

REZONING REPORT

► **FILE #:** 12-C-20-RZ

AGENDA ITEM #: 12

AGENDA DATE: 12/10/2020

► **APPLICANT:** DK DEVELOPMENT

OWNER(S): Leisa E. Hutchison

TAX ID NUMBER: 20 021201

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6900 Beeler Rd.

► **LOCATION:** East side of Beeler Rd., south of Chloe Dr.

► **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Beeler Road is a minor collector with a 15.3-foot pavement width inside a 60-foot 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:** PR (Planned Residential)

► **EXISTING LAND USE:** Single family residence

► **DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: Yes, PR zoning is adjacent to the north, south, and east

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) with up to 5 du/ac

South: Agricultural/forestry/vacant - PR (Planned Residential) with up to 3.25 du/ac

East: Single family residential - PR (Planned Residential) with up to 5 du/ac

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area contains single family residential uses, though the lot sizes vary. Lot sizes in the adjacent PR neighborhood to the north are mostly 0.20 acres; lot sizes of the nearest lots in the PR development to the west are approximately 1 to 1.5 acres. Surrounding properties were rezoned to PR in the mid-1990s and in 2007.

STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning at 4 du/ac, because it is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) designation and consistent with surrounding development.**

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 COUNTY GENERALLY:

1. There is an increased need for small-scale housing. The proposed rezoning would create an opportunity for this need to be met as it would become part of the development adjacent to the south.

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

1. Each planned development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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. Built at allowed maximum density, the development would result in 8 dwelling units.

2. The property is located in FEMA Flood Zone X but does not contain any floodplain areas.

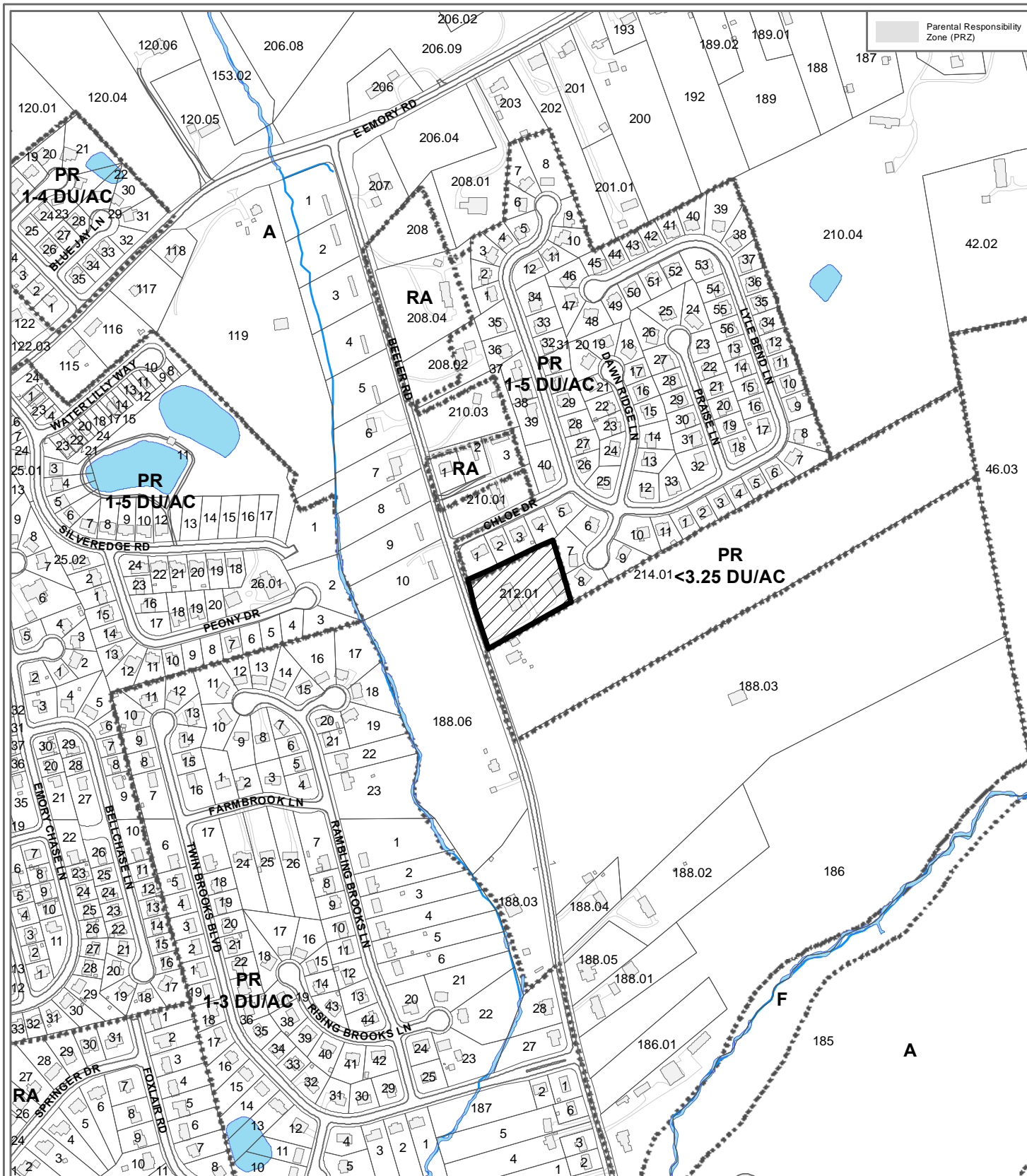
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The current sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/25/2021. 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.



