

# REZONING REPORT

▶ **FILE #:** 3-B-20-RZ

**AGENDA ITEM #:** 10

**AGENDA DATE:** 3/12/2020

▶ **APPLICANT:** DIANE TUDOR

OWNER(S): Diane Tudor

TAX ID NUMBER: 27 244

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3222 Weaver Cemetery Rd.

▶ **LOCATION:** **West side of Weaver Cemetery Rd., south of Norris Freeway, east side of Shade Weaver Rd., north of Long Hollow Rd.**

▶ **APPX. SIZE OF TRACT:** 14.92 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access for this property is via Shade Weaver Road, a local street, with a 14.4 foot pavement width within a right-of-way width of 50 feet.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

▶ **PRESENT ZONING:** PR (Planned Residential)

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

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ EXTENSION OF ZONE: Yes, The property is surrounded by A zoning

HISTORY OF ZONING: 2-P-06-RZ: A to PR

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - A (Agriculture), PR (Planned Residential)

South: Agriculture/forestry/vacant, single family residential - A (Agriculture)

East: Agriculture/forestry/vacant, single family residential - A (Agriculture)

West: Agriculture/forestry/vacant, single family residential - A (Agriculture), PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The area is largely forested, steep sloped rural and agricultural land with a few single family residential homes in the general area.

**STAFF RECOMMENDATION:**

▶ **Approve A (Agricultural) zoning because it is consistent with the North County Sector Plan designation of LDR (Low Density Residential) land use classification 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. There have been no significant changes in this area that would prompt a rezoning. However, the rezoning is in line with the LDR designation for this property and a neighboring tract was also downzoned from PR to A in 2014, that had been part of the original rezoning to PR that occurred in 2006.

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

1. The proposed amendment to A zoning is intended to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

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 rezoning from PR to A should not create any adverse effects directly nor indirectly.

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 designation of LDR (Low Density Residential) supports A (Agricultural) zoning.  
2. The amendment to A (Agricultural) is not in conflict with any other adopted plan.

