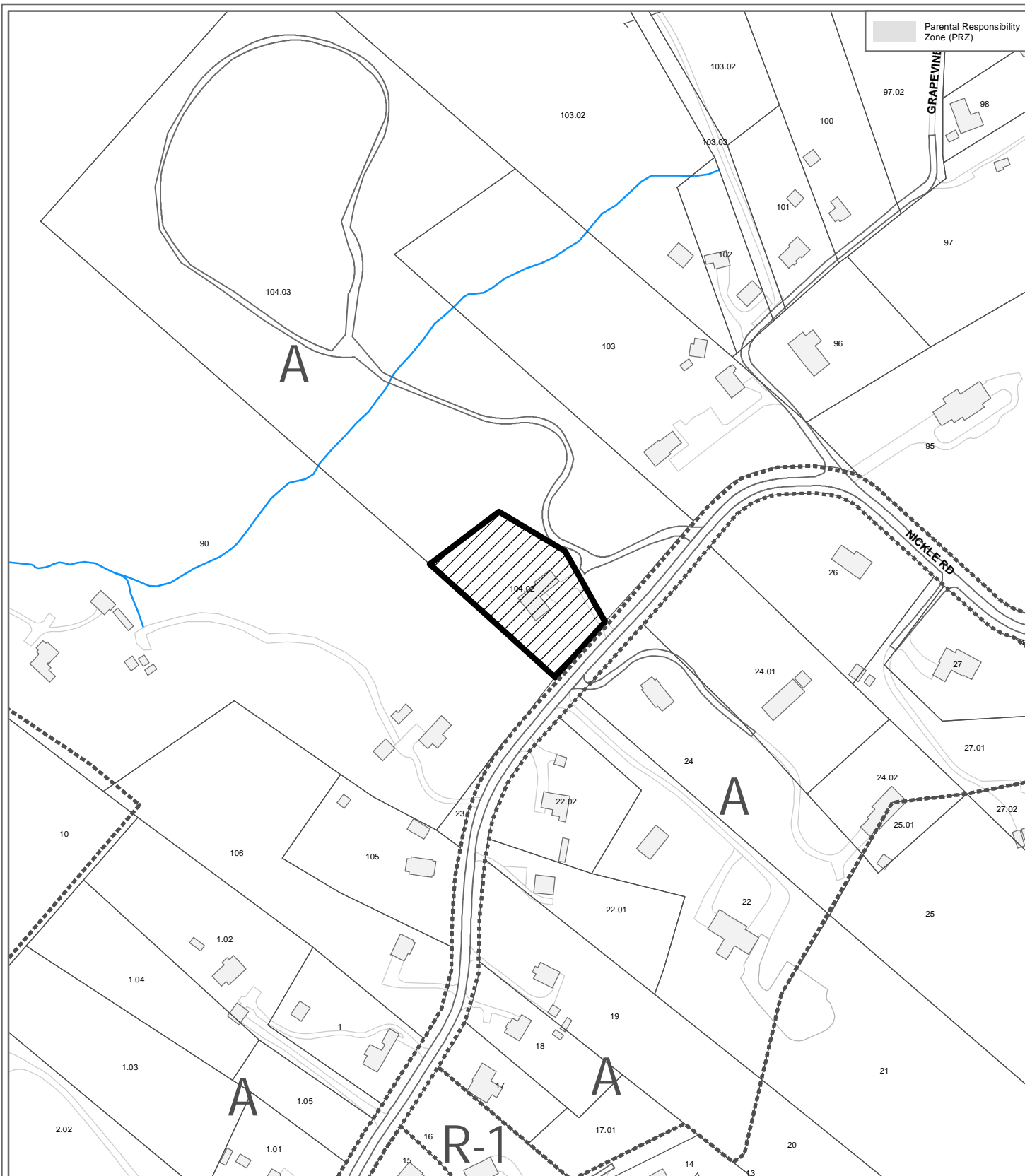
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with the sector plan and Growth Policy Plan for this area.
2. The requested zone is in compliance with all other 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 12/16/2019. 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.



