

# REZONING REPORT

► **FILE #:** 3-F-20-RZ

**AGENDA ITEM #:** 14

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

► **APPLICANT:** RALPH SMITH / PROFESSIONAL LAND SYSTEMS

OWNER(S): Johnny Grubb

TAX ID NUMBER: 78 11204, 78 111, AND 78 110

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 4708 4700, and 0 Messer Ln.

► **LOCATION:** South side of Messer Lane east of Weaver Road

► **APPX. SIZE OF TRACT:** 2.03 acres total

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Messer Lane is a local road with a road width of 15.8 feet and a right-of-way width of 50 feet.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Grassy Creek

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

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

► **EXISTING LAND USE:** Single family residential for 4700 and 4708 Messer Lane; 0 Messer Lane is designated agricultural/forestry/vacant

► EXTENSION OF ZONE: Yes, RA zoning is adjacent to the east

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural) and RA (Low Density Residential)

South: Agricultural/forestry/vacant -A (Agricultural)

East: Single family residential - RA (Low Density Residential)

West: Single family residential and rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: Messer Lane consists of detached single family homes, which is typical of the area in general. Lot sizes on Messer Lane range from 0.51 acres to 2.02 acres (or 22,215 square feet to 87,991 square feet) and average 0.86 acres (37,462 square feet).

## 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 Messer Ln. range from 0.51 to 2.02 acres in size.

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 re-subdivide the property and an additional lot. The .50 acre lot size would not be out of character for 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:

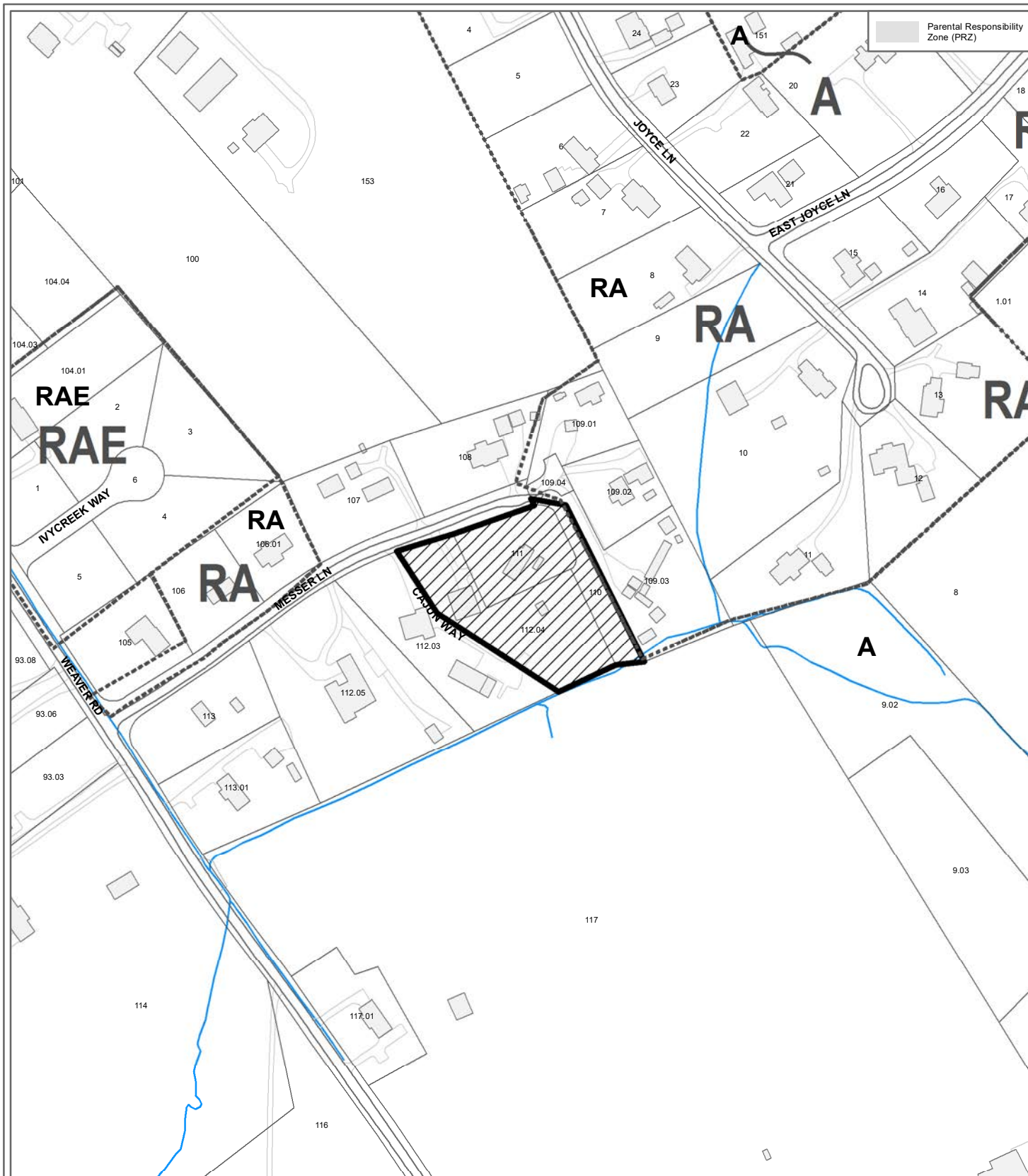
1. The Northwest County Sector Plan's LDR (Low Density Residential) designation supports RA zoning with up to 2 du/ac in the Urban Growth Area of Knox County.

