

REZONING REPORT

► **FILE #:** 3-A-20-RZ

AGENDA ITEM #: 9

AGENDA DATE: 3/12/2020

► **APPLICANT:** JOEL DEW

OWNER(S): Joel and Kendra Dew, Darrell and Karen Leach

TAX ID NUMBER: 57 023

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 168 Overton Ln.

► **LOCATION:** South side Overton Ln., east of Central Avenue Pk., west of I-75

► **APPX. SIZE OF TRACT:** 1.5 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Overton Road is a local road with an 18.5-foot road width and a 50-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:** RA (Low Density Residential)

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

►
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant and single family residential - C-G-1 (General Commercial) and A (Agricultural)

South: Single family residential - A (Agricultural)

East: Agricultural/forestry/vacant - C-G-1 (General Commercial)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: Overton Road is a dead-end road lined with large lot (1.23 ac. average), detached single family homes on both sides. The road terminates near the I-75 right-of-way.

STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) zoning because it is consistent with the North County Sector Plan's LDR (Low Density Residential) 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. There have been no significant changes in this area that would prompt a rezoning. However, the rezoning would not create lots that are out of character with the other lots on the street.

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

1. The proposed amendment to RA zoning 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.
2. RA zoning allows a 20,000 square foot (0.46 ac.) minimum lot size for properties served by sewer. Surrounding lots on Overton Ln. average 1.23 acres.

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. If rezoned, the applicant plans to subdivide the property and add another detached residential dwelling. The 0.75 acre lot size would not necessarily be out of character for the street. The houses along the north side of Overton Road have an average lot width of approximately 100 feet on this side of Overton Road. The property in question measures 212 feet wide, so a subdivision could create lots with a similar widths to surrounding properties, and the spacing between houses would likely be very similar to those of existing houses on the street.
2. The effect on infrastructure and nearby schools would be negligible.

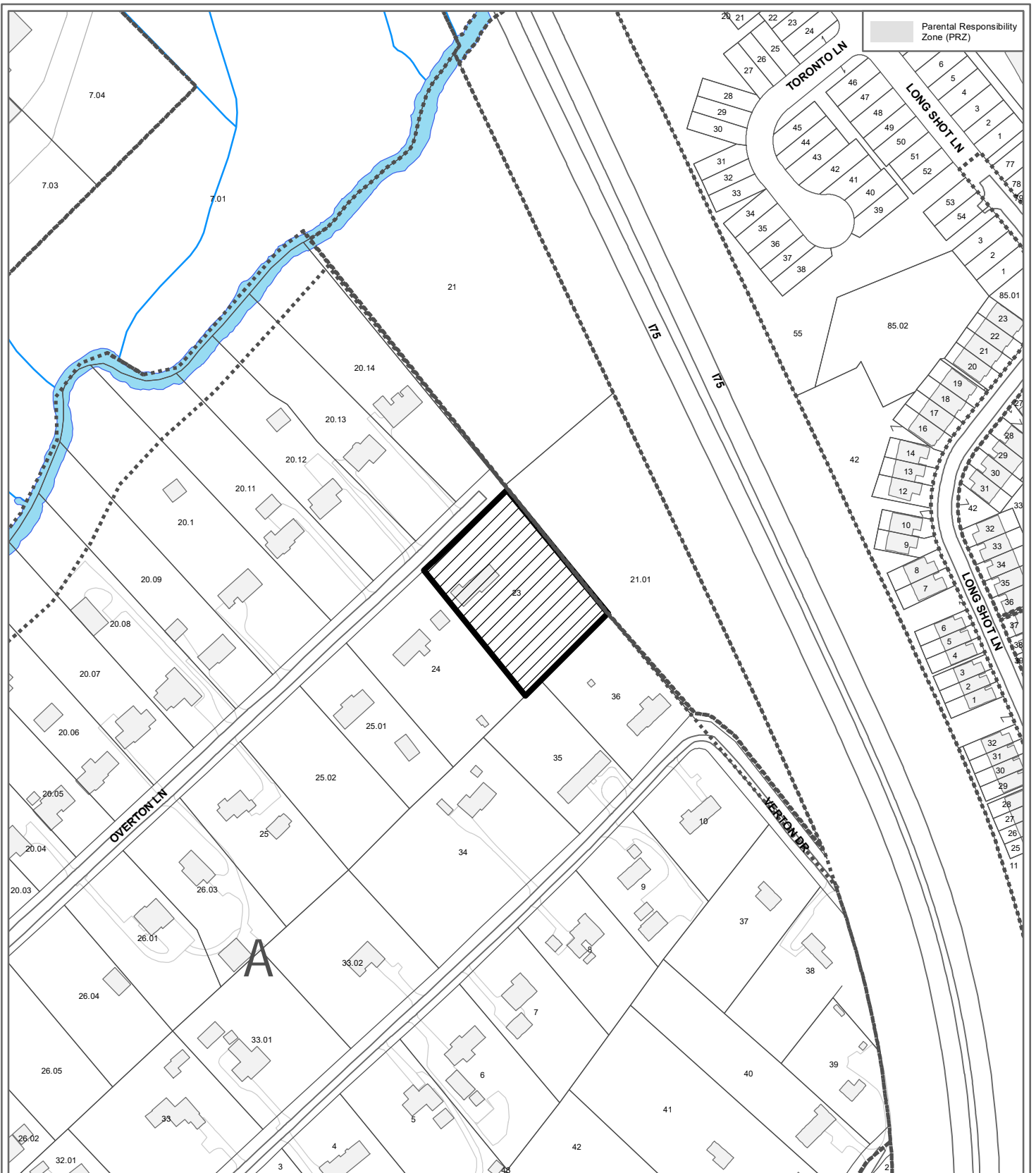
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan's LDR (Low Density Residential) designation supports RA zoning with up to 2 du/ac in the Urban Growth Area of Knox County.
2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/27/2020. 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.