**11-D-19-RZ  
REZONING**

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



Petitioner: Allman, Elizabeth

Map No: 79

Jurisdiction: County



Original Print Date: 10/11/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
Use on Review / Special Use

SUBDIVISION

- Concept Plan

ZONING

- Plan Amendment
Rezoning



Elizabeth Allman

Applicant

9-26-19
Date Filed

11-14-19
Meeting Date (if applicable)

11-D-19-RZ
File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
Owner
Option Holder
Project Surveyor
Engineer
Architect/Landscape Architect

Elizabeth Allman

Name: 5321 Nickle Road, Knoxville TN 37921
Company: Knoxville
Address: 5321 Nickle Road
City: Knoxville
State: TN
Zip: 37921
Phone: 919-314-7326
Email: elizabethallman@live.com

CURRENT PROPERTY INFO

Owner Name: Gary & Catherine Calhoun
Owner Address: 5321 Nickle Road
Owner Phone: 865-221-3011
Property Address: 5321 Nickle Road Knoxville TN 37921
Parcel ID: 088MA028
General Location: N/S Nickle Rd, NE of Nickle Ln.
Tract Size: 1.057 acres
Jurisdiction: County
Zoning District: A
Planning Sector: Northwest City
Sector Plan Land Use Classification: LDR
Growth Policy Plan Designation: Urban Growth
Existing Land Use: Ag For Vac
Septic (Y/N): yes
Sewer Provider: no
Water Provider:

# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
ZONING	<input checked="" type="checkbox"/> Zoning Change: _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: <u>RA</u> _____ Proposed Plan Designation(s) _____ <input checked="" type="checkbox"/> Proposed Property Use (specify) <u>residence</u> Proposed Density (units/acre) _____    Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study	500.00	
		<b>FEE 2:</b>	
		<b>FEE 3:</b>	
		500.00	

## AUTHORIZATION

<u>Sherry Michienzi</u>	<u>SHERRY MICHENZI</u>	<u>9-26-19</u>
Staff Signature	Please Print	Date
<u>Catherine L. Colhoun</u>	<u>Catherine L. Colhoun</u>	<u>9/26/2019</u>
Applicant Signature	Please Print	Date
<u>Edalmen</u>	<u>Elizabeth Allman</u>	<u>9-26-19</u>

