

REZONING REPORT

▶ **FILE #:** 5-A-20-RZ

AGENDA ITEM #: 7

AGENDA DATE: 5/14/2020

▶ **APPLICANT:** JOHN KEVIN MCDONALD & HENDERSON WILLIS

OWNER(S): Henderson Willis & John Kevin McDonald

TAX ID NUMBER: 83 O C 007

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 2021 & 2025 Neubert Rd.

▶ **LOCATION:** West side of Neubert Rd., south of Strawberry Plains Pk

▶ **APPX. SIZE OF TRACT:** 2.5 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Neubert Road, a local stree with a pavement width of 15.9 feet within a right-of-way-width of 50 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston River

▶ **PRESENT ZONING:** RB (General Residential)

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

▶ **EXISTING LAND USE:** Rural residential

▶ EXTENSION OF ZONE: No, but A (Agricultural) zoning is within 100 feet.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RB (General Residential)

South: Single family residential - RB (General Residential)

East: Single family residential - RB (General Residential)

West: Rural residential - RB (General Residential)

NEIGHBORHOOD CONTEXT: The area feels rural in character with larger rural residential and agricultural lots adjacent to the Holston River, the area begins to transistion to smaller single family residential to the east of Neubert Road.

STAFF RECOMMENDATION:

▶ **Approve A (Agricultural), because it is consistent with the East 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. This area is largely rural and agricultural in character, particularly in this area adjacent to the Holston River.

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

1. The A (Agricultural) zone 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 area is largely rural in character and many surrounding properties are zoned for agricultural activities.
2. This addition of more A (Agricultural) zoned acreage should not have any adverse affects on any other parts of the 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. This rezoning is not conflict with the General Plan or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/22/2020. 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.



**5-A-20-RZ
REZONING**

From: RB (General Residential)

To: A (Agricultural)