12-C-20-RZ REZONING

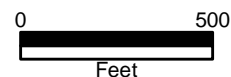
From: A (Agricultural)
To: PR (Planned Residential)



Original Print Date: 11/6/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

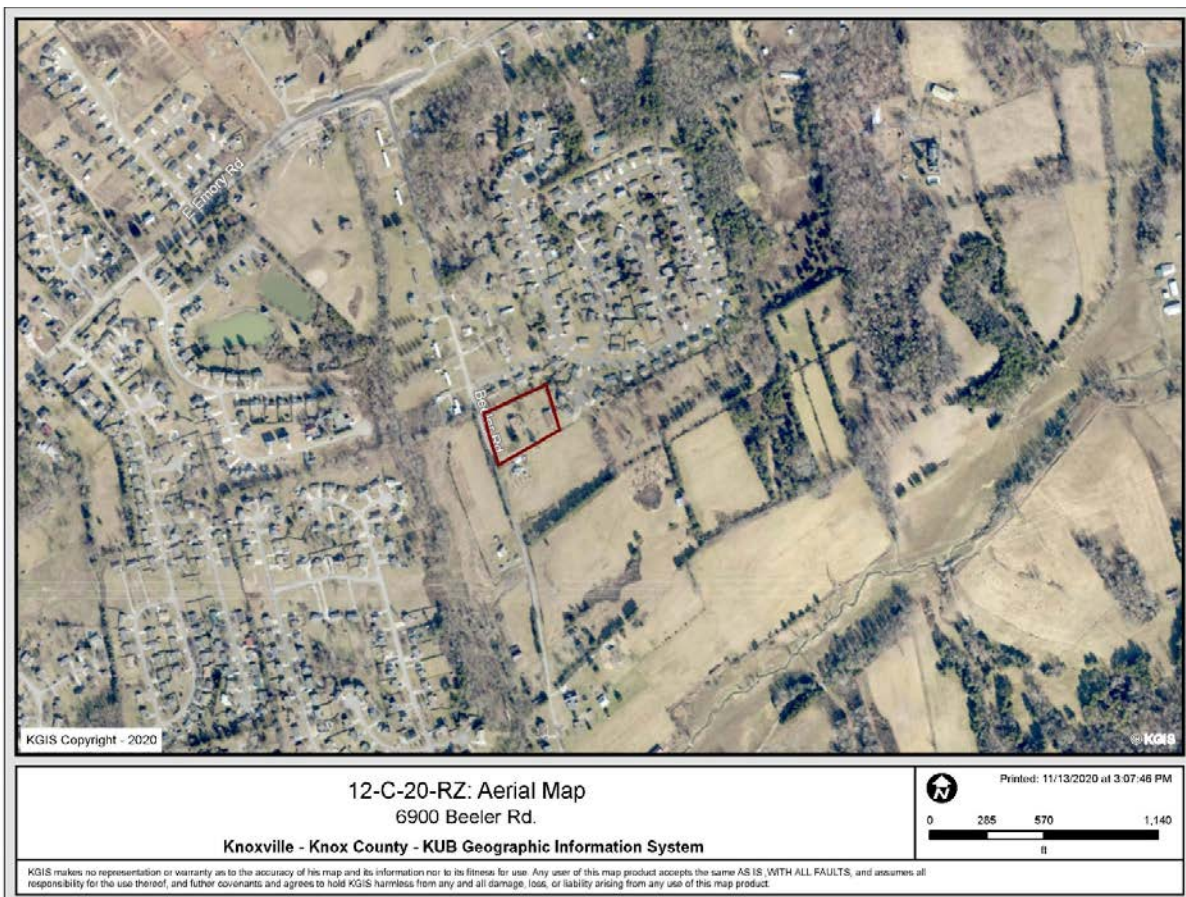
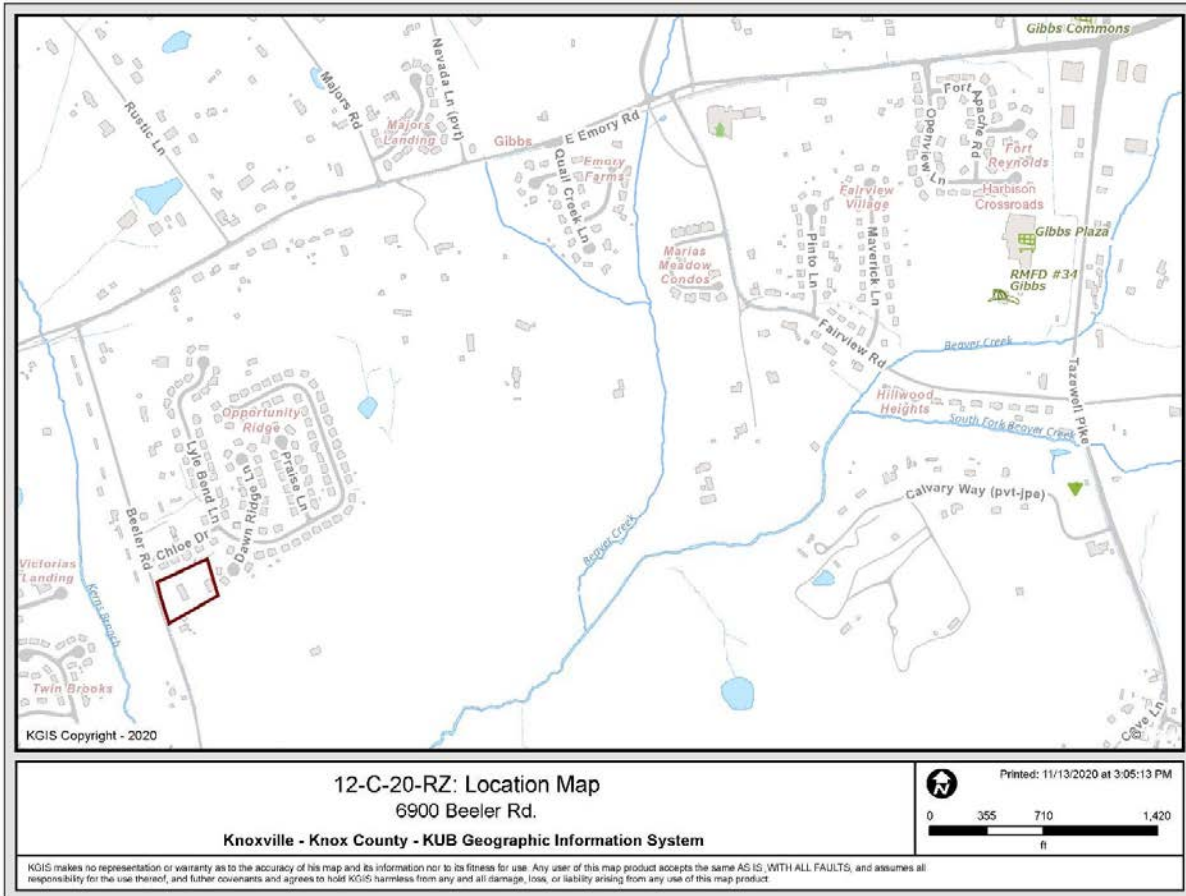
Petitioner: DK Development

