

# REZONING REPORT

▶ **FILE #:** 4-D-21-RZ

**AGENDA ITEM #:** 13

**AGENDA DATE:** 4/8/2021

▶ **APPLICANT:** GREGORY A. KEISLER

OWNER(S): Gregory A. Keisler

TAX ID NUMBER: 56 E B 007

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 349 Granville Conner Rd.

▶ **LOCATION:** Southwest side of Granville Conner Road, northwest of W. Emory Road

▶ **APPX. SIZE OF TRACT:** 2.6 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Granville Conner Rd, a two lane local road with 17ft of pavement, with 50ft of 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:** Rural residential

▶  
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

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

South: Single family residential - RAE (Exclusive Residential)

East: Single family residential - RB (General Residential)

West: Rural residential - A (Agriculture)

NEIGHBORHOOD CONTEXT: The area is primarily a mix of large agricultural lots and single family residential development in the A, PR, and RB zones.

**STAFF RECOMMENDATION:**

▶ **Approve RA (Low Density Residential) because it is consistent with the surrounding development.**

**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. The subject property is within a half mile of the Maynardville Pike commercial corridor.
2. The area is transitioning from large agricultural zoned properties to low density residential zones and is within a 1/4 of a mile of the recently rezoned commercial areas along W Emory Road and Powell Drive.

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

1. The RA (Low Density Residential) zone 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.

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. This property is located in the Planned Growth Area of the Growth Policy Plan and this rezoning would continue the trend of permitting additional opportunity for residential housing in this area.

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 land use designation of LDR (Low Density Residential) permits consideration of densities up to 5 du/ac in the Planned Growth Area.
2. This property is within the Planned Growth Area of the Growth Policy Plan and appears to be serviced by both water and wastewater.

ESTIMATED TRAFFIC IMPACT: 136 (average daily vehicle trips)

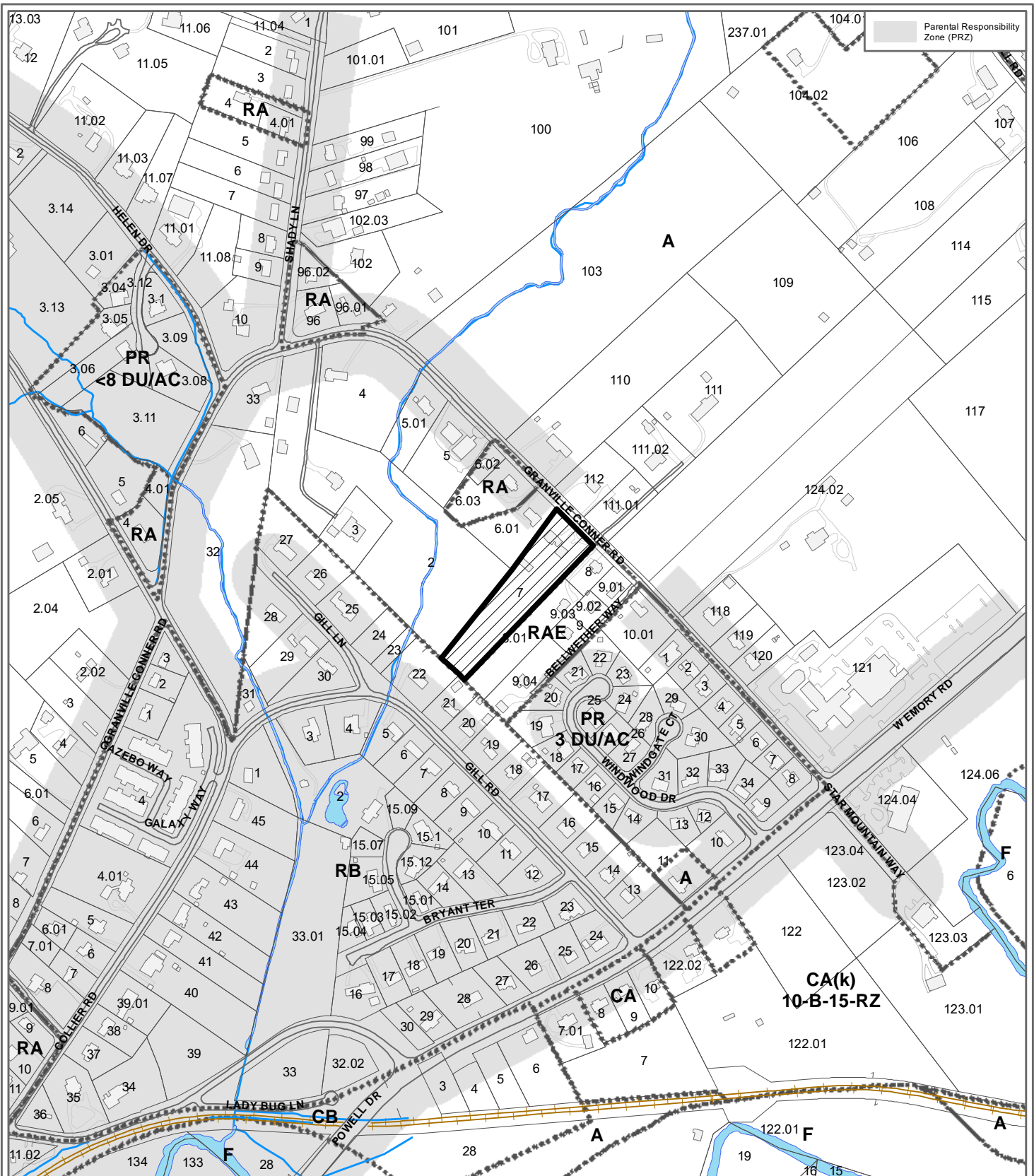
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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 5/24/2021. 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.