3-A-20-RZ REZONING

From: A (Agricultural)

To: RA (Low Density Residential)



Original Print Date: 2/18/2020
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Dew, Joel

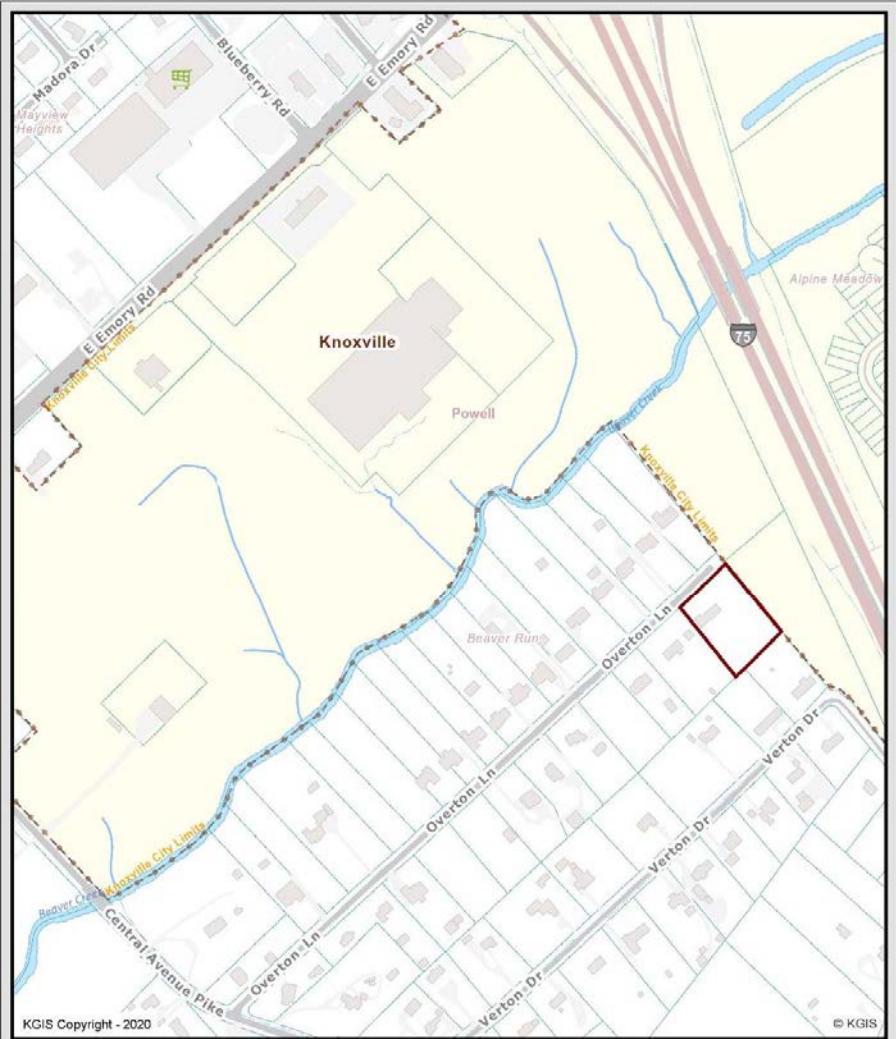
Map No: 57

Jurisdiction: County

0 250
Feet



3-A-19-RZ
EXHIBIT A. Contextual Images



3-A-20-RZ: Location Map
168 Overton Road

Knoxville - Knox County - KUB Geographic Information System

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3-A-20-RZ: Aerial Map
168 Overton Road