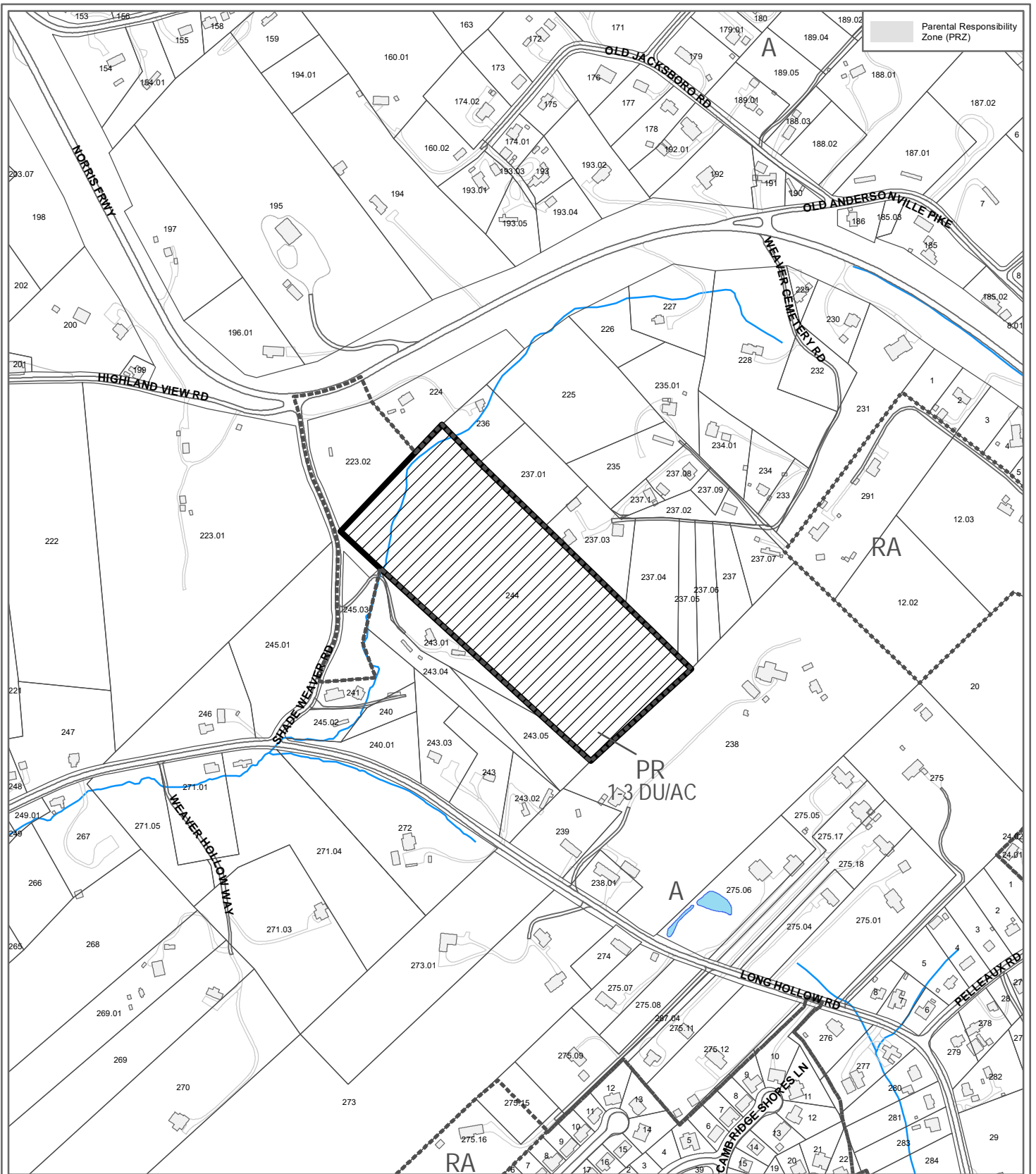
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Copper Ridge Elementary, Halls Middle, and Halls 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 4/22/2019. 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.



**3-B-20-RZ  
REZONING**

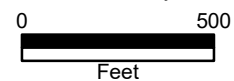
From: PR (Planned Residential)  
To: A (Agricultural)