2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

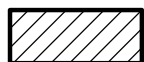
ESTIMATED TRAFFIC IMPACT: Not required.

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-F-20-RZ REZONING



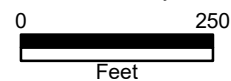
From: A (Agricultural)

To: RA (Low Density Residential)

Petitioner: PLS, Ralph Smith

Map No: 78

Jurisdiction: County



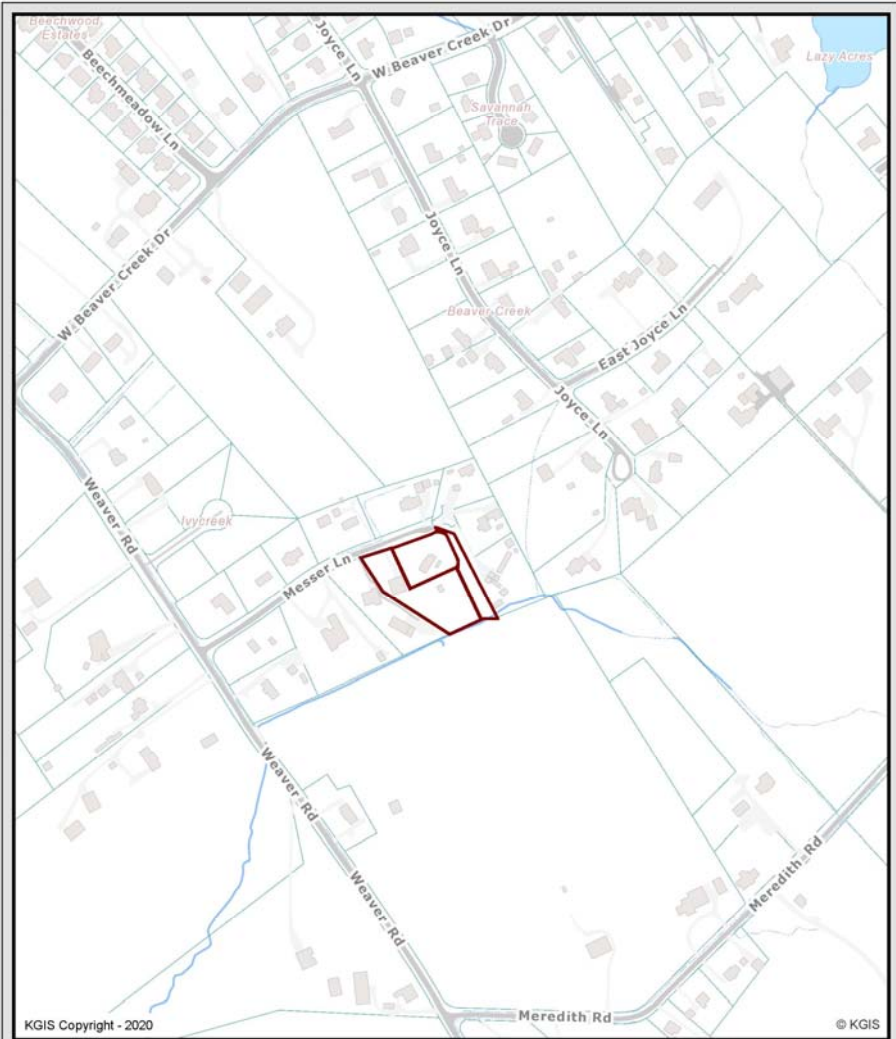
Original Print Date: 2/18/2020

Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

3-F-19-RZ

EXHIBIT A. Contextual Images