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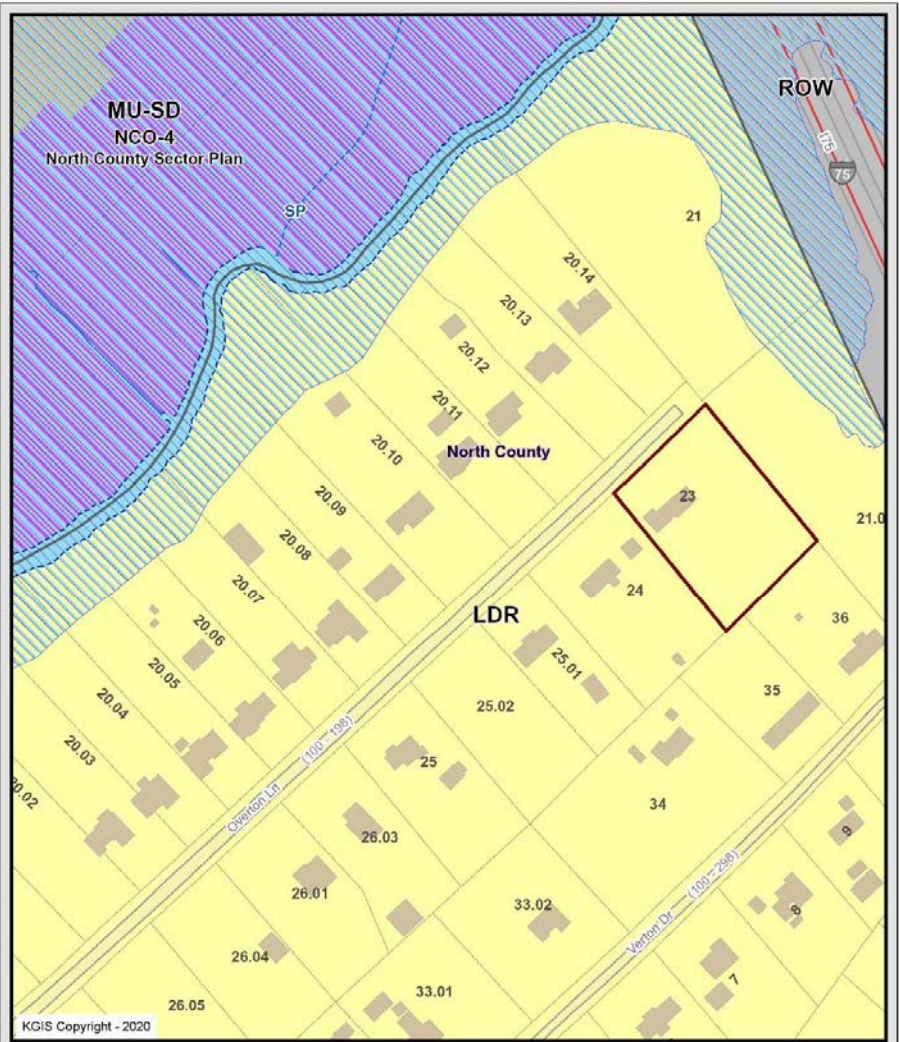
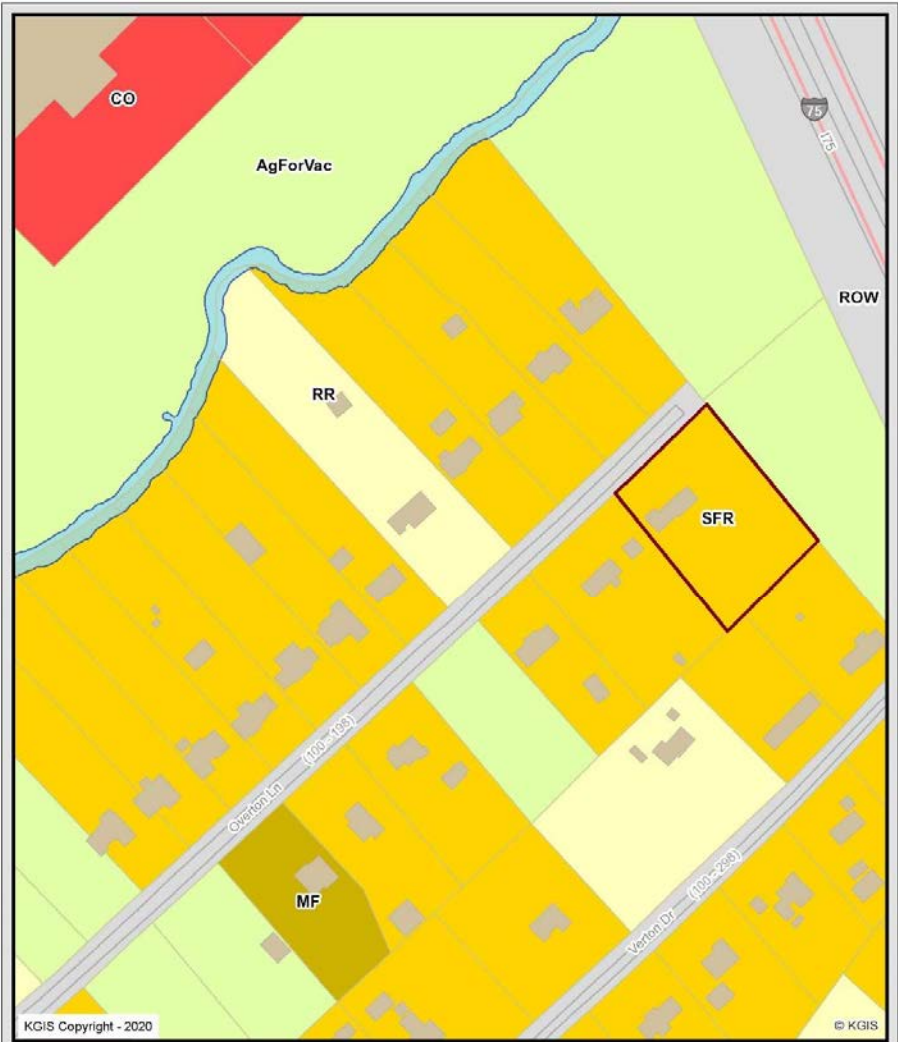
