

REZONING REPORT

▶ **FILE #:** 2-A-20-RZ

AGENDA ITEM #: 9

AGENDA DATE: 2/13/2020

▶ **APPLICANT:** JOSEPH NOVKOV & STEVE LENTZ

OWNER(S): Steve Lentz

TAX ID NUMBER: 56 P A 01201

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3417 Stamps Ln.

▶ **LOCATION:** North side of Stamps Ln, east side of Old Clinton Pk.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Stamps Ln., a local street, with pavement width of 16.3 feet within a right-of-way width of 50 feet.

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:** Vacant

▶ EXTENSION OF ZONE: No.

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)

West: Single family residential - RB (General Residential)

NEIGHBORHOOD CONTEXT: The neighborhood is within 1000 feet of the Clinton Highway commercial corridor. It is adjacent to Old Clinton Pike and RB (General Residential) zoning.

STAFF RECOMMENDATION:

▶ **Approve RA (Low Density Residential), which is consistent with the LDR (Low Density Residential) sector plan designation.**

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. This area is demonstrated as being planned for LDR (Low Density Residential) uses in the North County sector plan, which allows consideration of the RA (Low Density Residential) zone district.
2. This property is adjacent to an area of RB (General Residential) zoning that is adjacent to the commercially zoned corridor of Clinton Highway (See Exhibit A: Contextual Maps).

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

1. The RA (Low Density Residential) zone is intended to provide 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. No adverse impacts are anticipated by the development of this parcel under the RA (Low Density Residential) zone.
2. Stamps Lane is a local street and access is controlled by Knox 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 rezoning is consistent with the existing North County Sector plan designation of LDR and is within 1000 feet of the commercial corridor of Clinton Highway (See Exhibit A Contextual Maps).
2. RA zoning does not appear to be in conflict with any other adopted plans in Knox County.

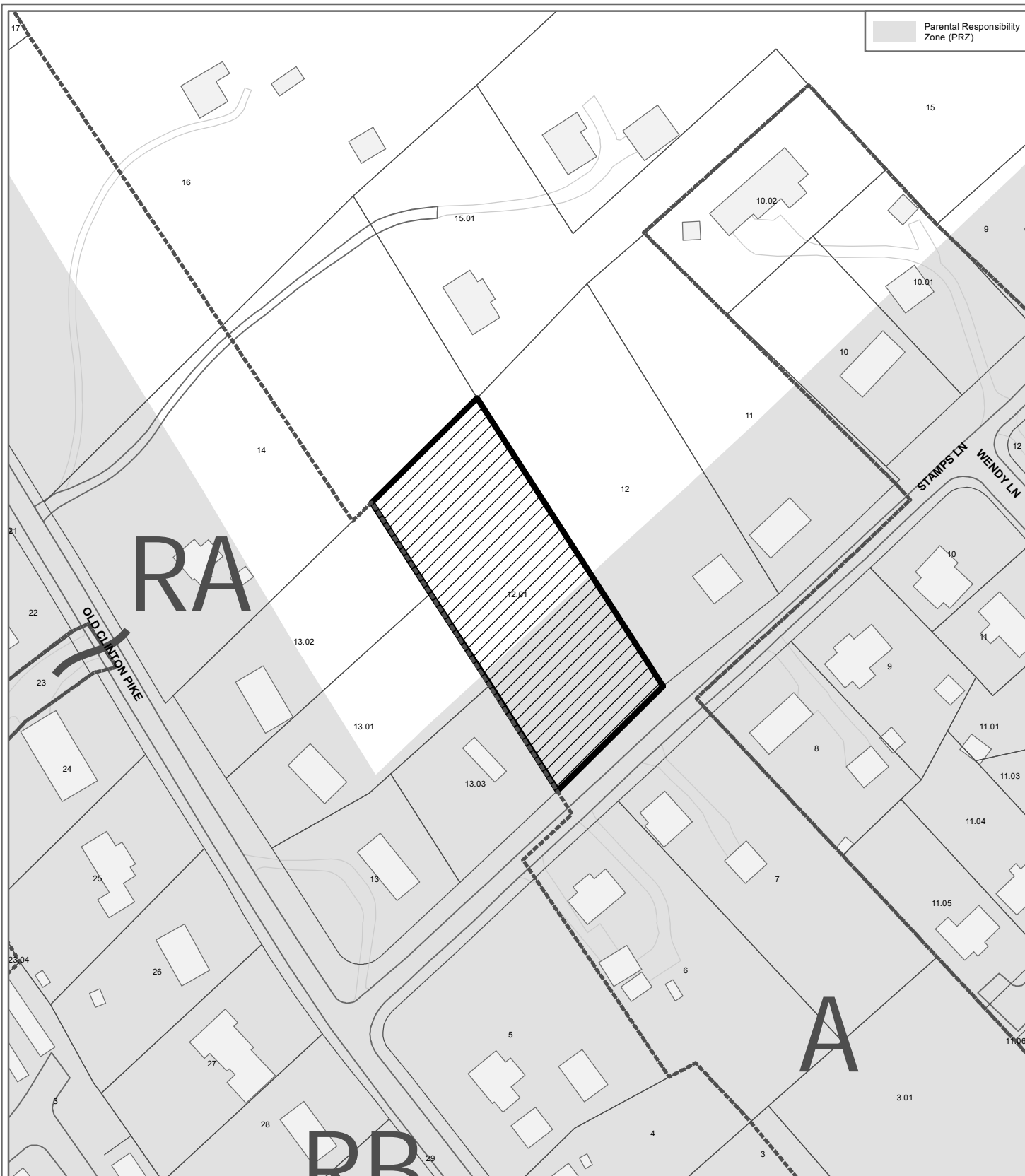
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