**4-D-21-RZ  
REZONING**

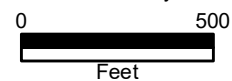
Petitioner: Keisler, Gregory A.



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

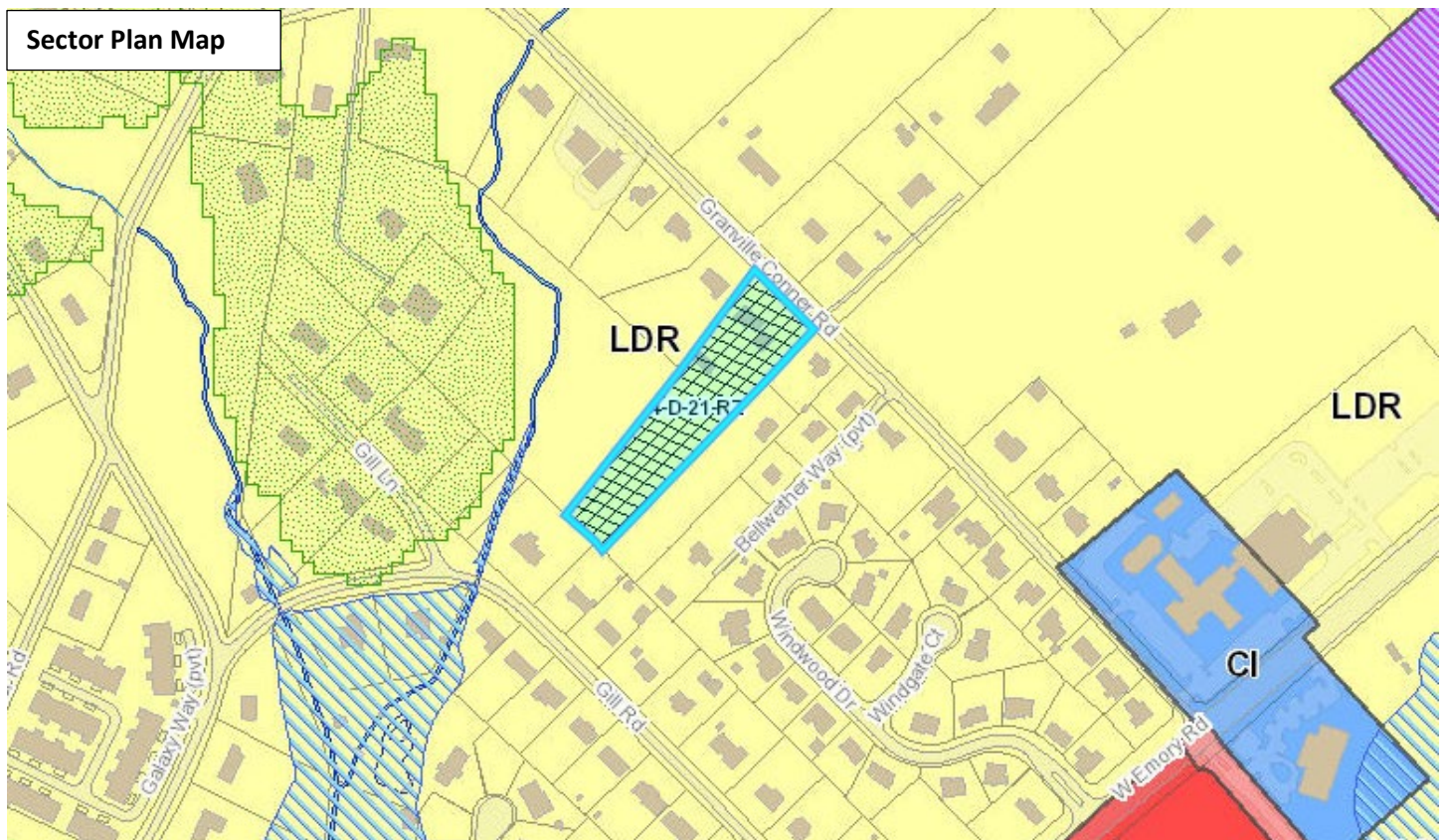
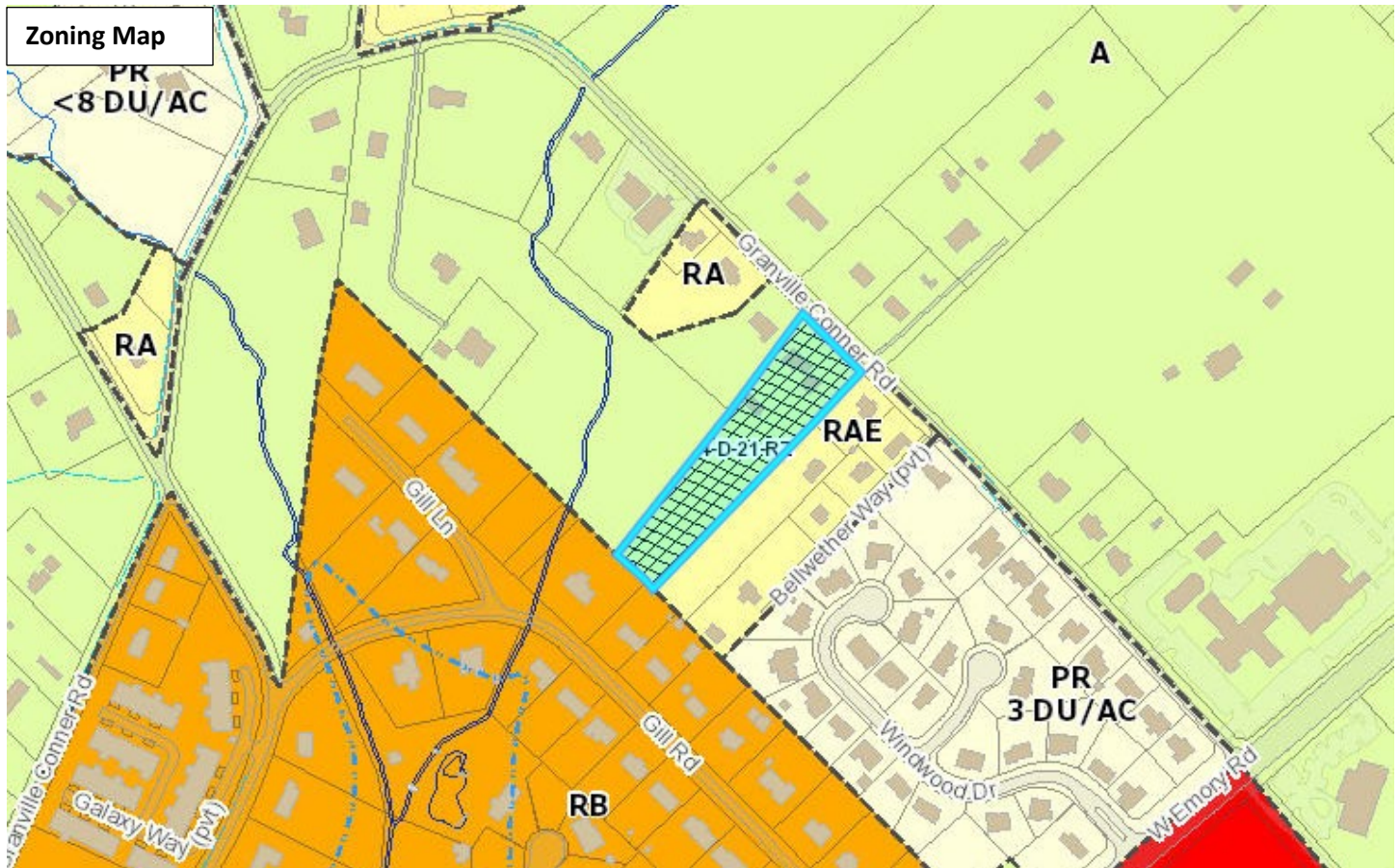
Map No: 56  
Jurisdiction: County

Original Print Date: 3/10/2021  
Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. 4-D-21-RZ Contextual Images





# Exhibit A. 4-D-21-RZ Contextual Images







# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Gregory A Keisler

Applicant Name

Affiliation

2-18-2021

4-8-2021

Date Filed

Meeting Date (if applicable)

File Number(s)

4-D-21-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

Gregory A Keisler

Name

Company

8132 Shady Lane

Powell

TN

37849

Address

City

State

ZIP

865-661-8833

keislerg@frontiernet.net

Phone

Email

### CURRENT PROPERTY INFO

same

Owner Name (if different)

Owner Address

Owner Phone

349 Granville Conner Road Powell, TN 37849

056EB007

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

sw/s Granville Conner Rd., nw of We. Emory Rd.