3-F-20-RZ: Location Map

4708 Messer Ln.

Knoxville - Knox County - KUB Geographic Information System

Printed: 2/12/2020 at 11:45:48 AM

0 190 380 760

ft

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3-F-20-RZ: Aerial Map

4708 Messer Ln.

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0 95 190 380

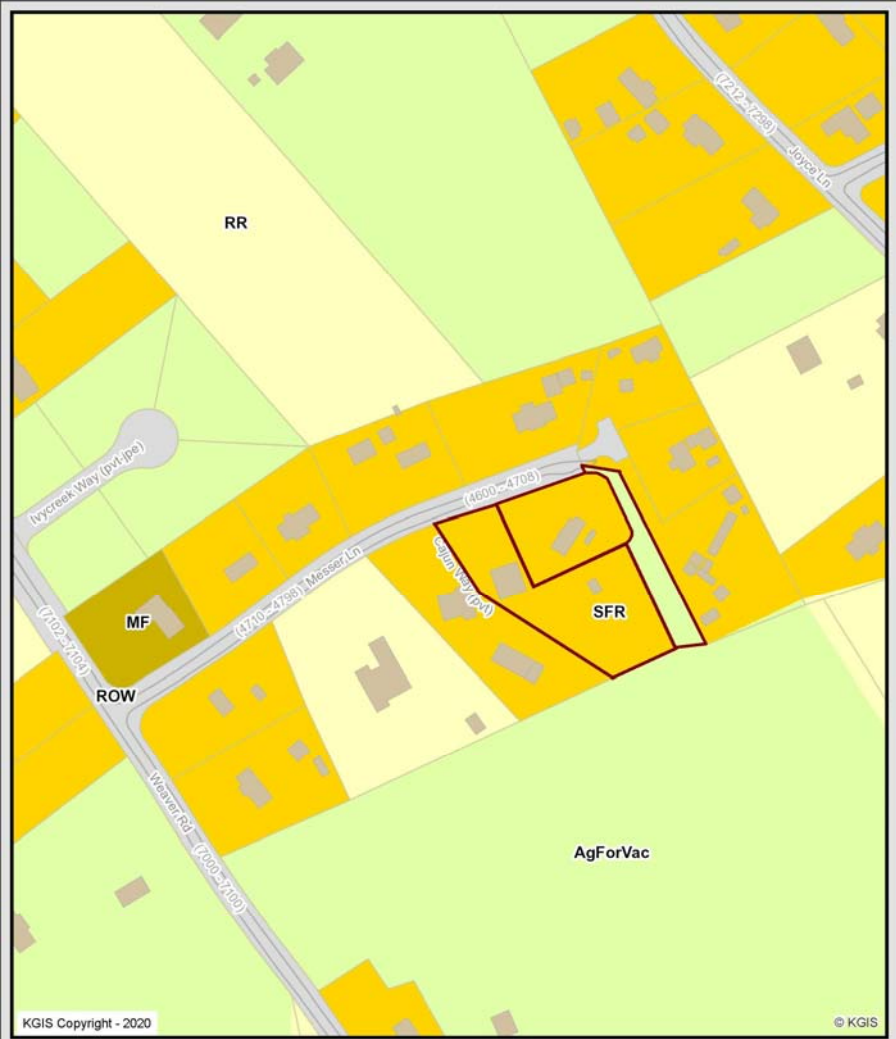
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3-F-19-RZ

EXHIBIT A. Contextual Images



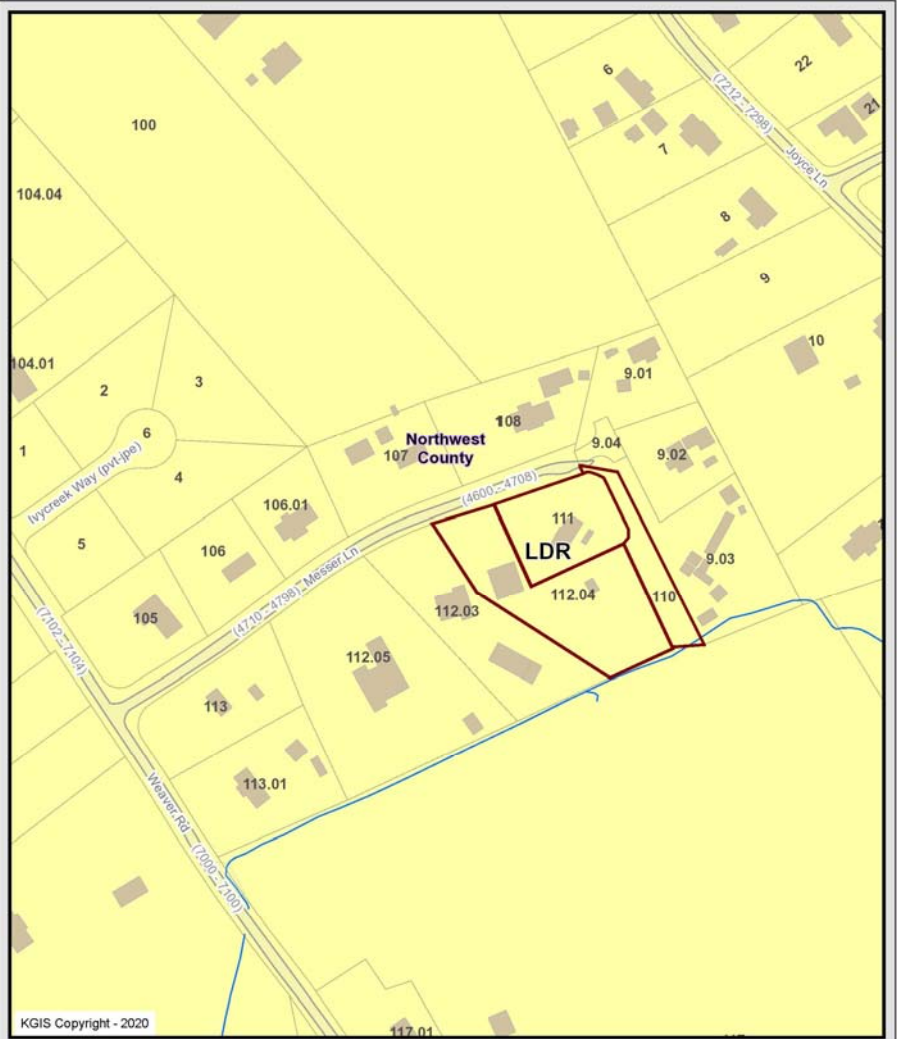
3-F-20-RZ: Existing Land Use Map  
4708 Messer Ln.