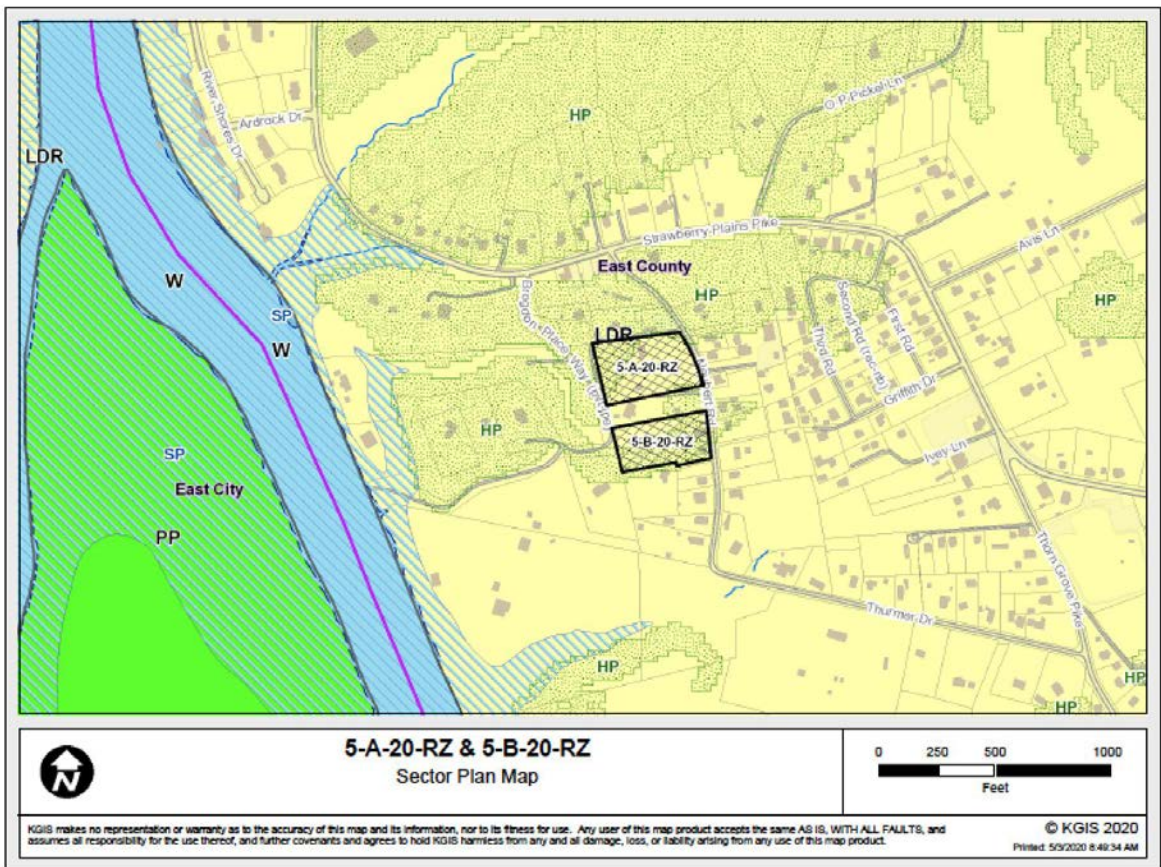
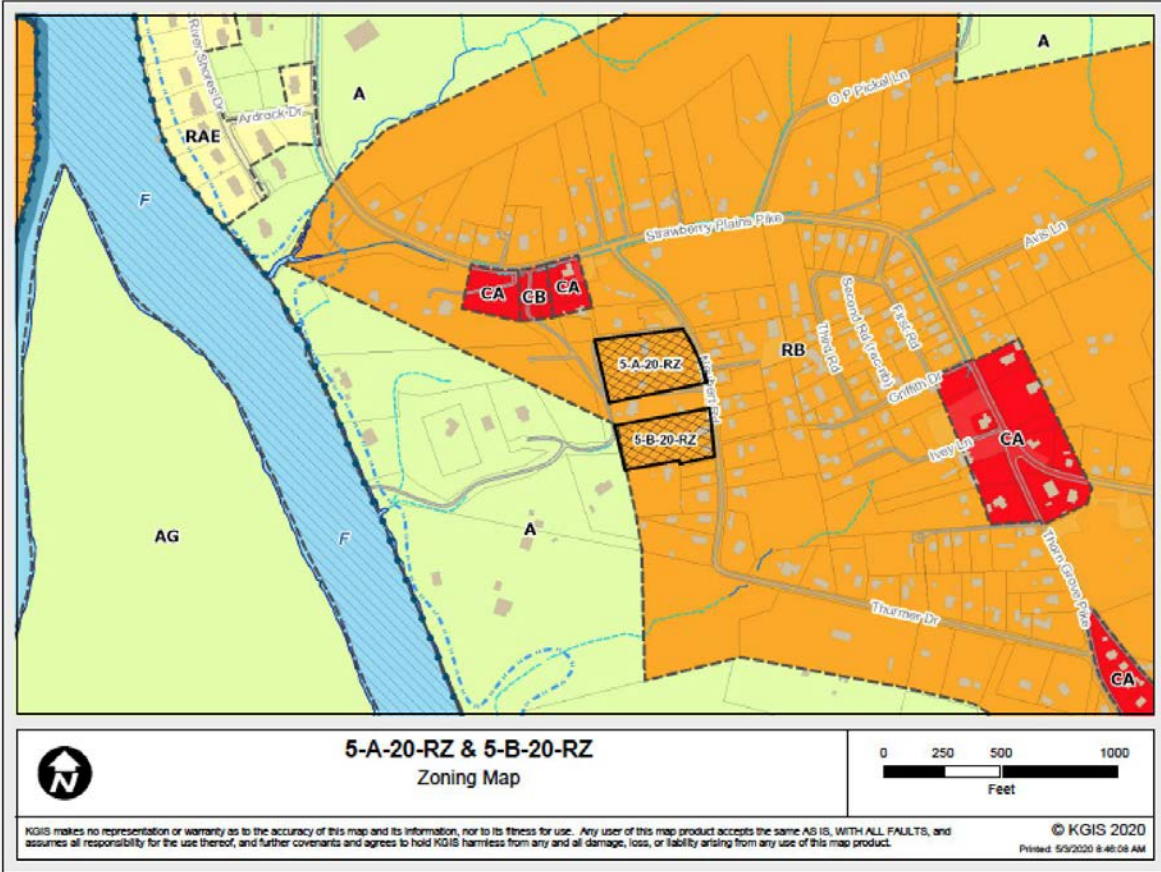
Petitioner: John Kevin McDonald & Henderson Willis