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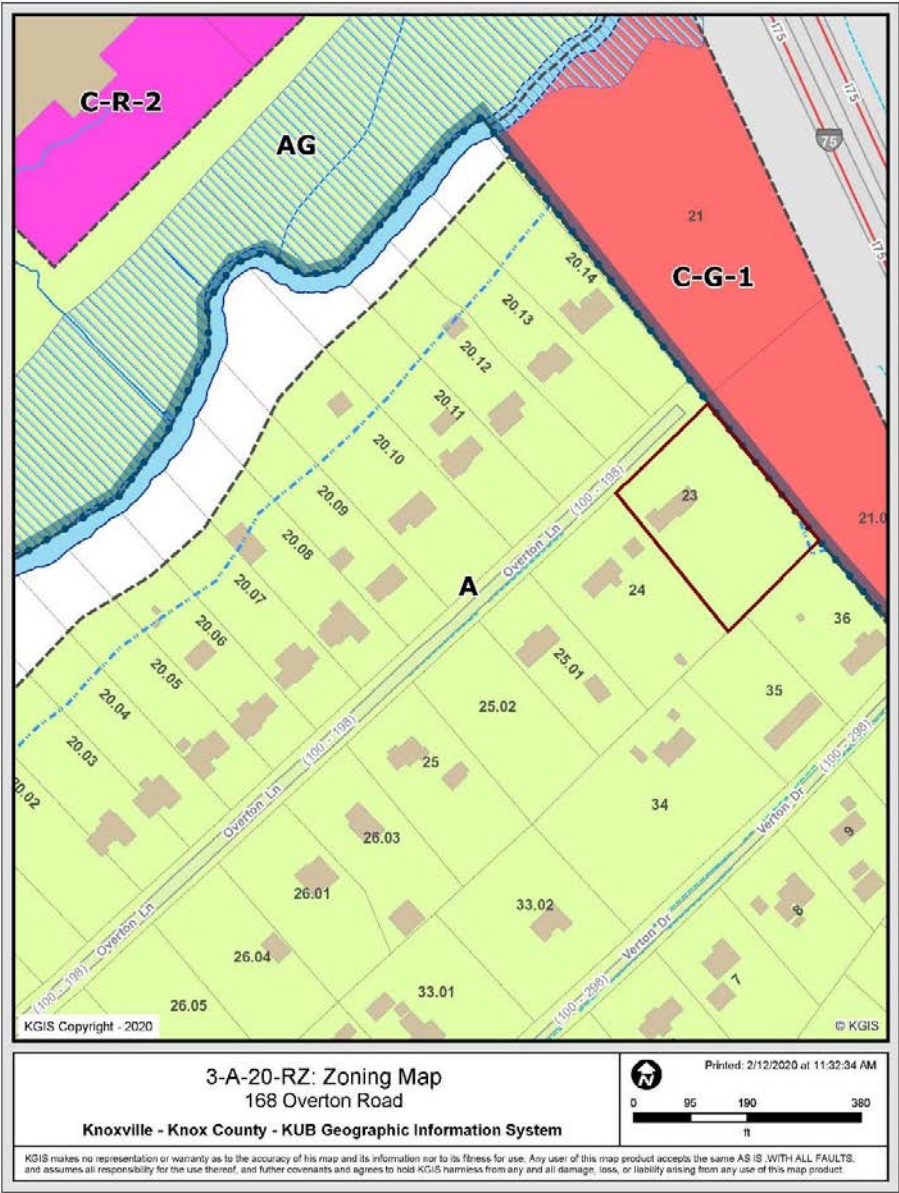
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3-A-19-RZ