Petitioner: Tudor, Diane

Map No: 27

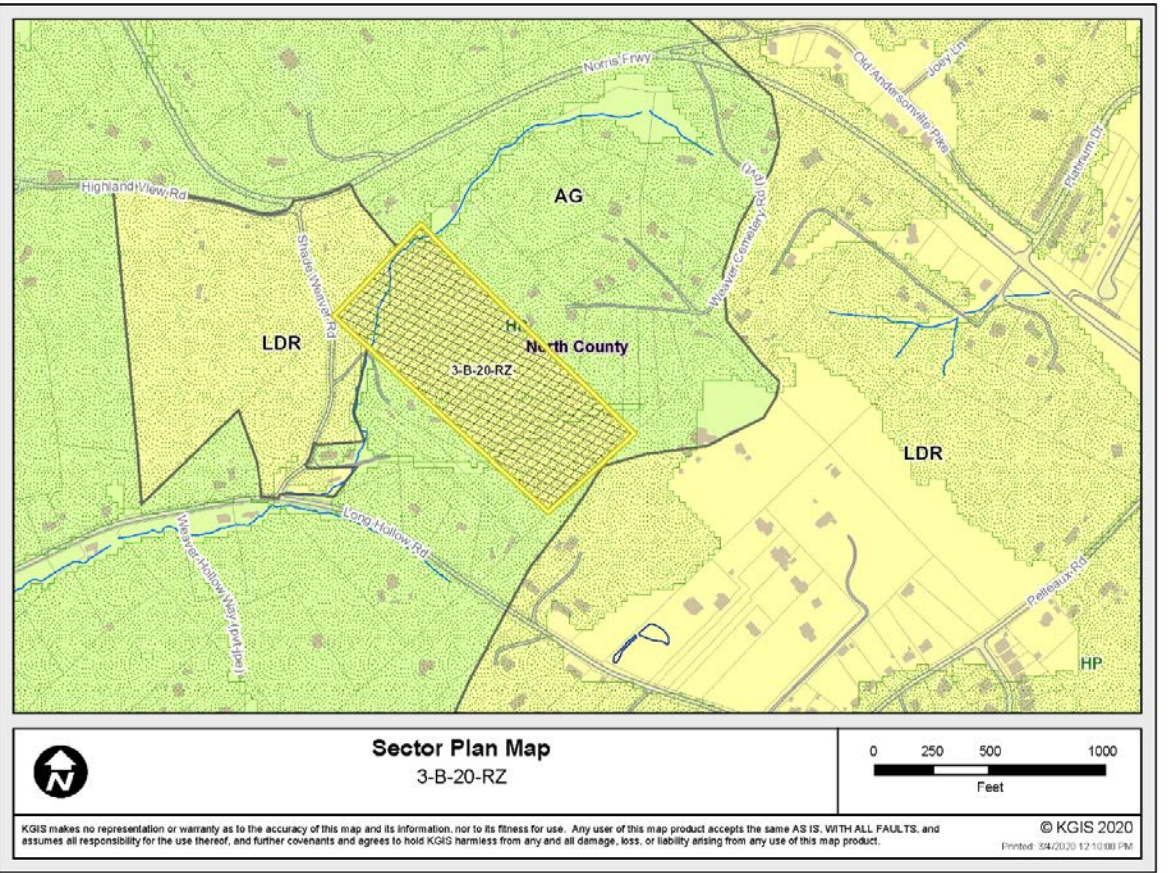
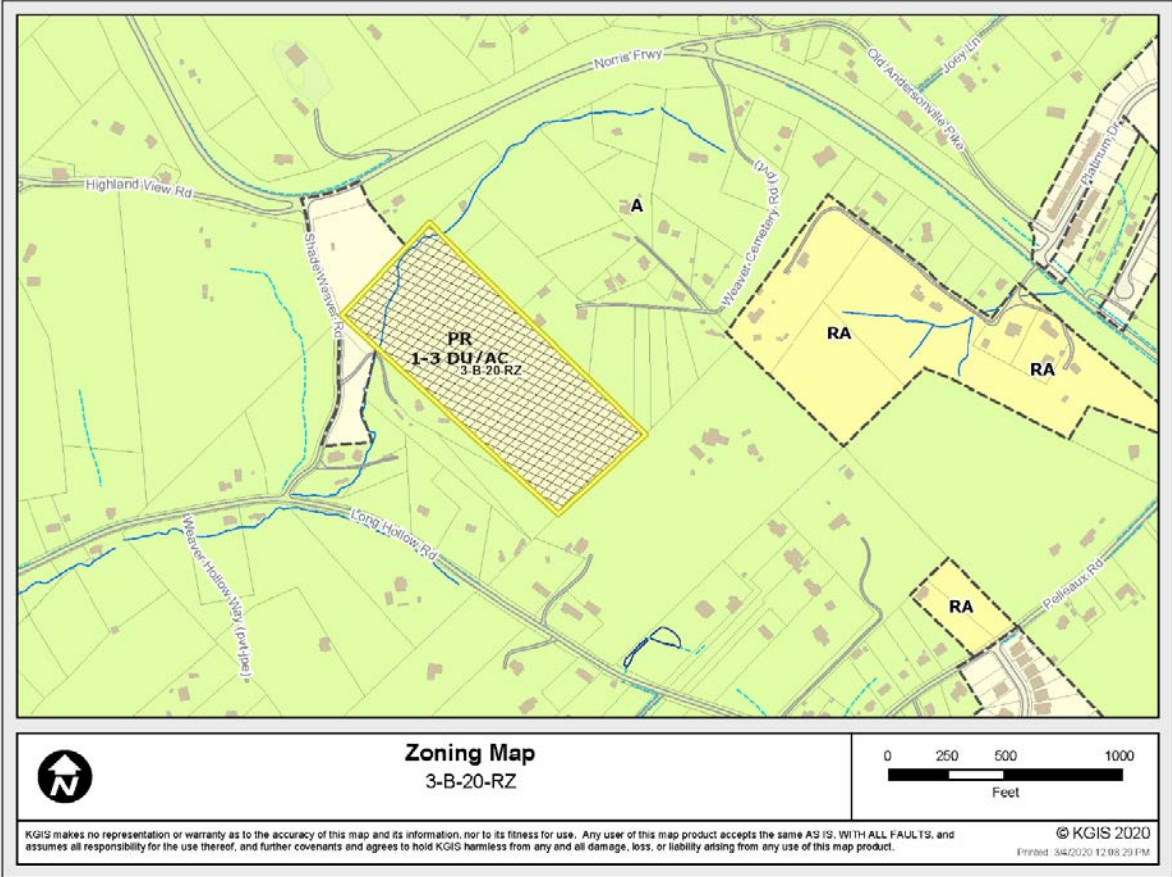
Jurisdiction: County



