

REZONING REPORT

▶ **FILE #:** 10-J-20-RZ

AGENDA ITEM #: 19

AGENDA DATE: 10/8/2020

▶ **APPLICANT:** JAMIE L. DAVIS

OWNER(S): Jamie L. Davis

TAX ID NUMBER: 148 05201

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2728 Tipton Station Rd.

▶ **LOCATION:** South side of Tipton Station Rd., west of Goddard Rd.

▶ **APPX. SIZE OF TRACT:** 2.57 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tipton Station Road a major collector with a 19.5 foot pavement width within a right of way of 88 feet.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

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

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

▶ **EXISTING LAND USE:** Rural residential

▶
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - A (Agriculture)

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

East: Single family residential - A (Agriculture)

West: Single family residential - A (Agriculture)

NEIGHBORHOOD CONTEXT: This area is largely a mix of single family residential and rural residential along Tipton Station Road with several large agricultural/forestry/vacant lots surrounding the smaller parcels along the roadway.

STAFF RECOMMENDATION:

▶ **Approve RA (Low Density Residential) zoning.**

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 within the Planned Growth Area of the Growth Policy Plan and is designated Low Density Residential in the South County Sector Plan.
2. The provision of sewer service in this area makes residential development at a density greater than one dwelling unit per acre more feasible.

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

1. The RA zone district provides 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. In areas where sanitary sewer is provided a minimum lot size in the RA zone district for one dwelling unit is 10,000 square feet.

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 at this location to RA should not have any adverse impacts, particularly because several of the existing lots along Tipton Station are already smaller than what is permitted by the A (Agricultural) zone district, which has a minimum lot size of one acre (43,560 square feet).

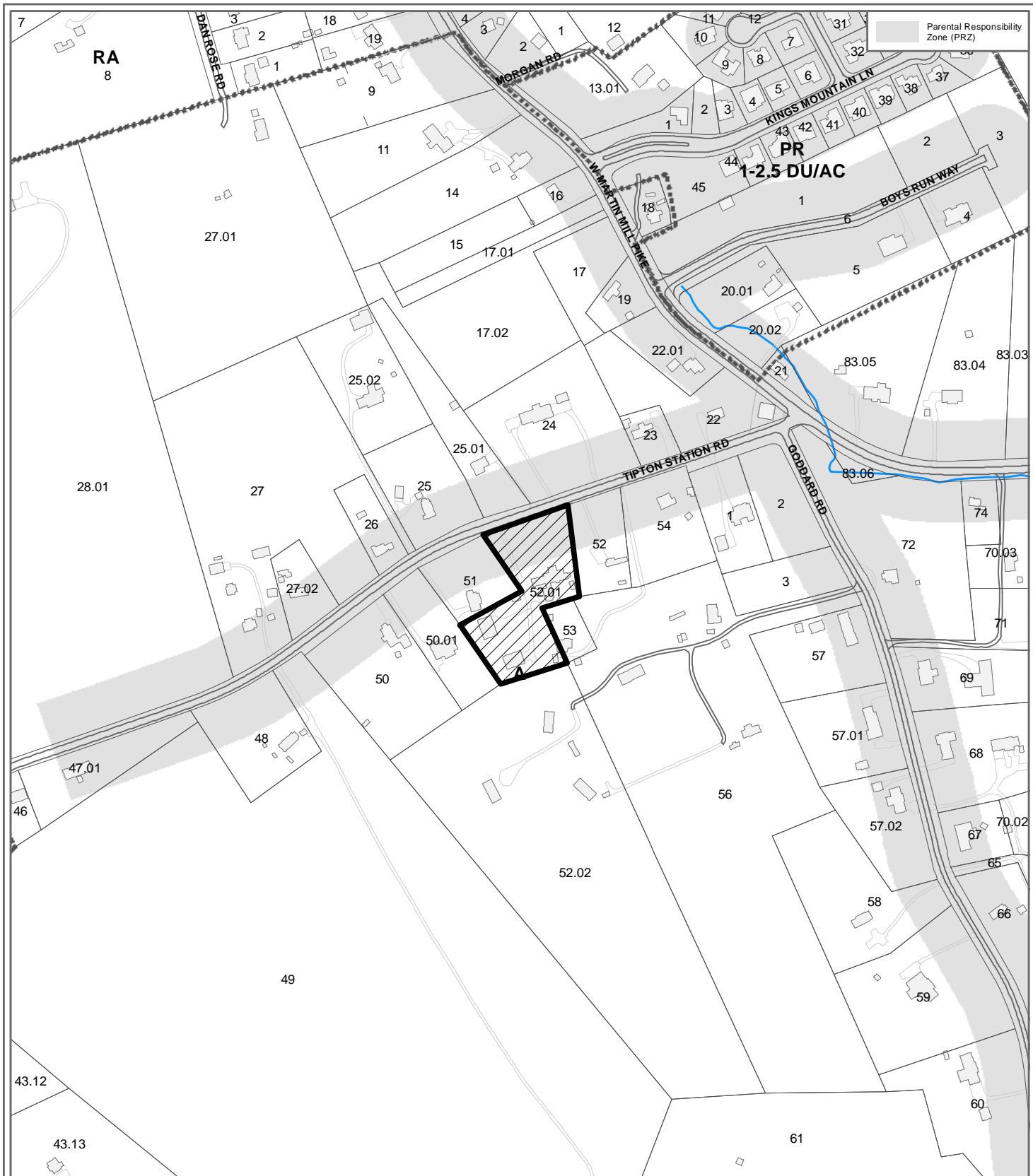
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This amendment is not in conflict with any 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 11/16/2020. 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.