EXHIBIT A. Contextual Images



3-A-19-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

Joel Dew
Applicant Name

owner
Affiliation

1-3-20
Date Filed

3-12-20
Meeting Date (if applicable)

3-A-20-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

Joel Dew
Name

Company Powell

126 Overton Ln
Address

Knoxville TN
City State

37849
Zip

865-809-6030
Phone

joel@sterchi.church
Email

CURRENT PROPERTY INFO

Same
Owner Name (if different)

Owner Address

Owner Phone

1168 Overton Ln.
Property Address

057023
Parcel ID

E of Central Avenue PK
S/S Overton, west of I-75
General Location

1.50 acres
Tract Size

7
Jurisdiction (specify district above) ☐ City ☒ County

A
Zoning District

North County
Planning Sector

LDR
Sector Plan Land Use Classification

Urban Growth
Growth Policy Plan Designation

SFR
Existing Land Use

Septic (Y/N)

HPUD
Sewer Provider

HPUD
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): _____	
<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): _____	
ZONING	<input type="checkbox"/> Attachments / Additional Requirements	
	<input checked="" type="checkbox"/> Zoning Change: <u>RA</u>	Proposed Zoning
	<input type="checkbox"/> Plan Amendment Change: _____	Proposed Plan Designation(s)
	<input type="checkbox"/> Proposed Property Use (specify)	Proposed Density (units/acre)
	<input type="checkbox"/> Other (specify): _____	Previous Rezoning Requests

STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<u>0324</u> <u>500.00</u>	
	ATTACHMENTS	FEE 2:	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
	ADDITIONAL REQUIREMENTS	FEE 3:	
	<input type="checkbox"/> Design Plan Certification (Final Plat only)		
	<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)		
	<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.