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

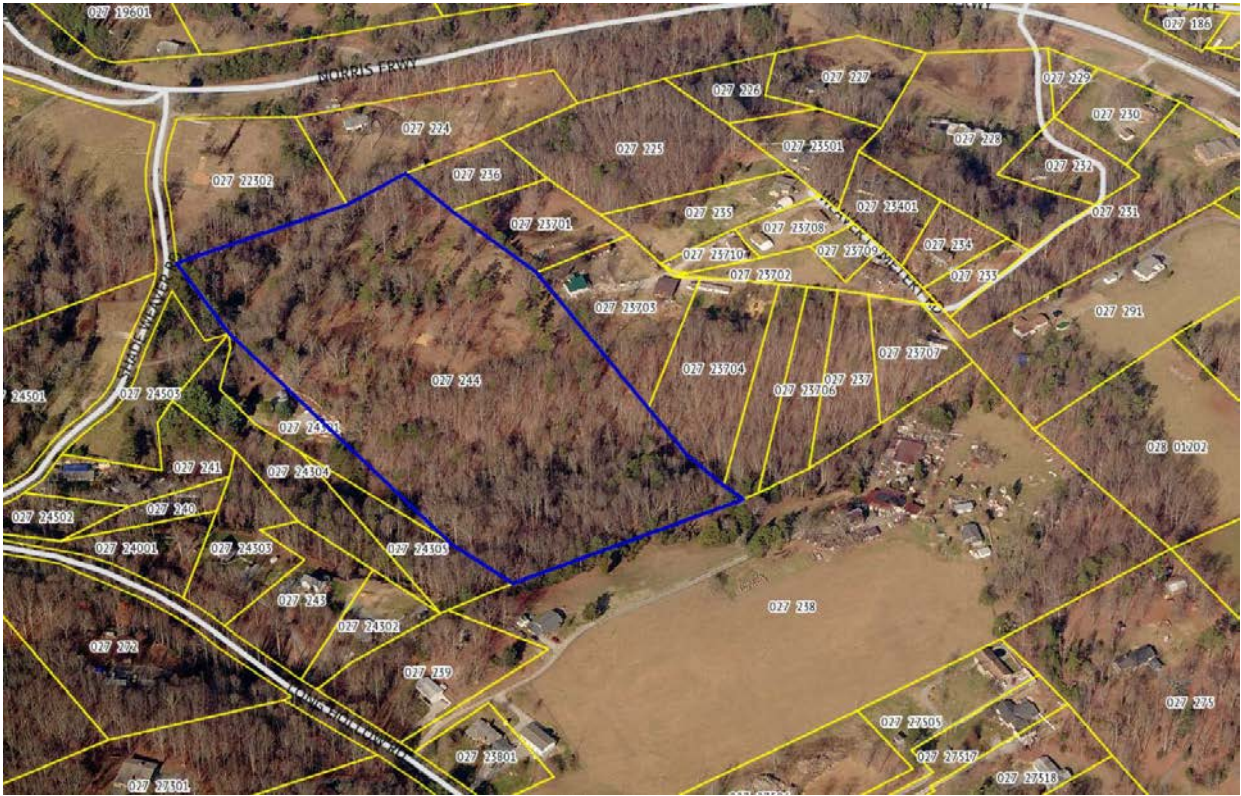
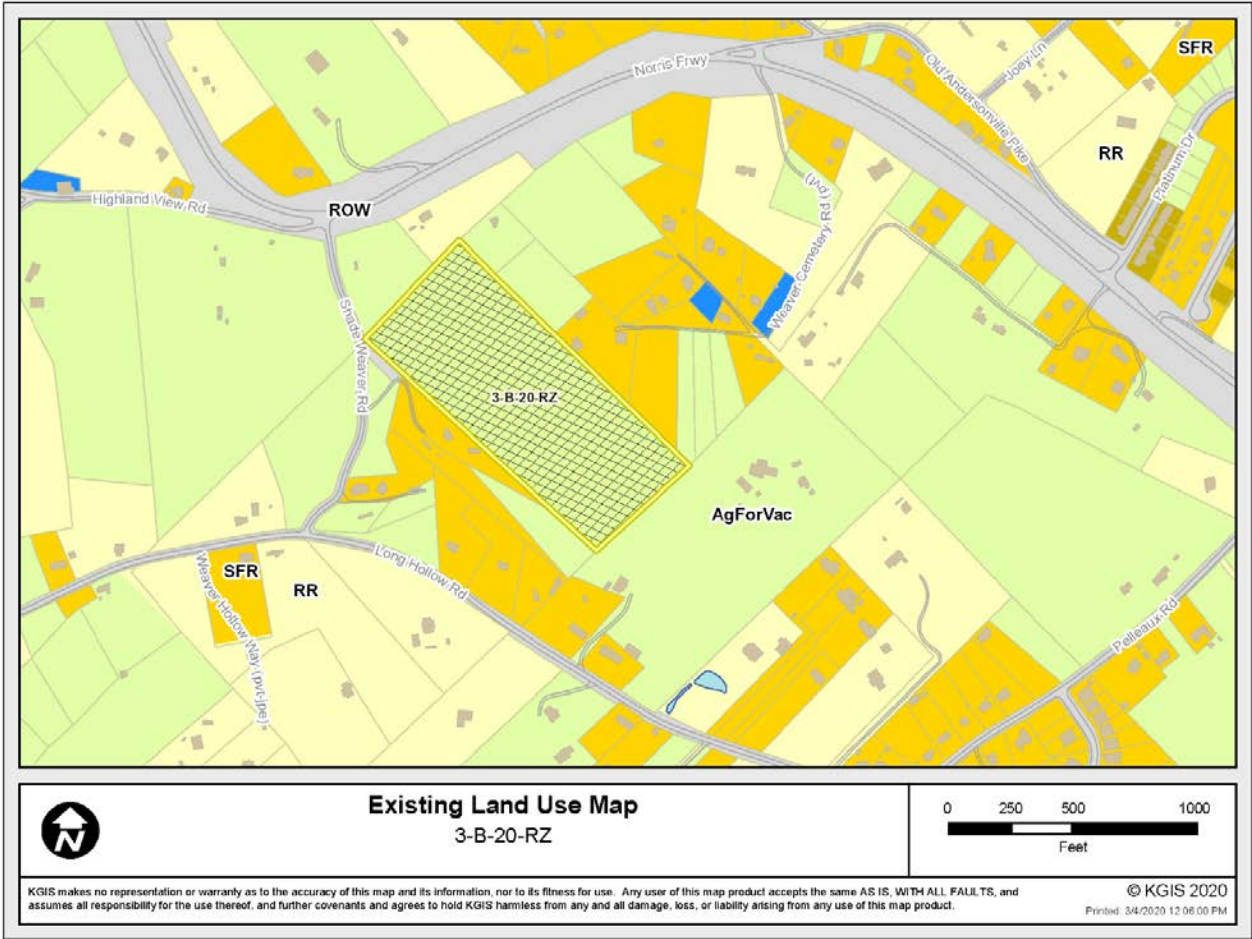