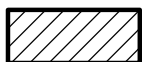
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 3/30/2020. 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.



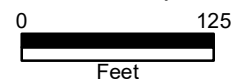
**2-A-20-RZ
REZONING**

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



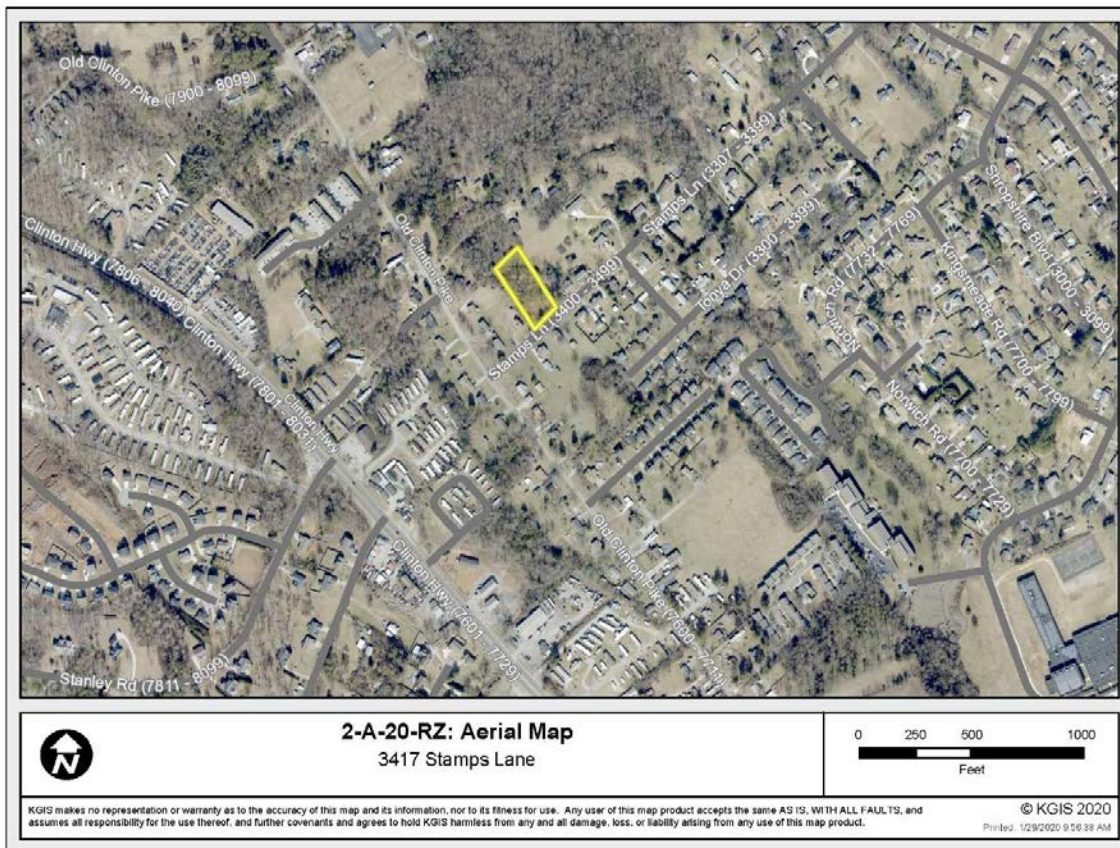
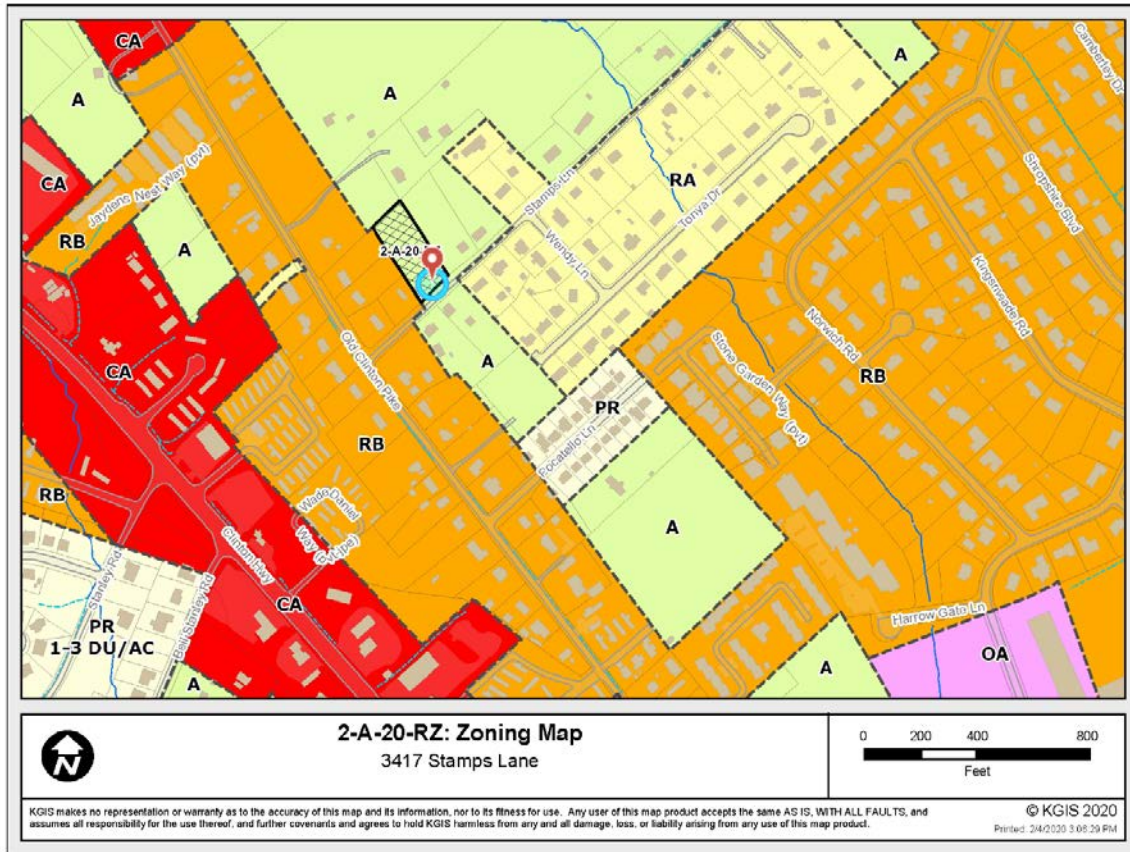
Petitioner: Joseph Novkov & Steve Lentz