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ft



3-F-20-RZ: Sector Plan Map  
4708 Messer Ln.

Knoxville - Knox County - KUB Geographic Information System

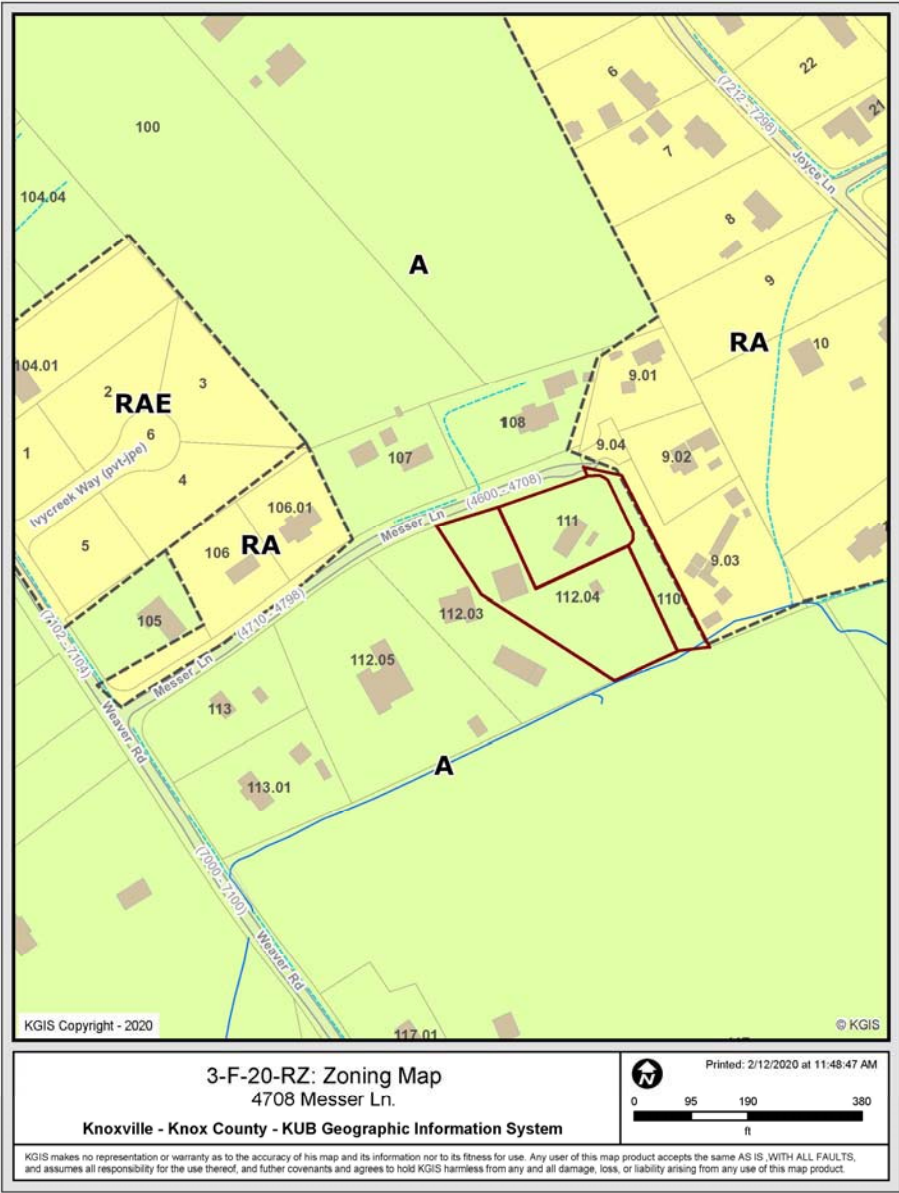
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0 95 190 380  
ft

3-F-19-RZ

EXHIBIT A. Contextual Images





## DEVELOPMENT REQUEST

### DEVELOPMENT

- ☐ Development Plan  
☐ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☒ Rezon

RECEIVED  
JAN 24 2020  
Knoxville-Knox County  
Planning

Ralph Smith / PLS

Applicant

Jan. 24, 2020

Date Filed

March 12, 2020

Meeting Date (if applicable)

3-F-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

Ned Ferguson

Professional Land Systems

Name

Company

205 Lamar Ave.

Address

Clinton

City

TN

State

37716

Zip

865-599-0318

Phone

nedferguson@gmail.com

Email

ralph6169@gmail.com

## CURRENT PROPERTY INFO

Johnny Grubb

Owner Name (if different)