Map No: 83

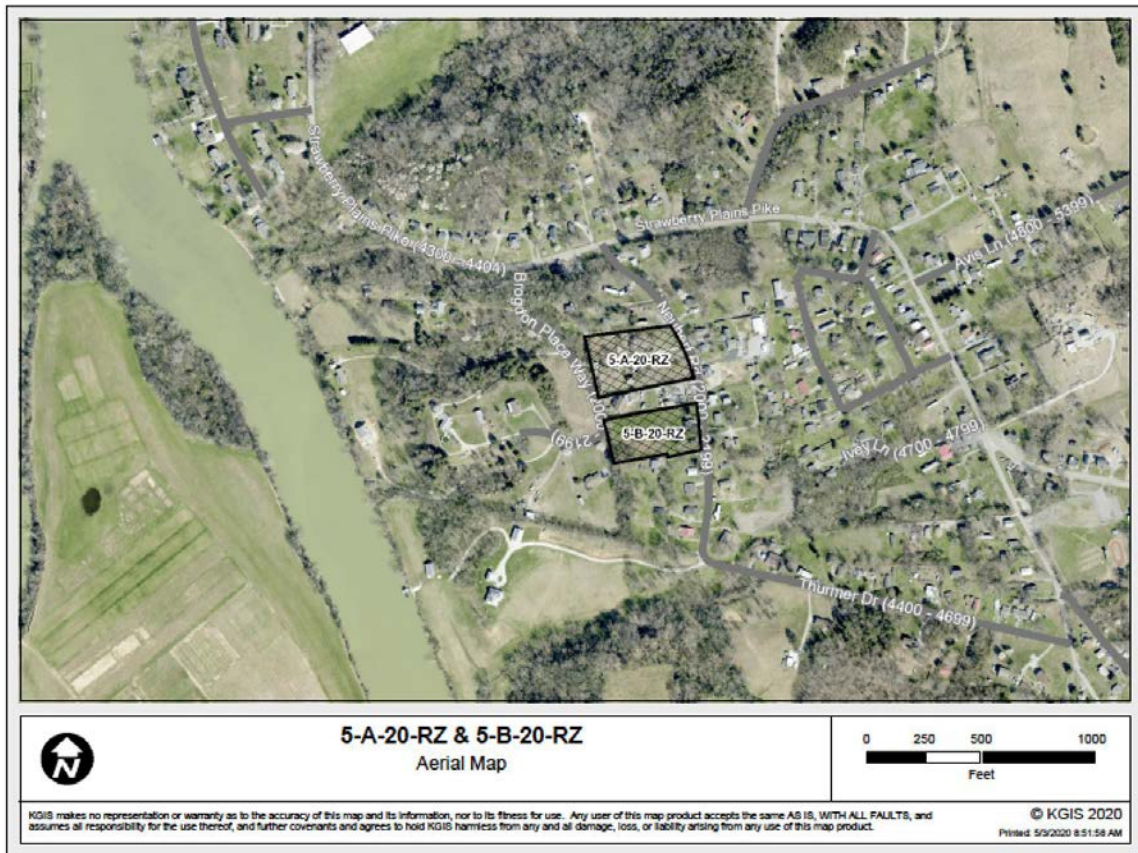
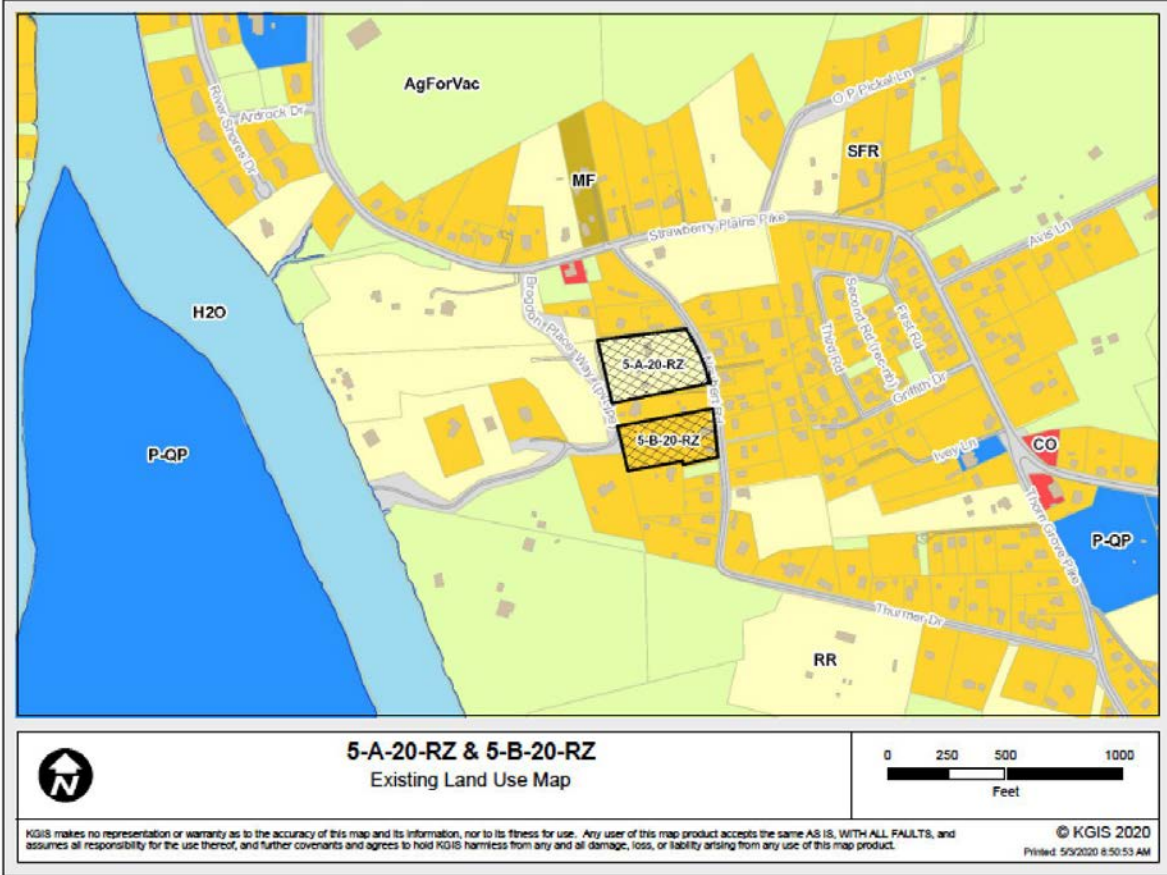
Jurisdiction: County