Map No: 56
Jurisdiction: County

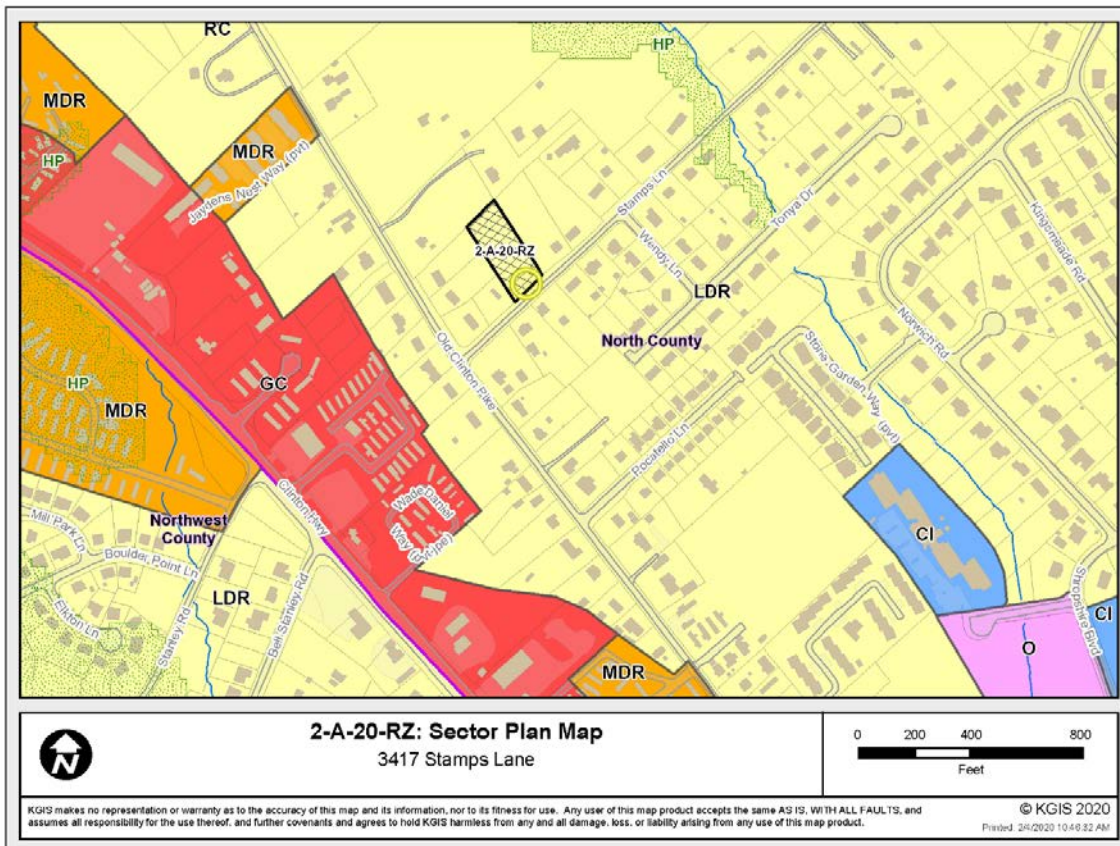
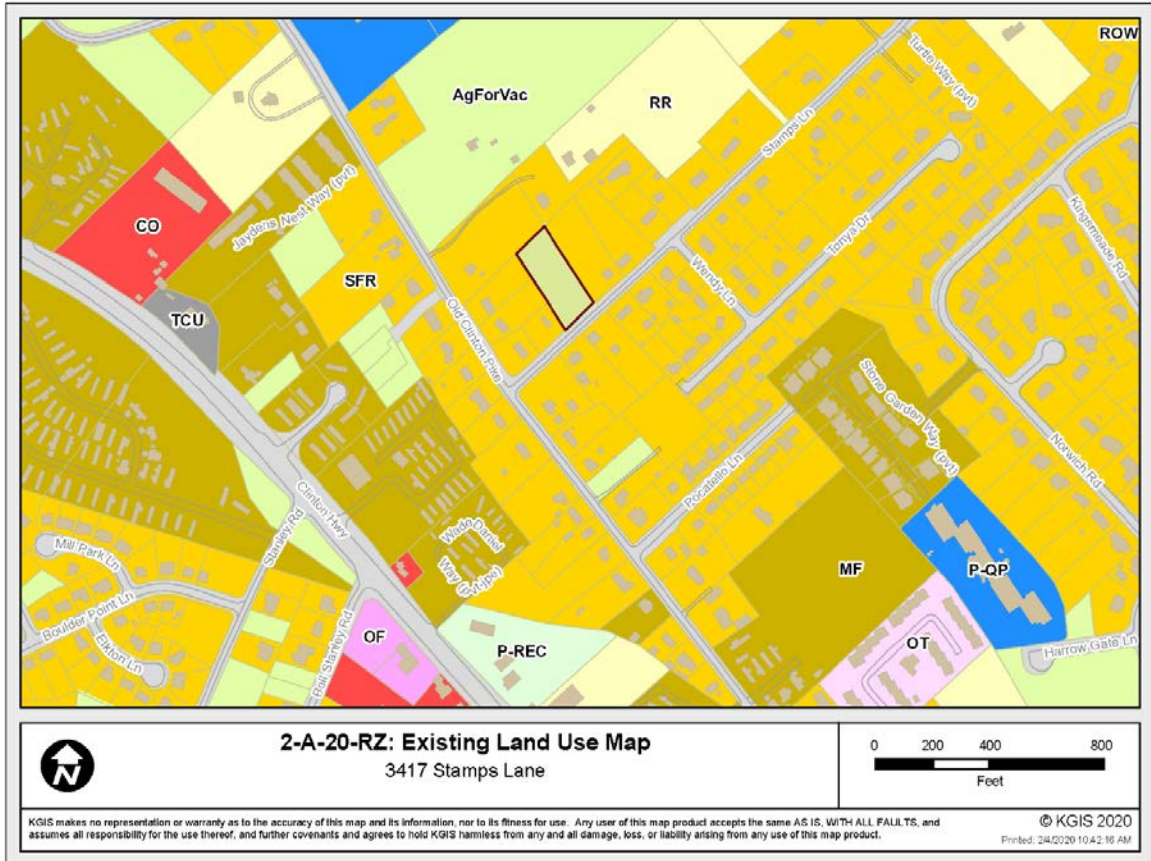