3-B-20-RZ: Exhibit A – Contextual Images





3-B-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

Applicant Name: Diane Tudor Affiliation: Owner  
 Date Filed: 1/3/2020 Meeting Date (if applicable): 3-12-20 File Numbers(s): 3-B-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

Name: Diane Tudor Company: \_\_\_\_\_  
 Address: P.O. Box 71061 City: Knoxville TN State: 37938 Zip: \_\_\_\_\_  
 Phone: 865-687-0608 Email: dt2dor@gmail.com

## CURRENT PROPERTY INFO

Owner Name (if different): Diane Tudor Owner Address: P.O. Box 71061 Owner Phone: 865-687-0608  
 Property Address: 3222 Weaver Cemetery Rd Parcel ID: 027 244  
 General Location: Hills 50 of Harris Freeway Parcel Size: 14.92  
North of Long Hollow Rd Zoning District: PR West Side Weaver Cemetery Rd  
 Jurisdiction (specify district above):  City  County Zoning District: \_\_\_\_\_  
 Planning Sector: North County Sector Plan Land Use Classification: LDR (Hillside & Ridgetop Rural Protection) Growth Policy Plan Designation: Rural  
 Existing Land Use: Vacant Septic (Y/N): 0 Sewer Provider: \_\_\_\_\_ Water Provider: Hallsdale Powell

# 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): _____	
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: _____	
ZONING	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements	
	<input checked="" type="checkbox"/> Zoning Change: <u>A (Agricultural)</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	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>		
	<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission		0325   1346.00	
	<b>ATTACHMENTS</b>	<input type="checkbox"/> Property Owners / Option Holders		<input type="checkbox"/> Variance Request	<b>FEE 2:</b>
	<b>ADDITIONAL REQUIREMENTS</b>	<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
		<b>FEE 3:</b>	1346.00		