5-A-20-RZ & 5-B-20-RZ: Exhibit A
Contextual Images



5-A-20-RZ & 5-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



John Kevin McDonald and Henderson Willis
 Applicant Name

Affiliation

Knoxville-Knox County Planning

3/2/2020
 Date Filed

5/14/20
 Meeting Date (if applicable)

5-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

Henderson Willis
 Name

Company

2021 Neubert Rd Knoxville TN 37914
 Address City State Zip

865.719.3141 tnyhog@yahoo.com
 Phone Email

CURRENT PROPERTY INFO

Owner Name (if different) 2025
 Owner Address 2021 Neubert Rd
 Owner Phone (J) 615.489.5168 (H) 865.719.3141

Property Address 2021 Neubert Rd Parcel ID 08300007

General Location w/3 Neubert Rd Due/5 Strawberry Plains Pike Tract Size 2.5 ac +/-

Jurisdiction (specify district above) 8th City County Zoning District RB

Planning Sector East County Sector Plan Land Use Classification LDR Growth Policy Plan Designation Planned

Existing Land Use Residences Septic (Y/N) Y Sewer Provider N/A Water Provider K.U.B

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: A
 Proposed Zoning
 Plan Amendment Change: _____
 Proposed Plan Designation(s)
 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:		TOTAL:
FEE 2:	1000.00	
FEE 3:	#	
	#	1000.00