Map No: 20
Jurisdiction: County



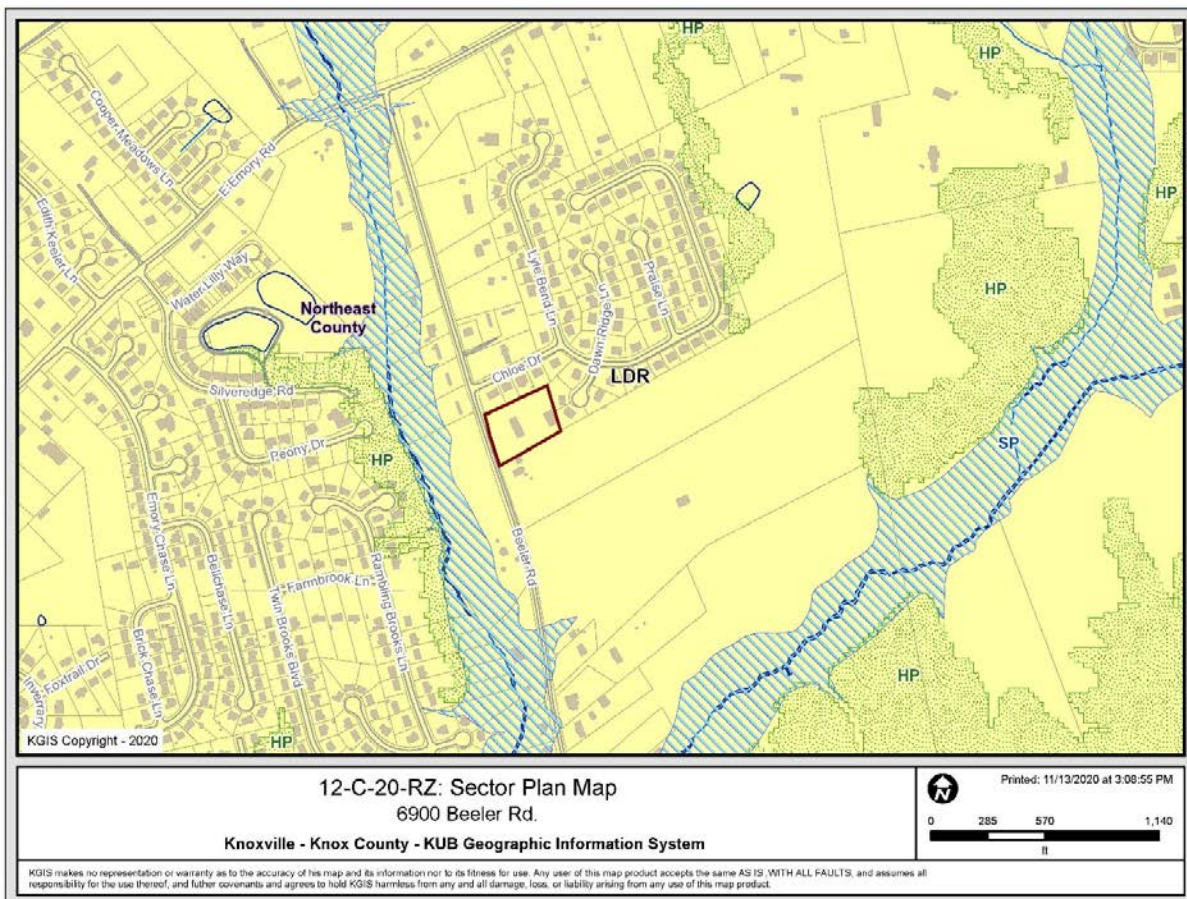
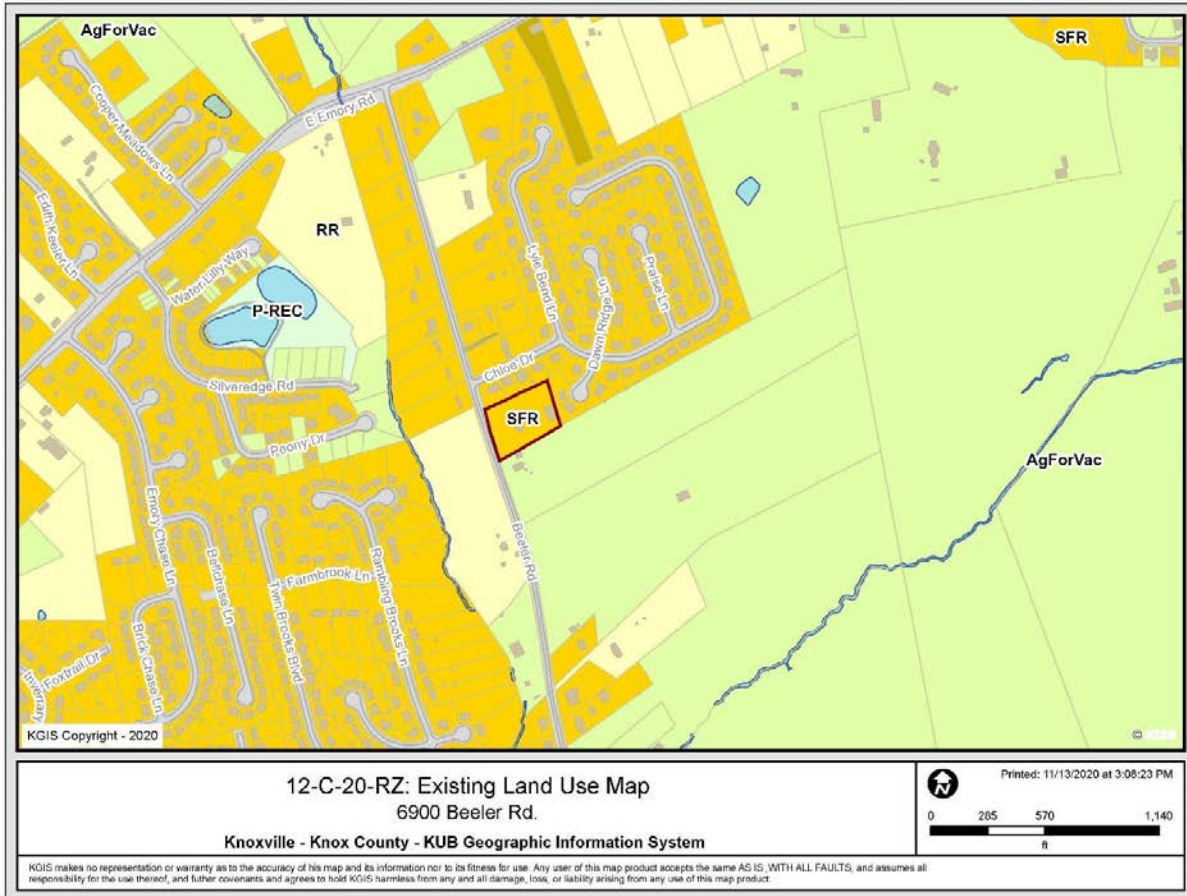
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Exhibit A. Contextual Images