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

Source: KGIS

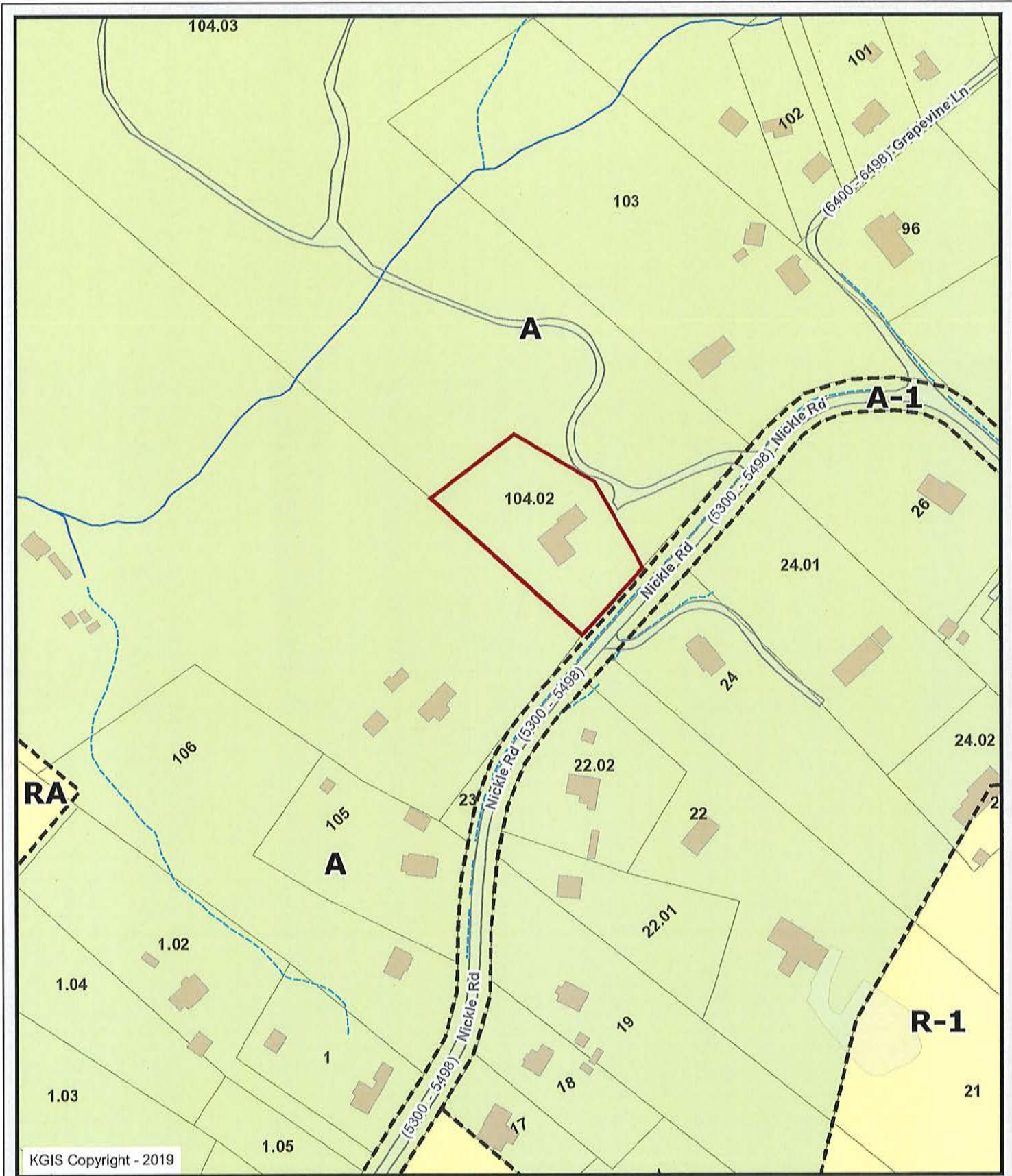
ACTIVE      NORMAL

09/26/2019

District	Map	Insert	Group	Parcel	Ward	Property Location		
E6	79			104.02		5321 NICKLE RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
BELTZ PROP				-	1-	<a href="#">201903140053598</a>		1.06 - A.C. Deeded
								- A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
FRAZIER KENNETH D & PANSY B								110 INDIAN SHADOW COURT TEN MILE, TN 37880

--

Remarks	
<i>Parent Parcel</i>	<i>Parent Instrument Number</i>
<a href="#">079 104</a>	
<i>Previous Parcel ( Split From )</i>	<i>Next Parcel ( Merged Into )</i>
079 104	