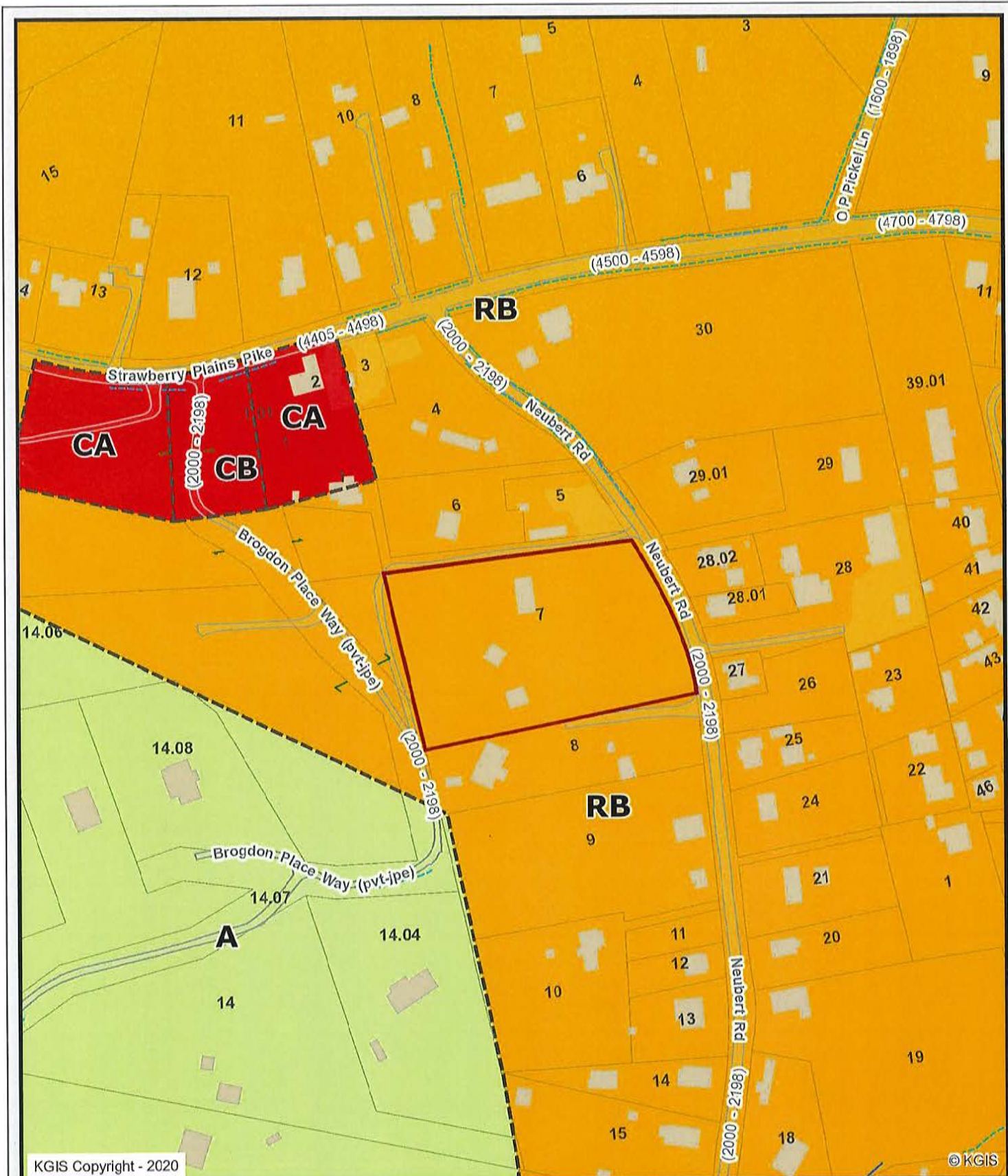
AUTHORIZATION

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

Henderson Willis Henderson Willis 3-2-2020
 Applicant Signature Please Print Date

865.719 3141 tng hog @ yahoo . com
 Phone Number Email

Marc Payne Marc Payne 3/2/20
 Staff Signature Please Print Date

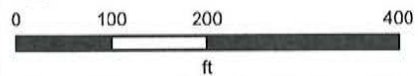


2021 & 2025 Neubert Rd.