Original Print Date: 1/13/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

2-A-20-RZ: Exhibit A – Contextual Images



2-A-20-RZ: Exhibit A – Contextual Images





DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Joseph Novkov & Steve Lentz

Applicant Name

Affiliation

12/16/19
Date filed

2/13/20
Meeting Date (if applicable)

2-A-20-RZ
File Number(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

Steve Lentz

Name

Company

208 Country Walk Dr

Powell

TN

37849

Address

City

State

Zip

865-406-0934

steven_lentz@msn.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different)

Owner Address

Owner Phone

3417 Stamps Ln

056PA01201

Property Address

Parcel ID

Powell N/S Stamps Ln, E/S Old Clinton Pk.

1 acre

General Location

Tract Size

E6 7

A

Jurisdiction (specify district above)

- City
- County

Zoning District

North County

LDR

Planned

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

N

HPUD

HPUD

Existing Land Use

Septic (Y/N)

Sewer Provider

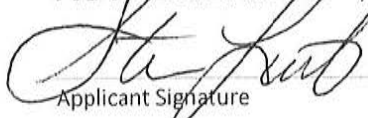

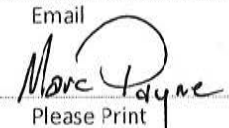
Water Provider

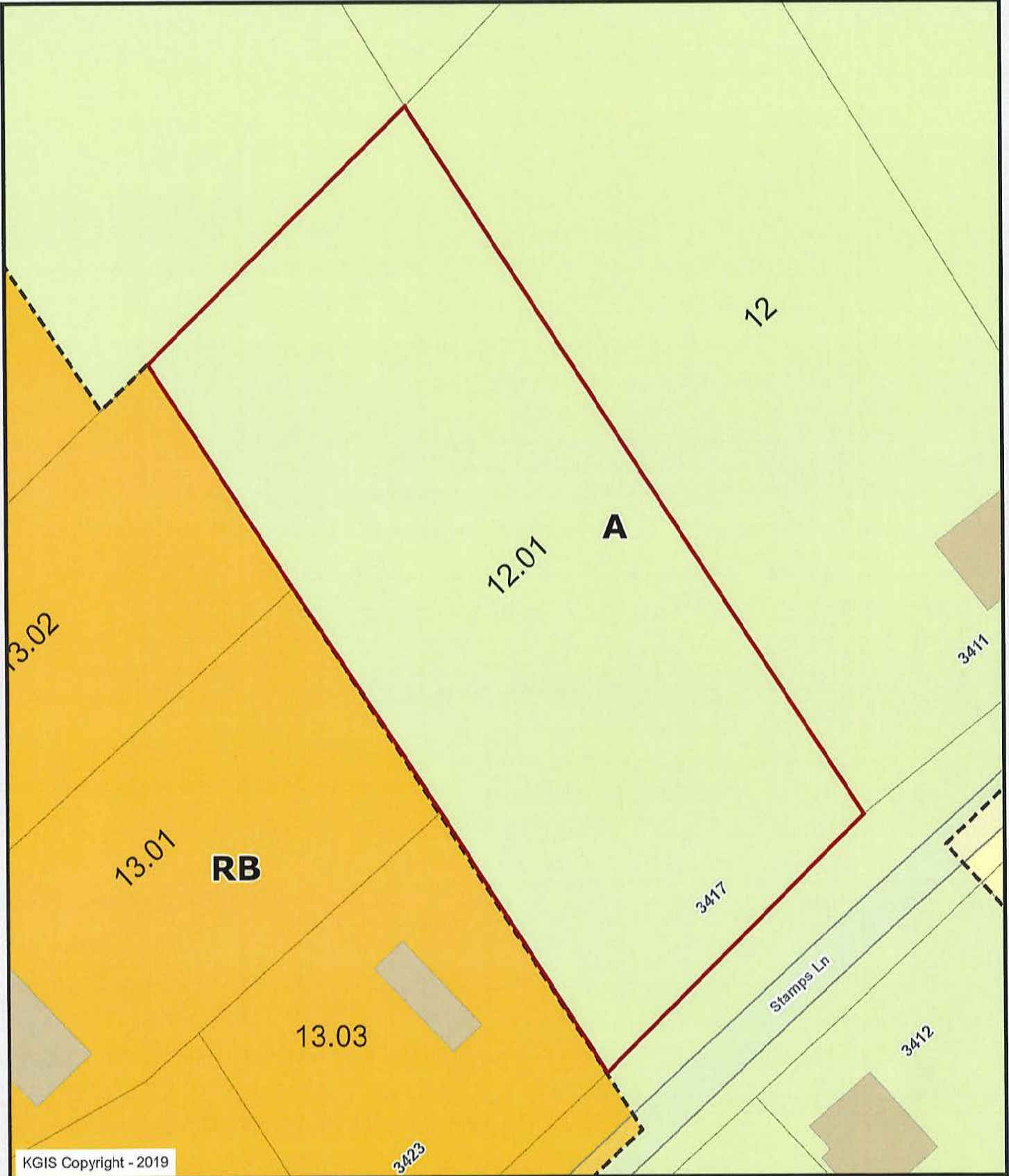
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use
	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____
SUBDIVISION	<input type="checkbox"/> Other (specify): _____