7133 Weaver Rd Powell 37849

Owner Address

865-806-9083

Owner Phone

4708 Messer Ln

078 11204

4700 Messer Ln

078 111

0 Messer Ln

078 110

Property Address

Parcel ID

Terminus of Messer Ln, 600' east of Weaver Rd

General Location

2.08 Ac.

Tract Size

6  
Jurisdiction (specify district above)

☐ City ☒ County

A  
Zoning District

Northwest County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

Residential & Vacant

Existing Land Use

N

Septic (Y/N)

HPUD

Sewer Provider

HPUD

Water Provider



# REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

SUBDIVISION

☐ Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created: \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: **RA**

Proposed Zoning

☐ Plan Amendment Change:

Proposed Plan Designation(s)

**Residential**

**2 du/ac**

☐ Proposed Property Use (specify)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify): \_\_\_\_\_

STAFF USE ONLY

## PLAT TYPE

☐ Staff Review ☐ Planning Commission

## ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

## ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

0324 500.00

FEE 2:

FEE 3:

TOTAL:

\$500.00

## AUTHORIZATION

*Sherry Muehlenzi*  
Staff Signature

*Sherry Muehlenzi*  
Please Print

*1-24-20*  
Date

*Ralph V. Smith III*  
Applicant Signature

Ralph V. Smith III  
Please Print

1/24/2020  
Date



Jan. 24, 2020

Knoxville-Knox County Planning  
City-County Building Suite 403  
400 Main St.  
Knoxville, TN 37902

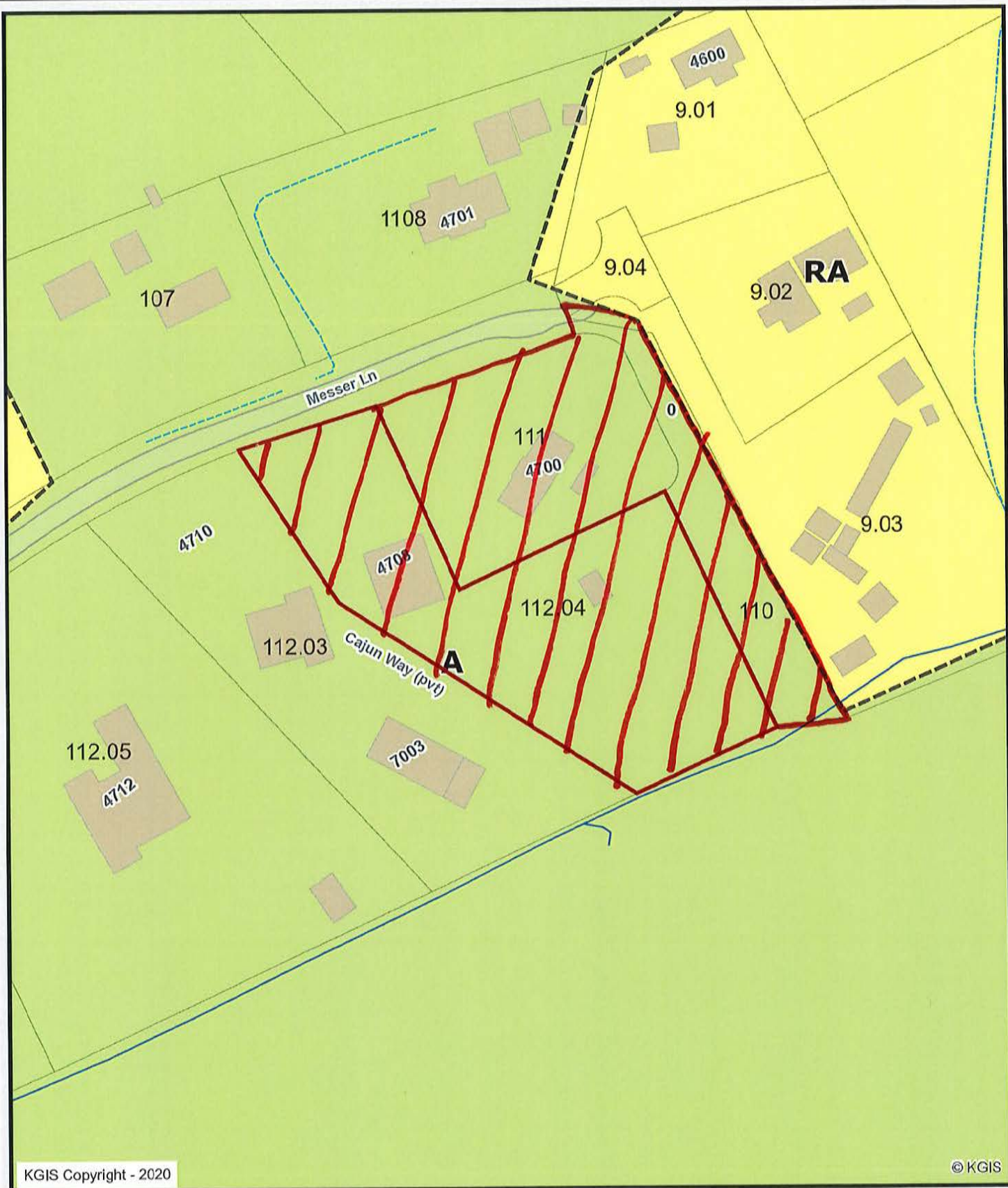
Re: Rezoning of tax parcels 078 11204, 111 & 110