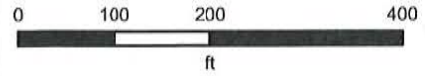


KGIS Copyright - 2019

5321 Nickle Road  
079 10402

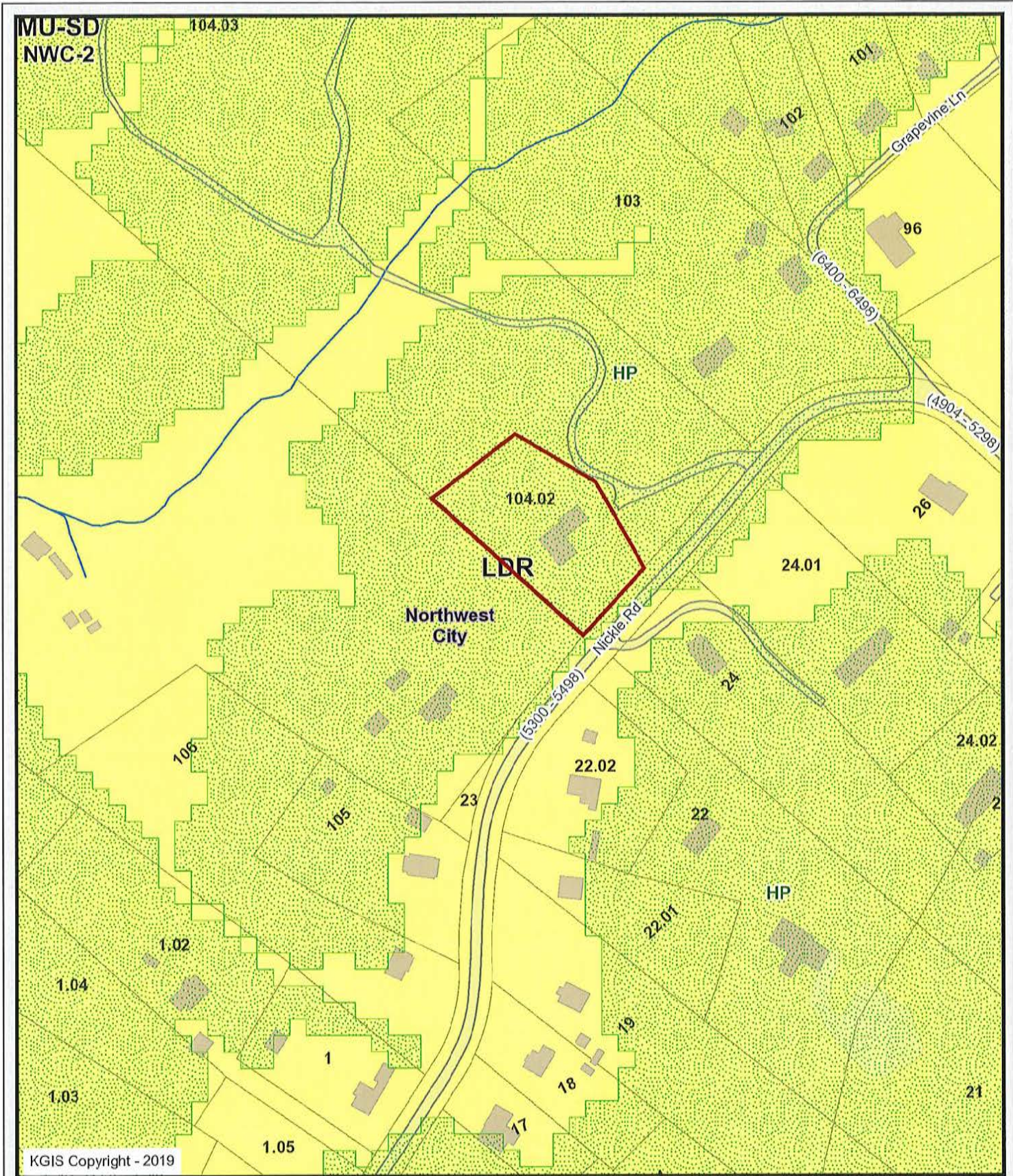


Printed: 9/26/2019 at 11:39:45 AM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and fuher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



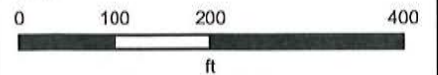
5321 Nickle Road

079 10402

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/26/2019 at 11:40:51 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



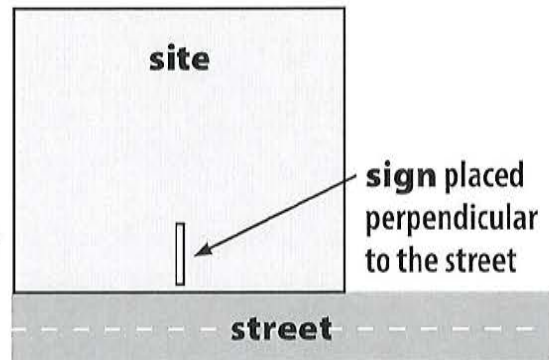
## REQUIRED SIGN POSTING AGREEMENT

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:

Oct 30th (Wed) and Nov 15th (Fri)  
(15 days before the Planning Commission meeting)      (the day after the Planning Commission meeting)  
*(place sign)*      *(pick up sign)*

Signature: \_\_\_\_\_

Printed Name: Elizabeth Allman

Phone: 919-314-7326 Email: elizabethallman@live.com

Date: 9-26-19

File Number: 11-D-19-RZ