	<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): _____
ZONING	<input type="checkbox"/> Attachments / Additional Requirements
	<input checked="" type="checkbox"/> Zoning Change: <u>RA</u> Proposed Zoning _____
	<input type="checkbox"/> Plan Amendment Change: <u>N/A</u> Proposed Plan Designation(s) _____
	<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____

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

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

	Steve Lentz	
Applicant Signature	Please Print	Date
865-406-0934	steven_lentz@msn.com	
Phone Number	Email	
		<u>12/16/19</u>
Staff Signature	Please Print	Date

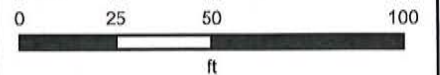


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Letter Portrait



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Knoxville - Knox County - KUB Geographic Information System

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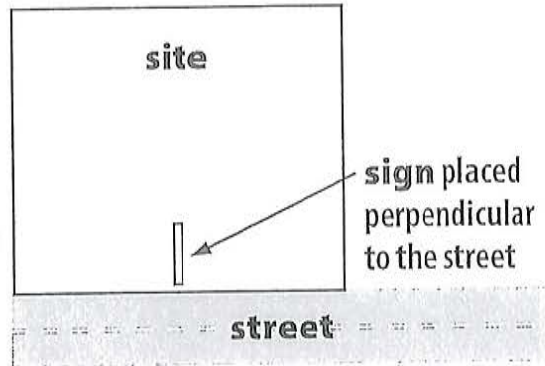
REQUIRED SIGN POSTING AGREEMENT

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 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:

1/29/20 and 2/14/20
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: _____

Printed Name: Steven Lentz

Phone: 865-406-0934 Email: Steven_lentz@msn.com

Date: 12/16/19

File Number: 2-A-20-RZ