Dear Sirs,

Please allow Ralph Smith / PLS to represent me in my rezoning request for the above-referenced parcels, aka 4708, 4700 & 0 Messer Lane. I would like to rezone the property from "A" Agriculture to "RA" Low Density Residential.

Thank you  
Johnny Grubb

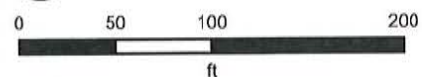
A handwritten signature in cursive script, reading "Johnny Grubb", written over a horizontal line.



3-F-20-RZ



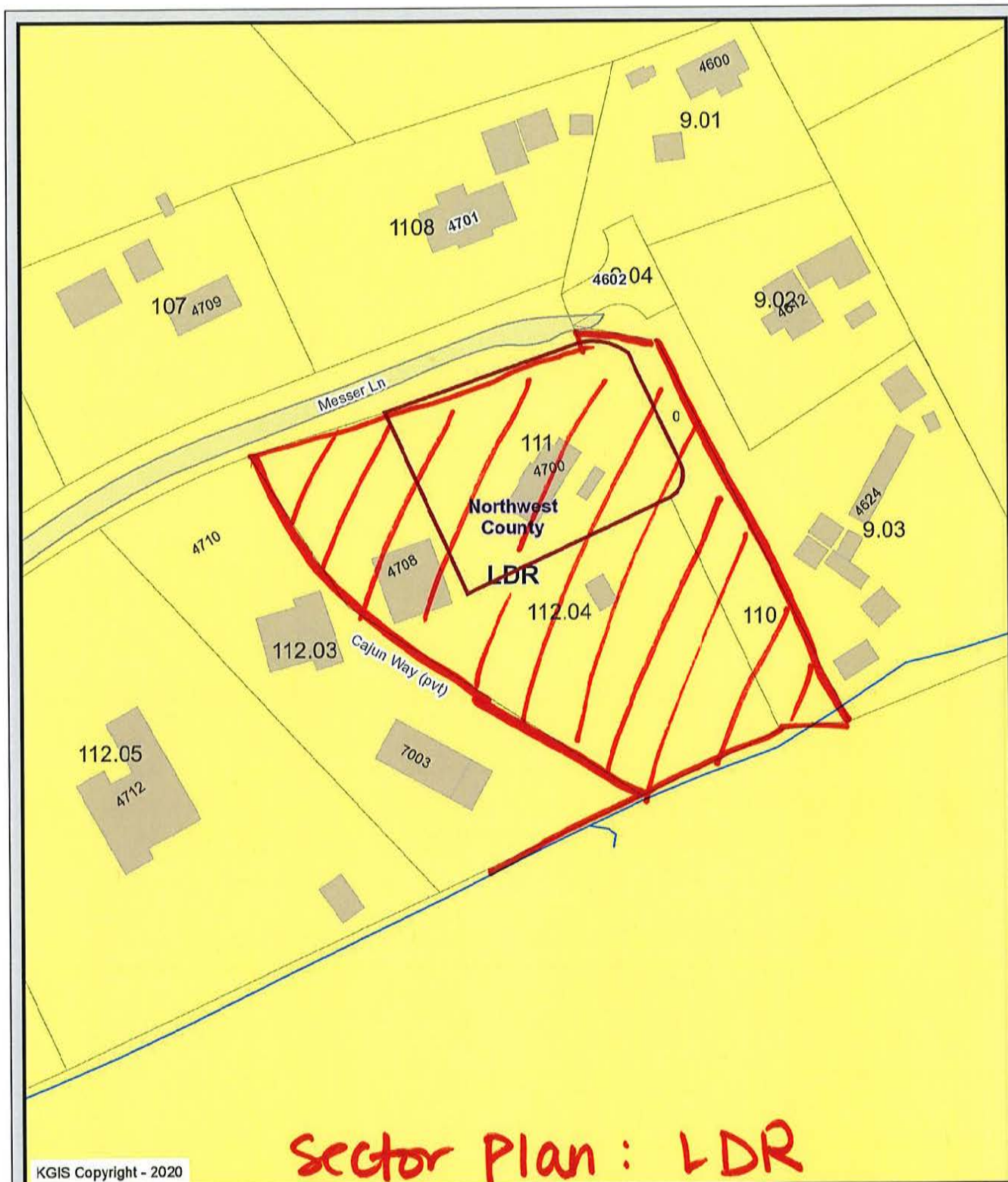
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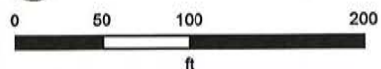
Letter Portrait