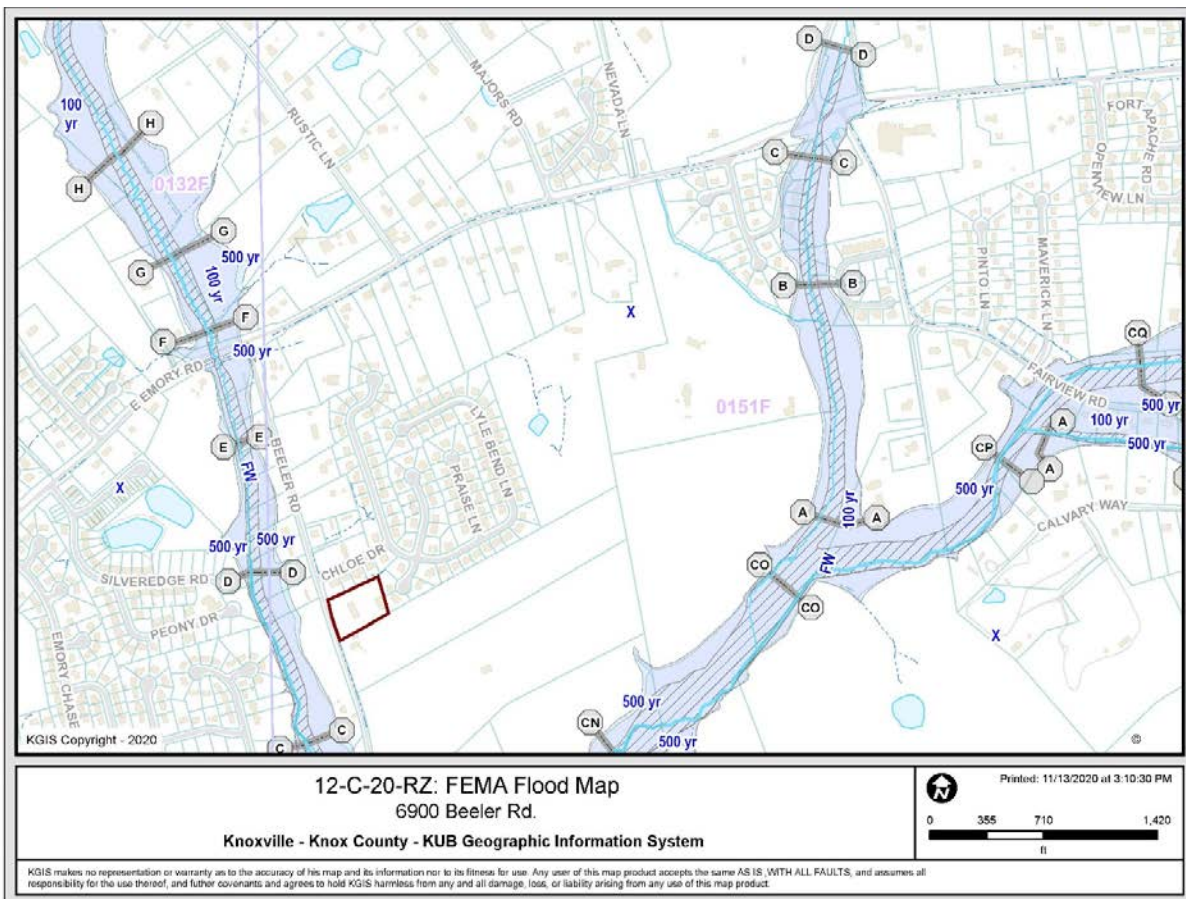
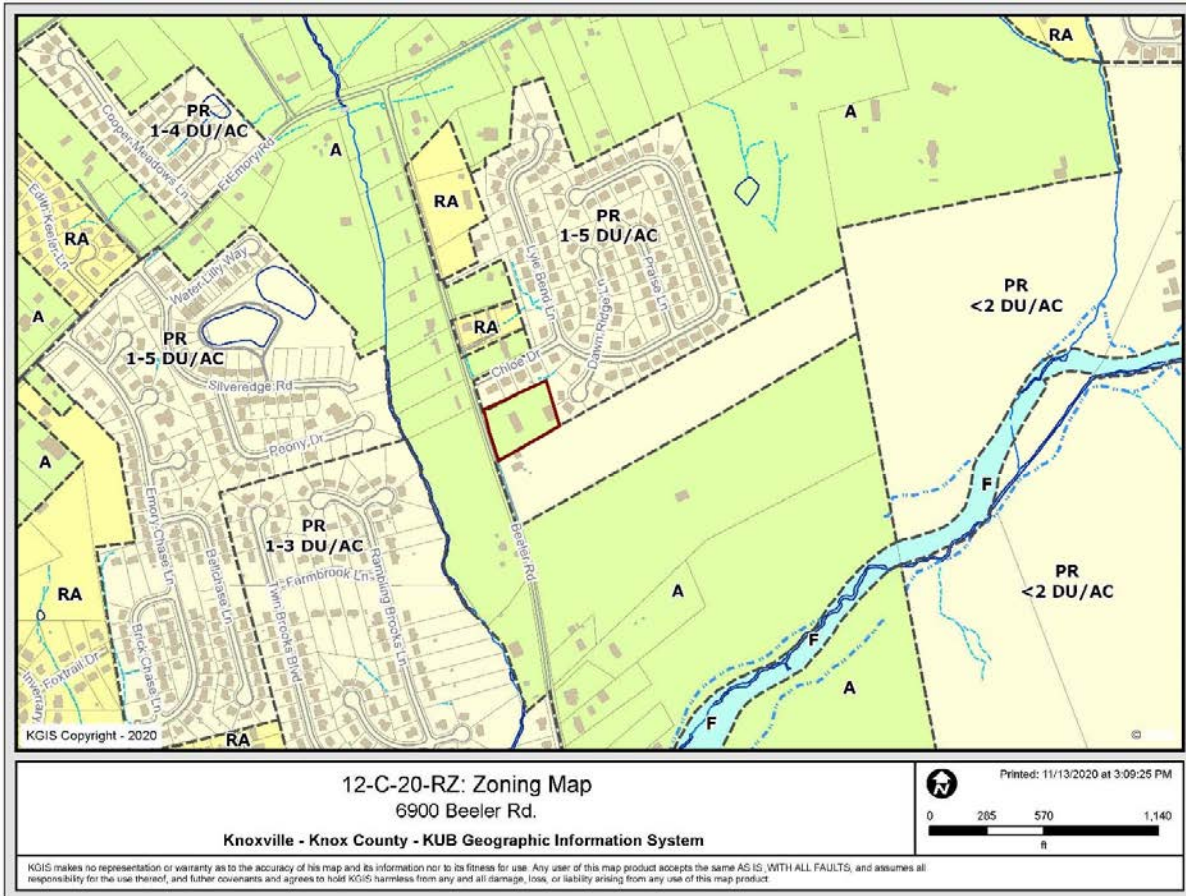
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Exhibit A. Contextual Images