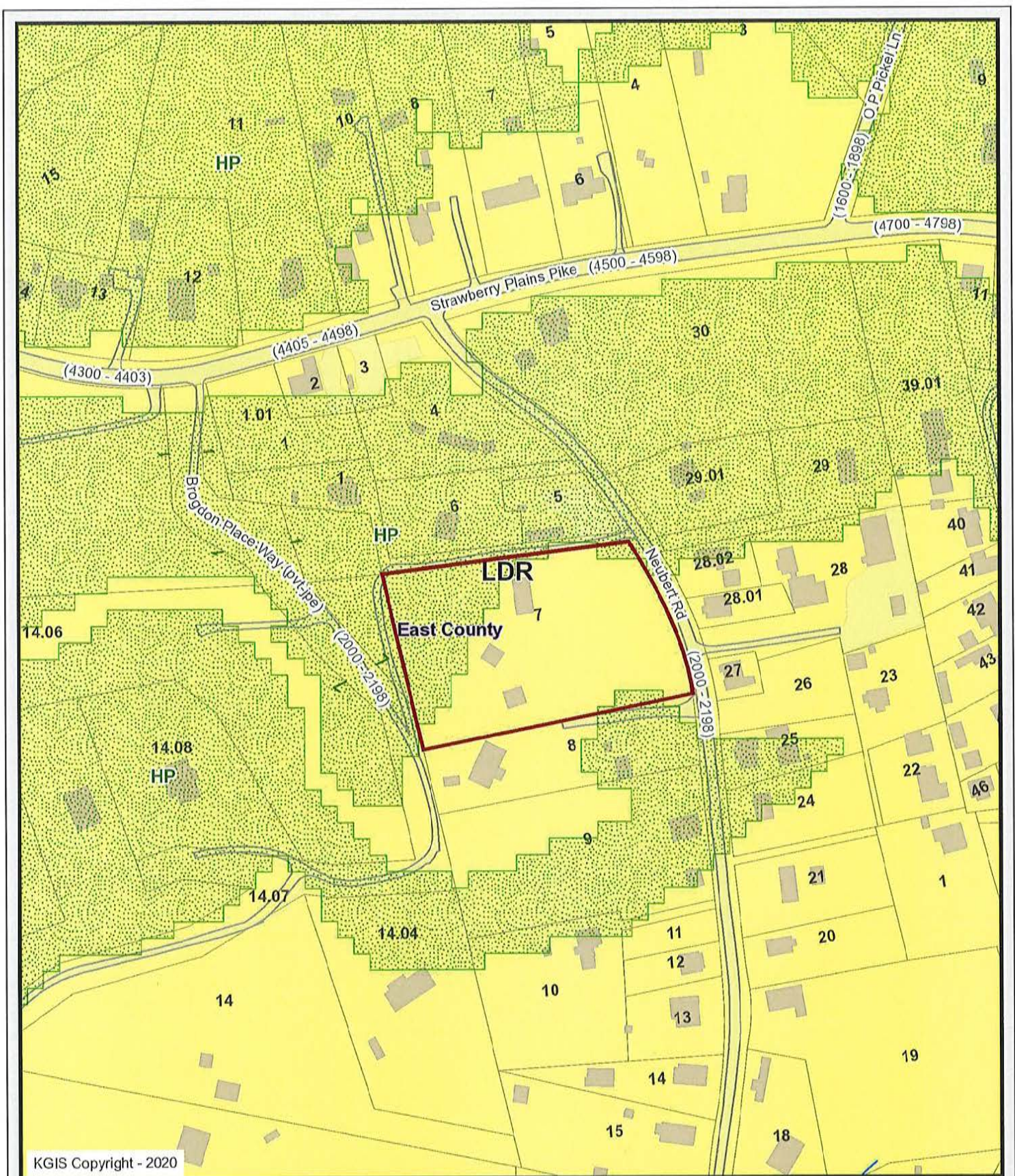
Knoxville - Knox County - KUB Geographic Information System



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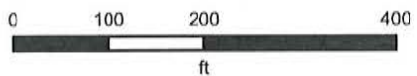
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2021 & 2025 Neubert Rd.

Knoxville - Knox County - KUB Geographic Information System

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ft

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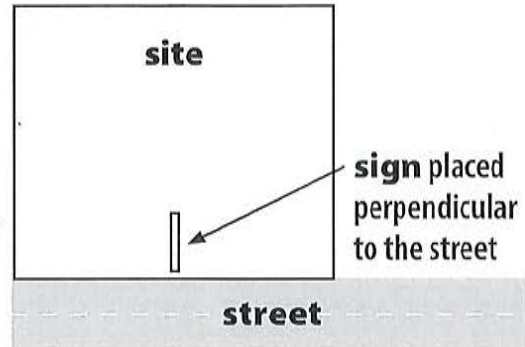
REQUIRED SIGN POSTING AGREEMENT

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:

4/29/20 and 5/15/20
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Henderson Willis

Printed Name: Henderson Willis

Phone: 865.719.3141 Email: tnghoj@yahoo.com

Date: 3.2.2020

File Number: B-A-20-RZ