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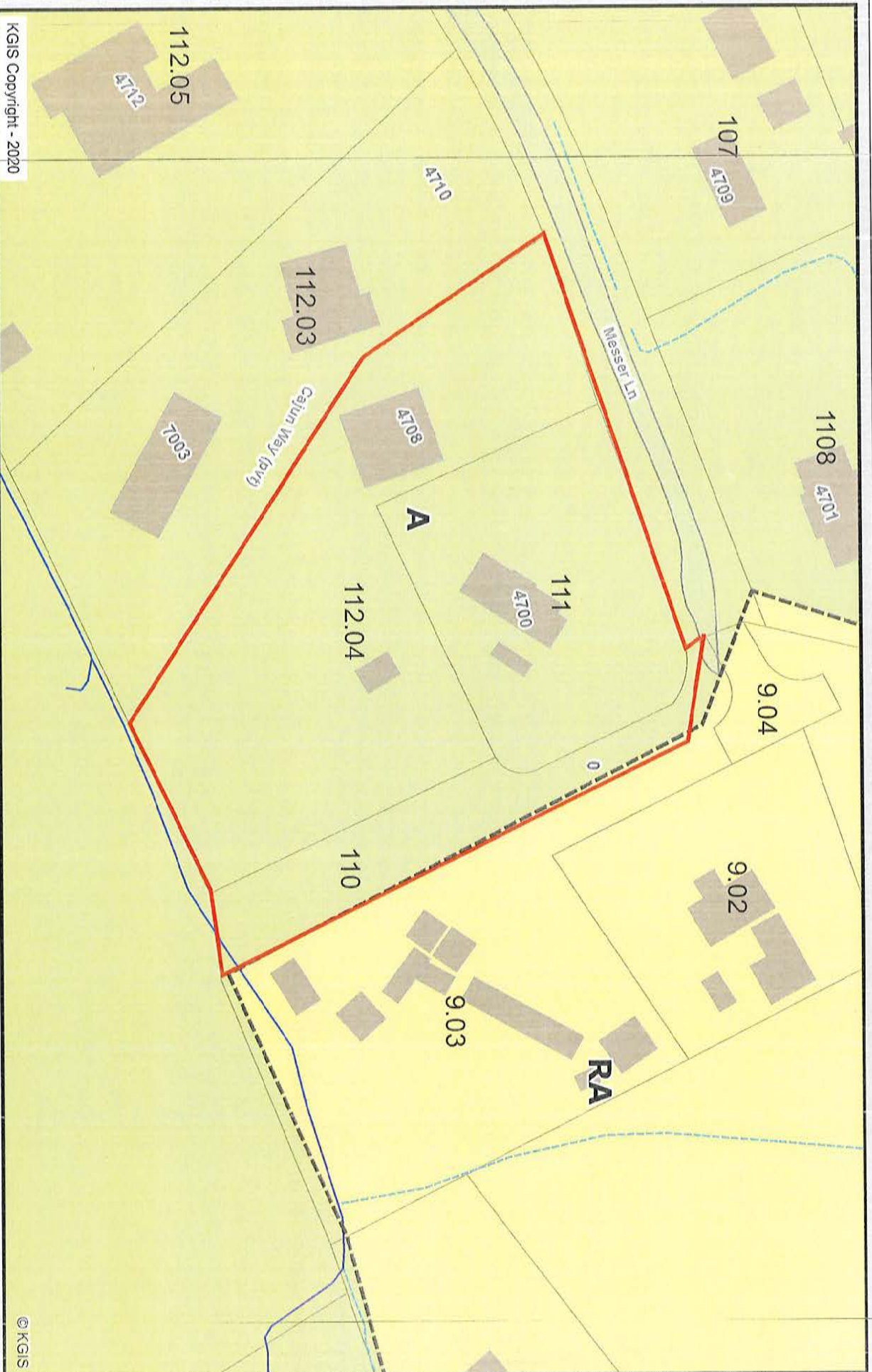