**10-J-20-RZ
REZONING**

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



Petitioner: Davis, Jamie L.

Map No: 148

Jurisdiction: County



Original Print Date: 9/1/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. 10-J-20-RZ Contextual Images

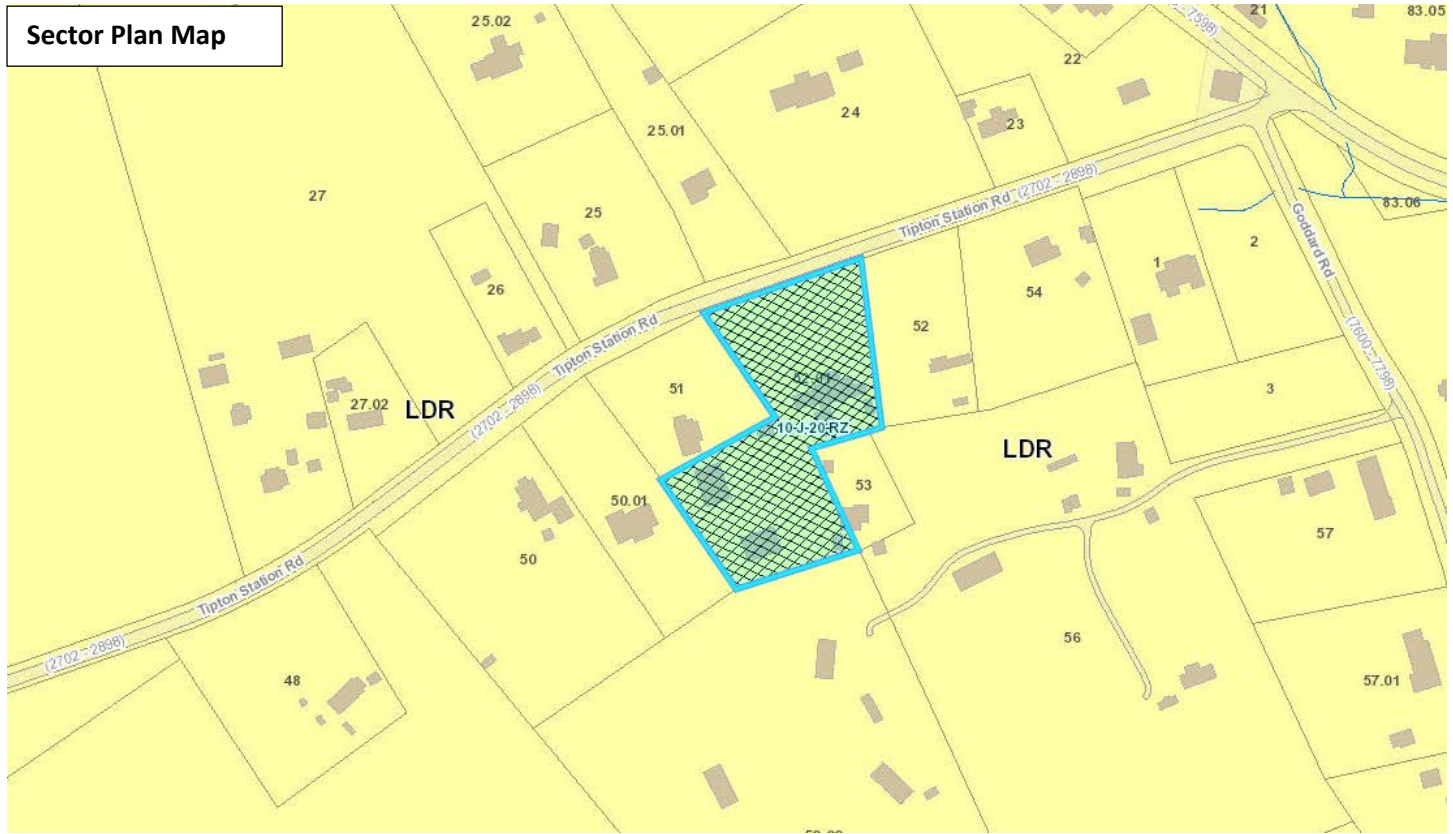
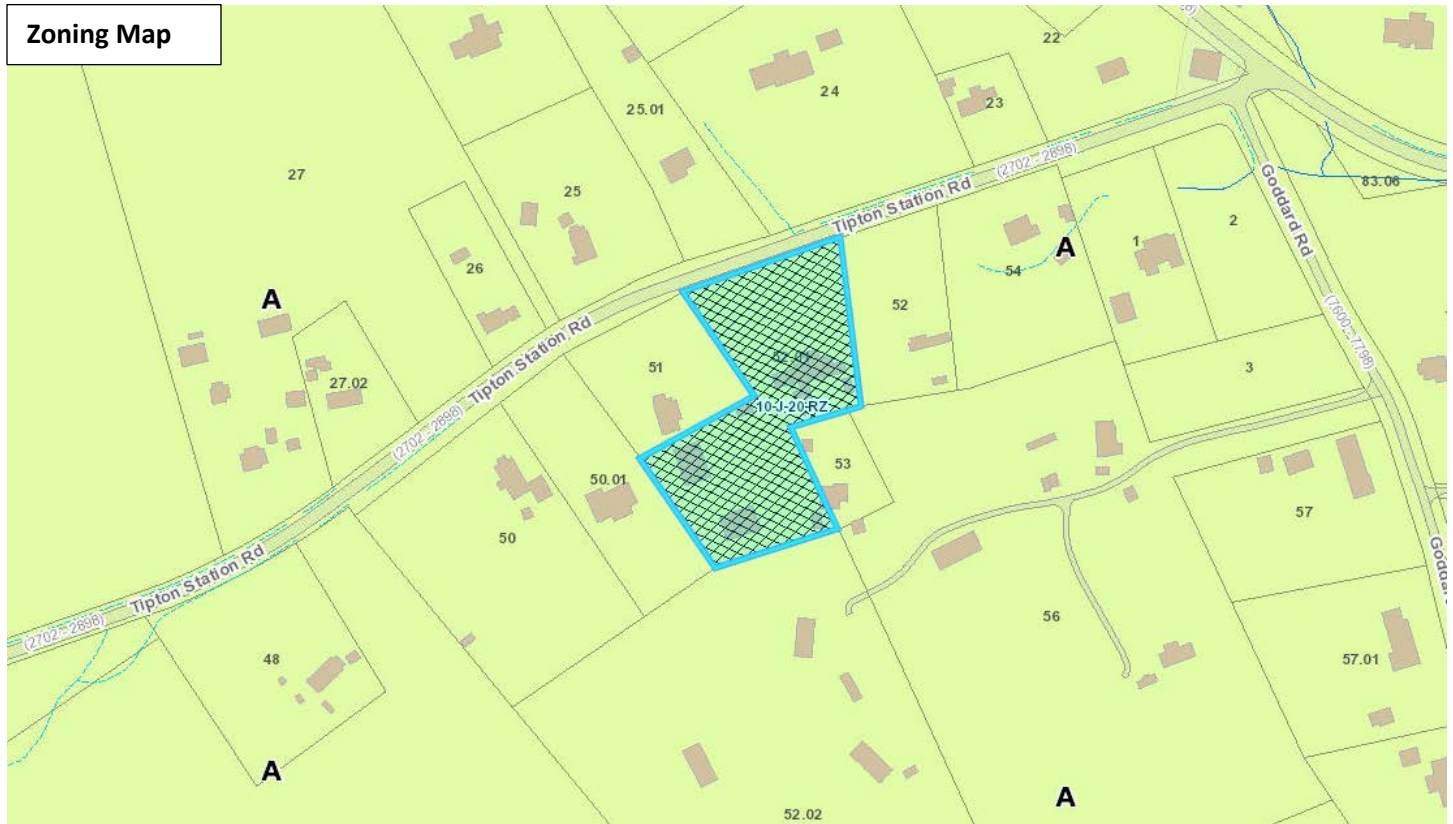
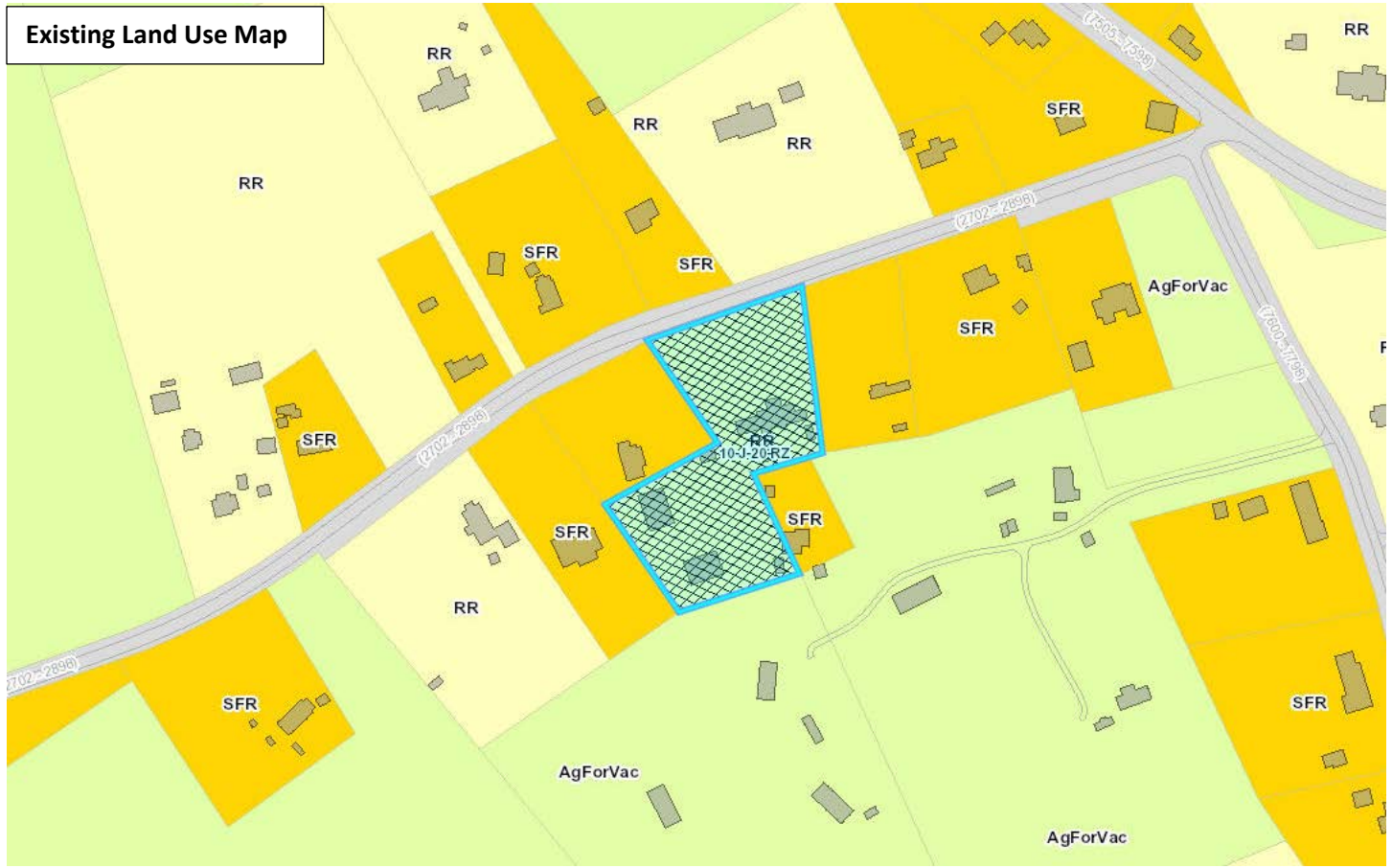