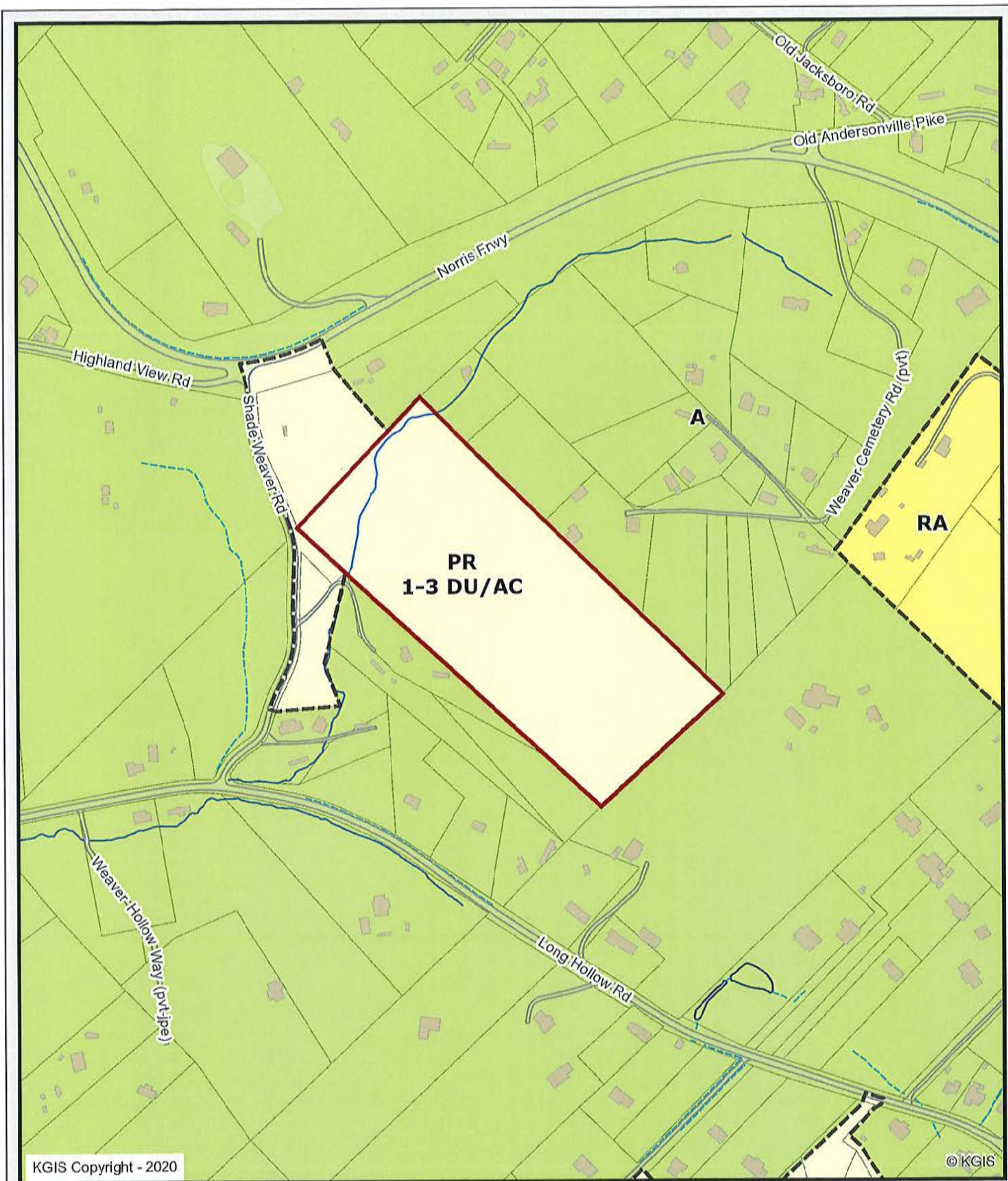
**AUTHORIZATION** By signing below, I certify I am the property owner, applicant or the owners authorized representative.

*Diane Tudor*      Diane Tudor      1/3/2020  
 Applicant Signature      Please Print      Date

865-687-0608      dt2dor@gmail.com  
 Phone Number      Email

*Sherry Michienzi*      Sherry Michienzi      1-3-20  
 Staff Signature      Please Print      Date