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# JOHNNY GRUBB REZONING

4708, 4700 AND 0 MESSER LN

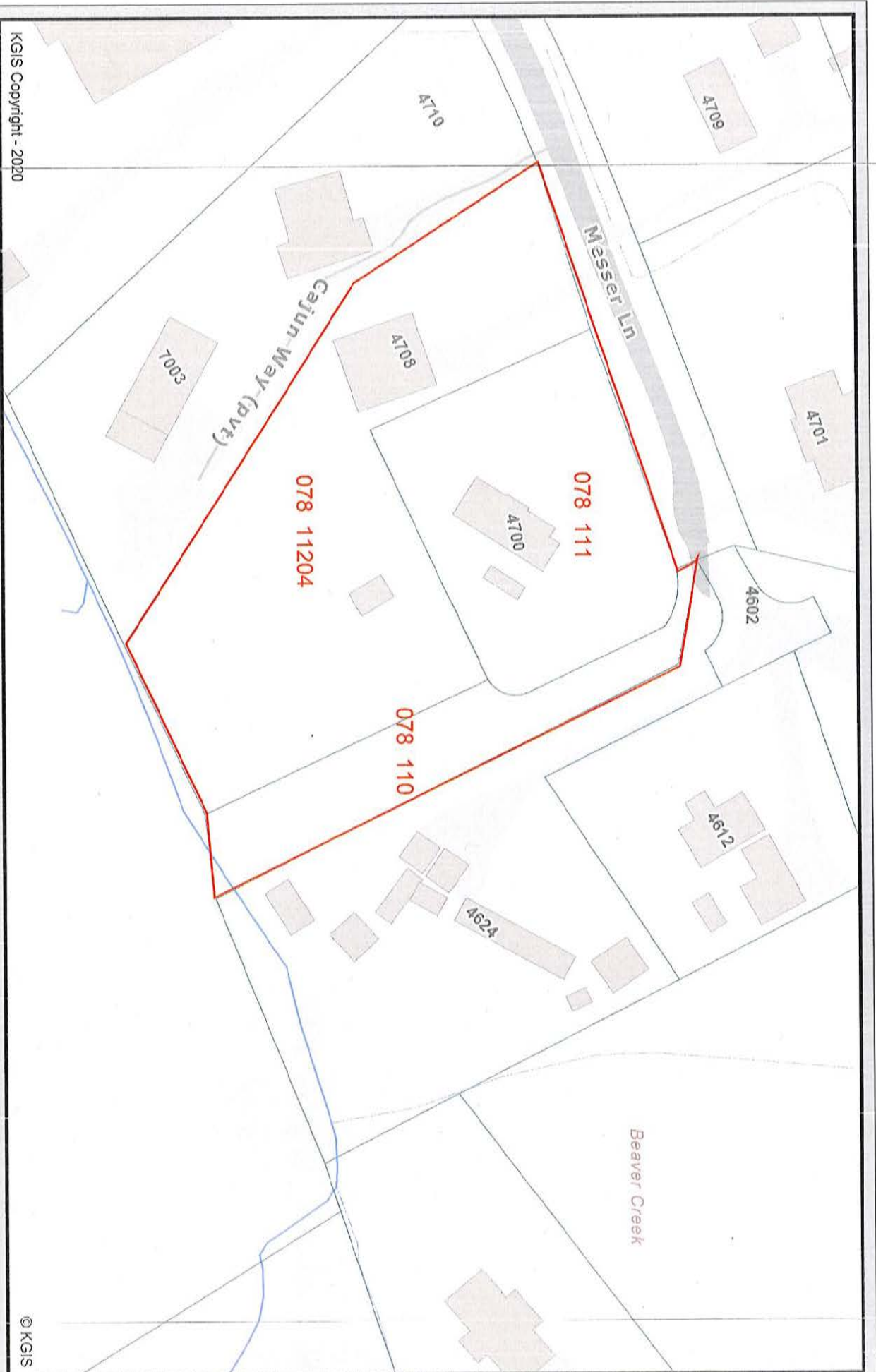
078 11204, 111 & 110

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# JOHNNY GRUBB REZONING

4708, 4700 AND 0 MESSER LN

078 11204, 111 & 110

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MESSER LANE

CENTER OF R/W

J. GRUBB  
20090317-0058363

1 STORY  
BRICK FRAME  
DECK  
SHED

21009.6 Sq. Feet  
0.5 Acres

18,433 Sq. Feet  
0.42 Acres

OLD LOT LINE

25,559 Sq. Feet  
0.59 Acres

24,665 Sq. Feet  
0.57 Acres

3

APPROX. LOCATION OF DRAINAGE DITCH

IP(S)

30' DRAINAGE EASEMENT

IP(S)

S/8" IP(E)

FENCE REMNANTS

"FINAL PLAT HURD AND BRADEN"  
20101119-0031589

3

5/8" IP(E)  
AT SPIKE

GRAVEL

JOHNNY GRUBB  
20090825-0014756

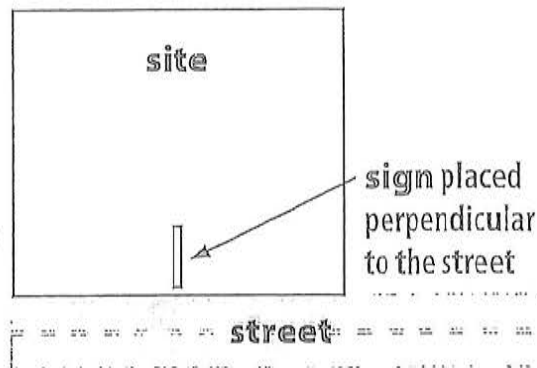
## REQUIRED SIGN POSTING AGREEMENT

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:

2/26/20 and 3/13/20  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Ralph V. Smith

Printed Name: RALPH V. SMITH

Phone: 865 599 1508 Email: ralph6169@gmail.com

Date: JAN. 24, 2020

File Number: 3-F-20-RZ