Exhibit A. 10-J-20-RZ Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Jamie L. Davis

Applicant Name

Owner
Affiliation

8/21/2020

Date Filed

10-8-2020
Meeting Date (if applicable)

10-J-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

Jamie L. Davis

Name

Company

104 Inagehi Way

Loudon

Tn

37774

Address

City

State

Zip

865 755-2944

drd4acdc@comcast.net
Email

Phone

Email

CURRENT PROPERTY INFO

Same as above

Owner Name (if different)

Owner Address

Owner Phone

2728 Tipton Station Rd

148 05201

Property Address

Parcel ID

South Knoxville

s/s Tipton Station Rd west of Goddard Rd.

2.57 Acres

General Location

Tract Size

Knox

9

A

Jurisdiction (specify district above)

- City
- County

Zoning District

South County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Residential

Rural

N

Knox Chapman

Knox Chapman

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): | |
| | <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): | |
| | <input type="checkbox"/> Attachments / Additional Requirements | |
| ZONING | <input checked="" type="checkbox"/> Zoning Change: | Currently zoned agriculture: Request for zoning of R A |
| | | Proposed Zoning |
| | <input type="checkbox"/> Plan Amendment Change: | Proposed Plan Designation(s) |
| | | |
| | 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 | 0325; 600.00 | |
| | <input type="checkbox"/> Property Owners / Option Holders | <input type="checkbox"/> Variance Request | FEE 2: |
| 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 | | | \$600.00 |