12-C-20-RZ

Exhibit A. Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

DK Development, LLC

Applicant Name

Affiliation

10/29/2020

Date Filed

Dec. 10, 2020

Meeting Date (if applicable)

File Number(s)

12-C-20-RZ

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

Danny R. Kirby

Name

DK Development, LLC

Company

P.O. Box 10226

Address

Knoxville

City

TN

State

37939

ZIP

865-206-4622

Phone

dkirby@5581000.com

Email

CURRENT PROPERTY INFO

Leisa E. Hutchison

Owner Name (if different)

6900 Beeler Rd.

Owner Address

865-216-8534

Owner Phone

6900 Beeler Rd.

Property Address

020 212.01

Parcel ID

STAFF USE ONLY

1/3 Beeler Rd due south of Chloe Dr.

General Location

2 ac +/-

Tract Size

8th

Jurisdiction (specify district above)

☐ City ☒ County

A

Zoning District

Northeast County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned

Growth Policy Plan Designation

Res

Existing Land Use

N

Septic (Y/N)

Hallsdale Powell

Sewer Provider

Hallsdale Powell

Water Provider

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

- ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

PR
Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

4 / Ac.
Proposed Density (units/acre)

Previous Rezoning Requests _____

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

600 (base Fee)

360 (+60%)

960.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Phone Number

Staff Signature

Danny R. Kirby
Please Print

Email

Please Print

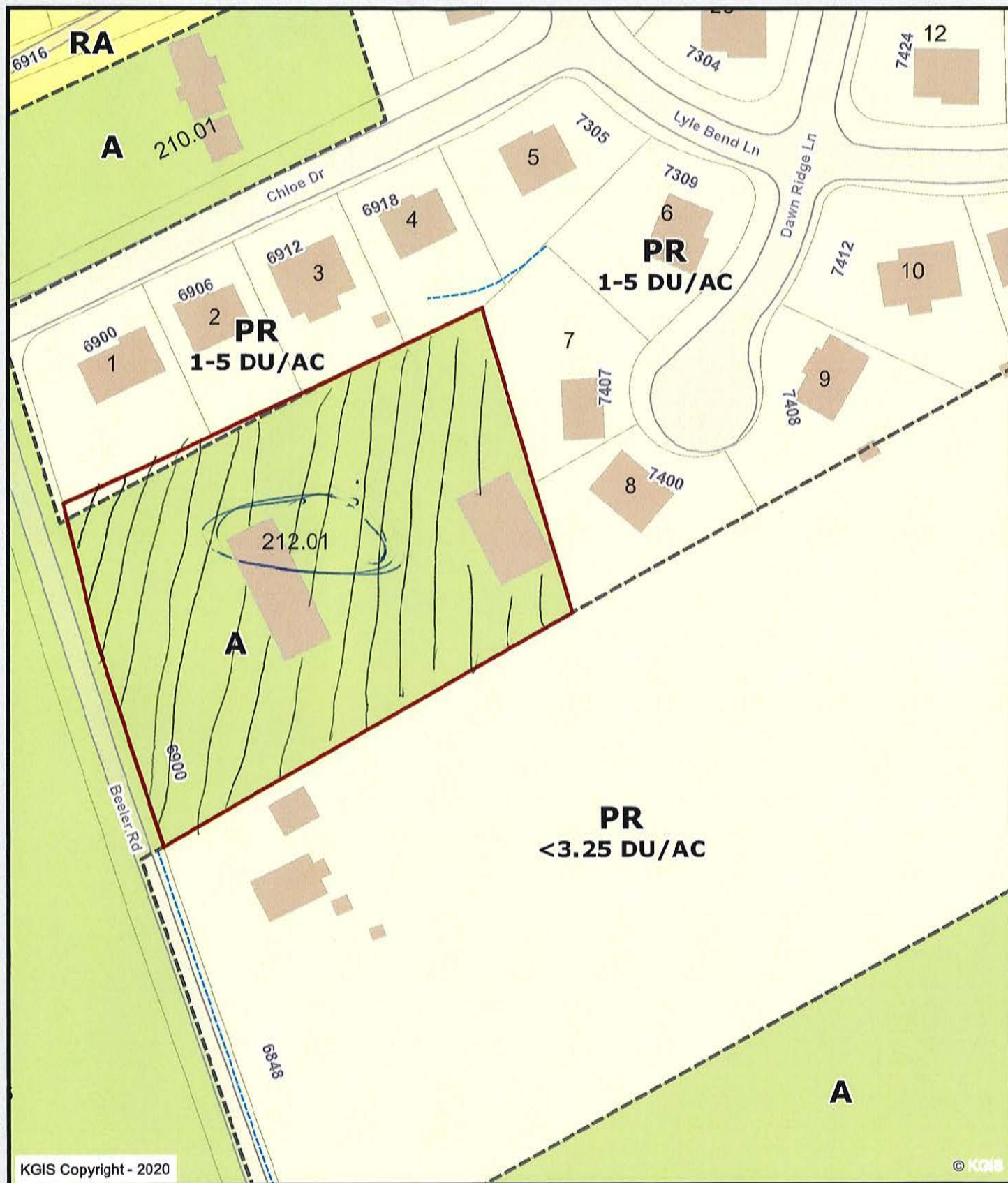
10/29/20
Date

dkirby@5881000.com

Marc Payne
Please Print

10/29/20
Date

865-206-4622

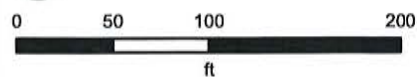


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/29/2020 at 11:13:10 AM



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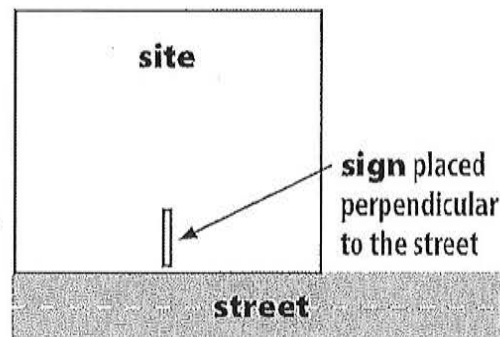
REQUIRED SIGN POSTING AGREEMENT

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 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:

11/25/20 and 12/11/20
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Danny R Kirby

Printed Name: Danny R Kirby

Phone: 865-206-4622 Email: d Kirby@5881000.com

Date: 10/29/20

File Number: 12-C-20-RZ