### Letter Portrait

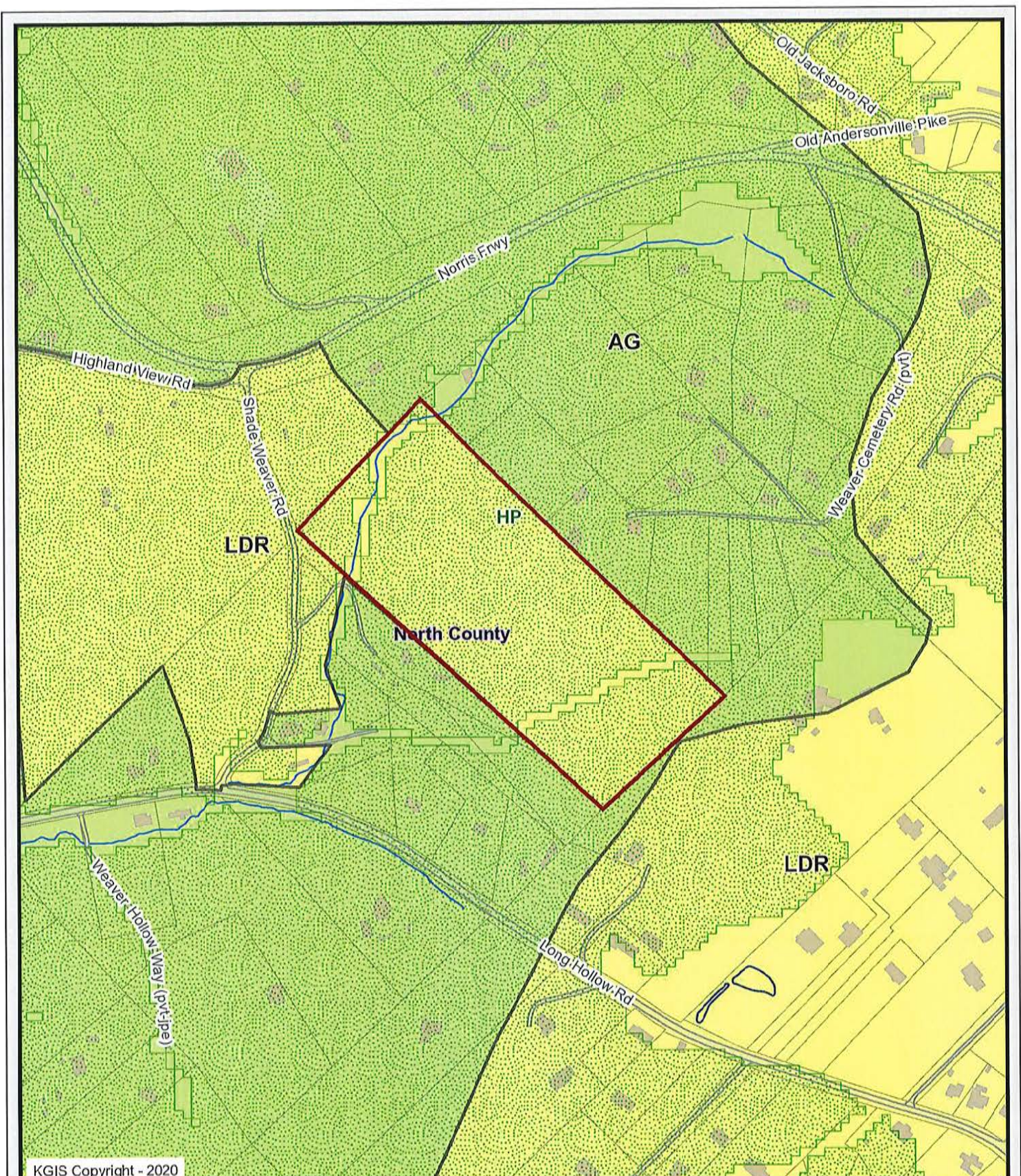
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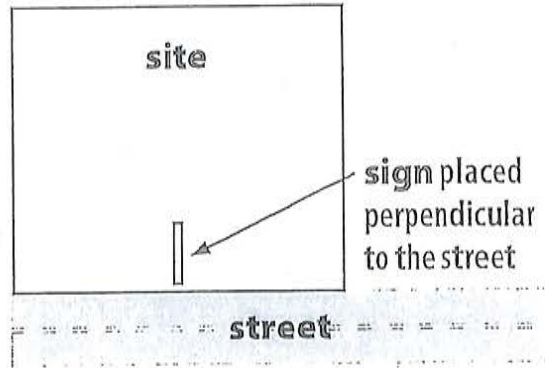
## REQUIRED SIGN POSTING AGREEMENT

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: Diane Tudor

Printed Name: Diane Tudor

Phone: 865-687-0608 Email: dt2dor@gmail.com

Date: 1-3-20

File Number: 3-B-20-RZ