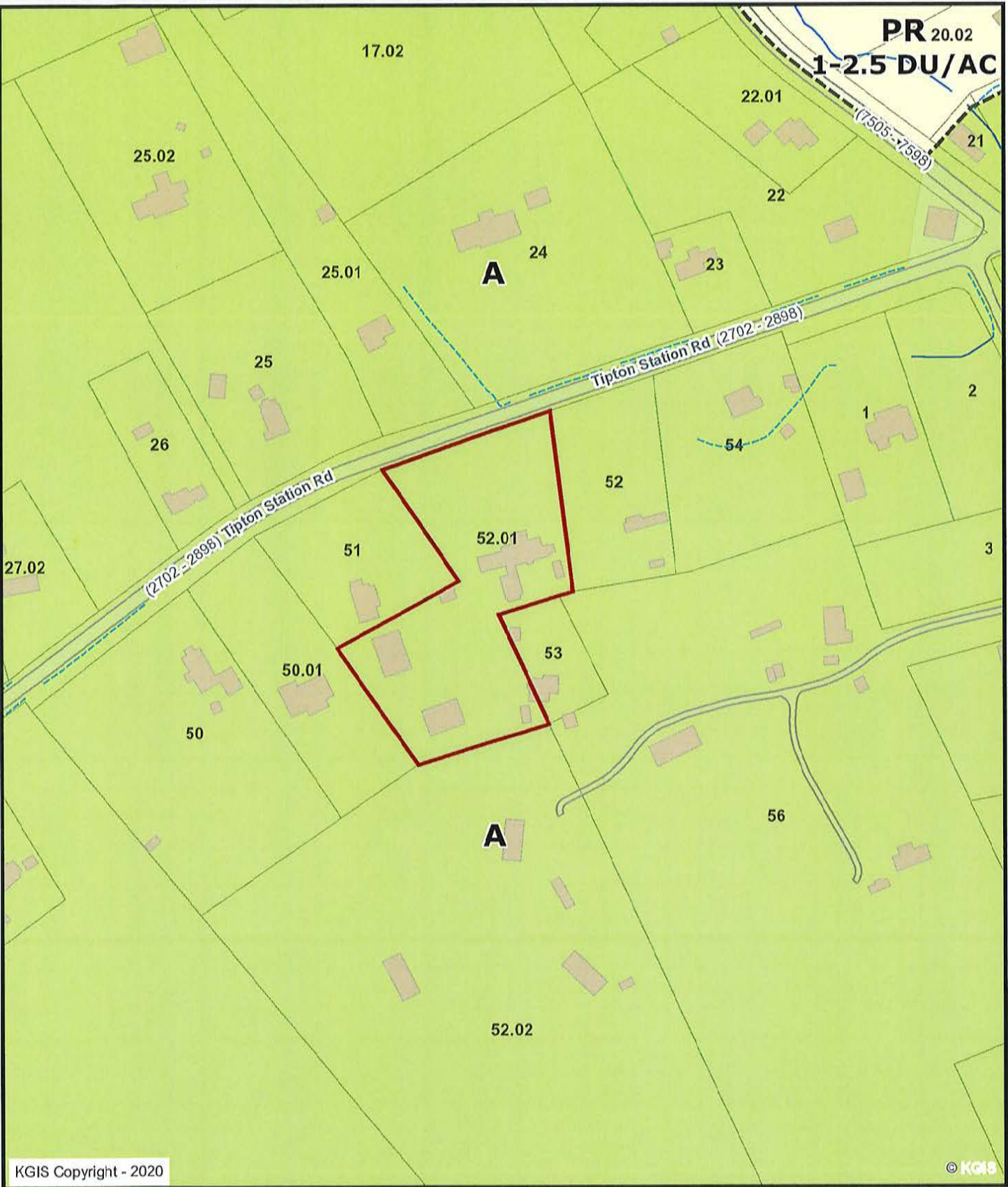
AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.


 Applicant Signature James L. Davis Please Print 8-21-20 Date
865 755-2944 Phone Number drdaacdc@comcast.net Email


 Staff Signature Sherry Michienzi Please Print 8-21-2020 Date

PR 20.02

1-2.5 DU/AC



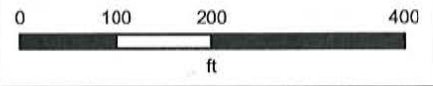
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2728 Tipton Station Rd.
Rezoning