1/3/20

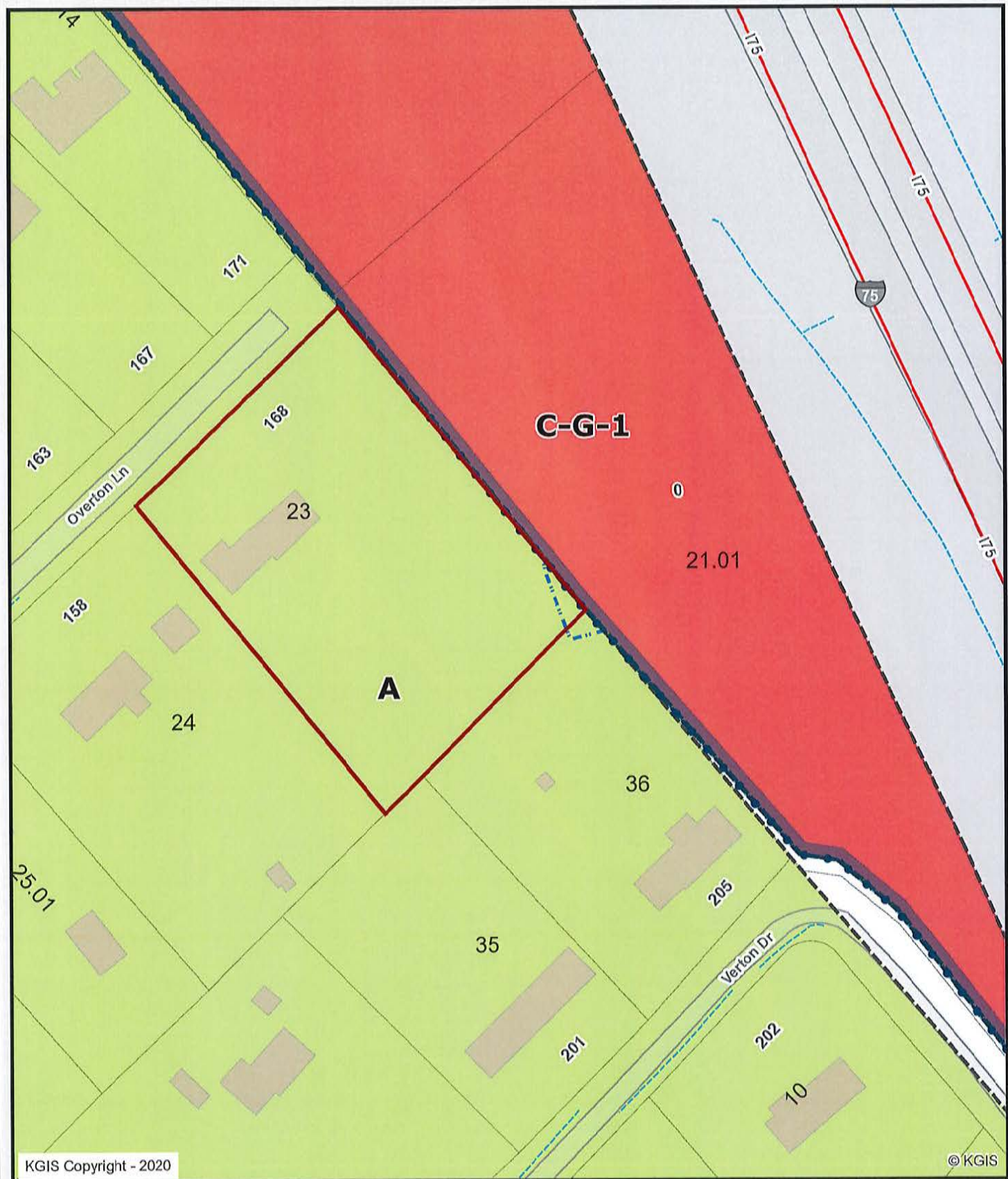
Applicant Signature
 Please Print
 Date

Phone Number
 Email



1-3-20

Staff Signature
 Please Print
 Date

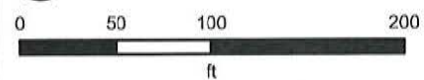


168 Overton Ln.

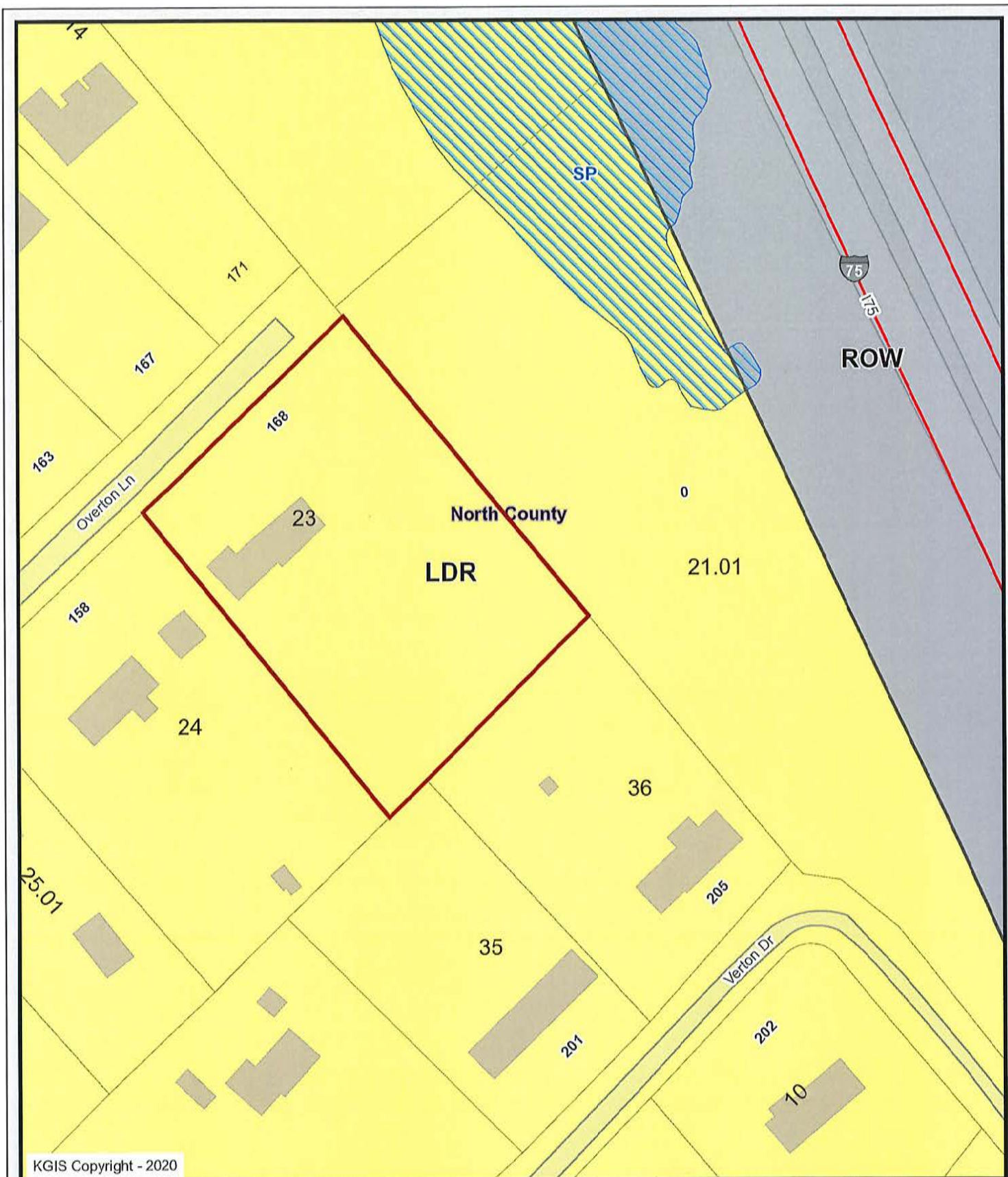
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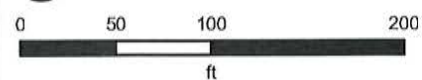


168 Overton Ln.

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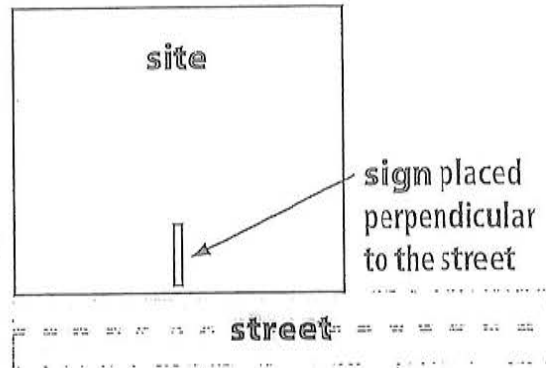
REQUIRED SIGN POSTING AGREEMENT

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:

Feb 26 (Wed) and March 13 (Fri)
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: _____

Printed Name: Joel Dew

Phone: 865-809-6030

Email: joel@starchurch

Date: 1-3-20

File Number: 3-A-20-RZ