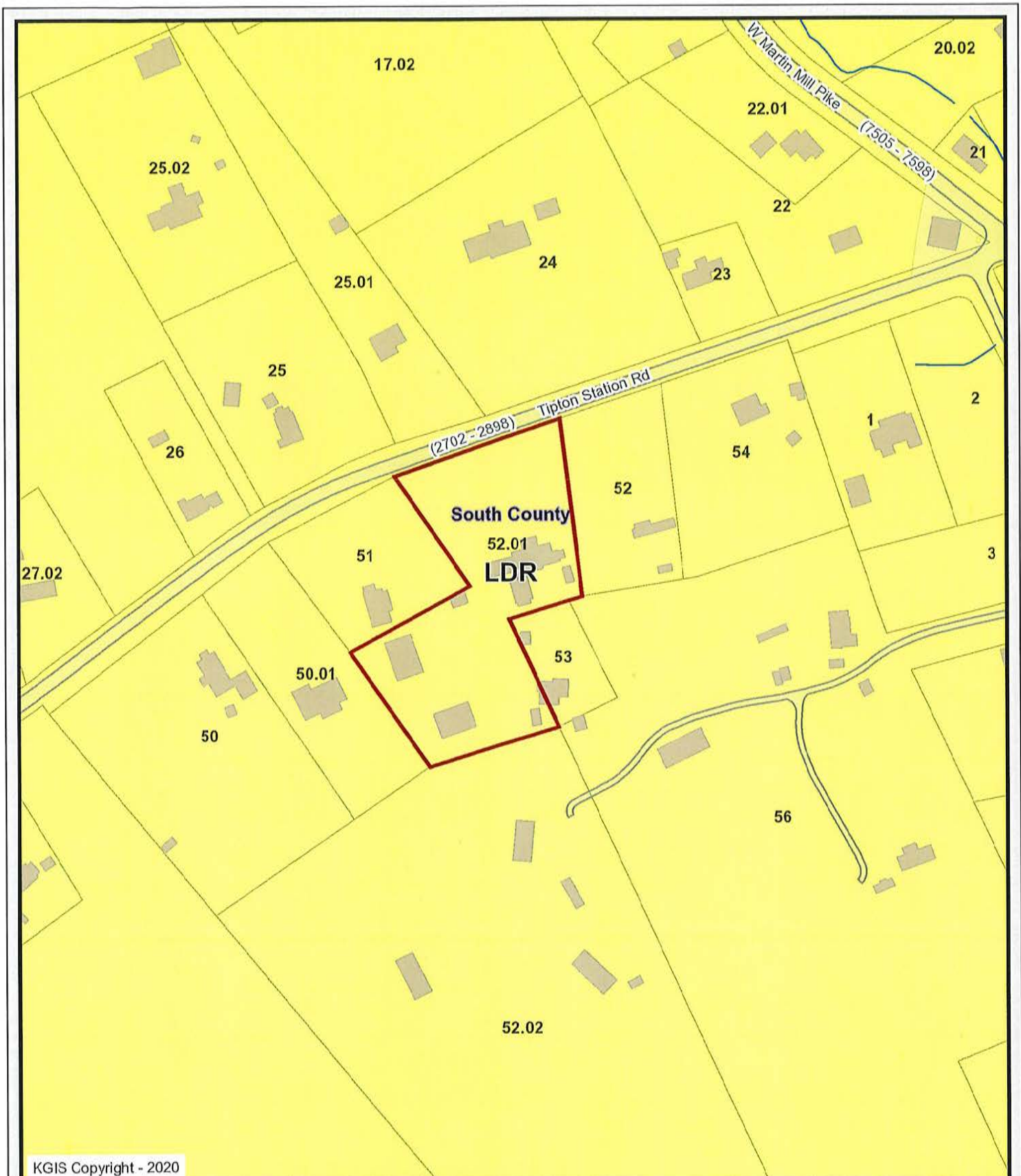


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2728 Tipton Station Rd.
Sector Plan

Knoxville - Knox County - KUB Geographic Information System

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ft

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