2.60 acres

General Location

Tract Size

City  County

7th

A

RR

District

Zoning District

Existing Land Use

North County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- Development Plan  
  Use on Review / Special Use  
  Hillside Protection COA  
 Residential  
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Combine Parcels  
  Divide Parcel  
 Unit / Phase Number

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change  
 RA  
 Proposed Zoning

Pending Plat File Number

Plan Amendment Change  
 Proposed Plan Designation(s)

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*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0324   600.00	
Fee 2	
Fee 3	
	\$600.00

## AUTHORIZATION

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

*Gregory A. Keisler*  
Applicant Signature

Gregory A Keisler

2-18-2021

Please Print

Date

986-661-8833

keislerg@frontiernet.net

Phone Number

Email

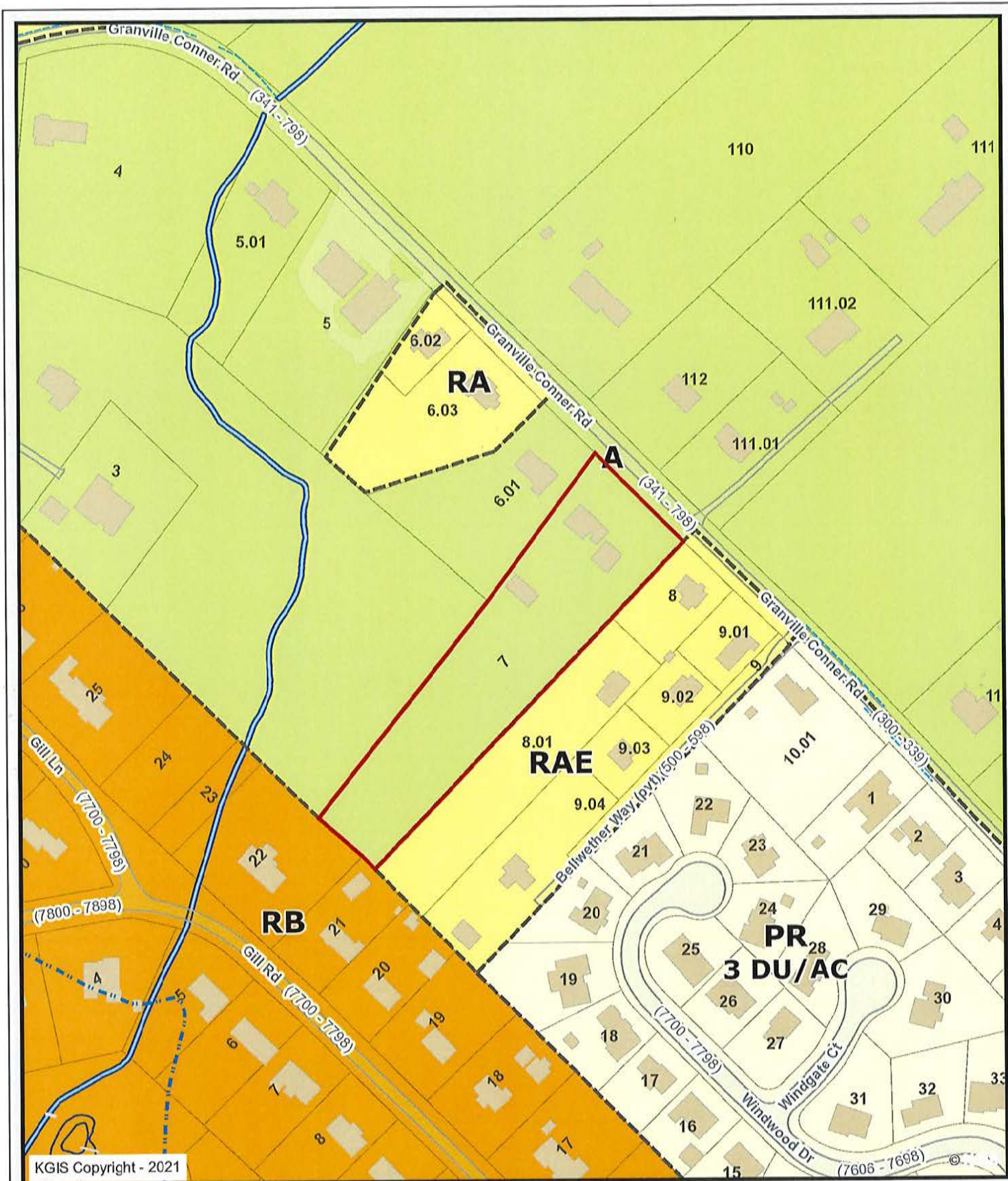
*Sherry Michienzi*  
Staff Signature

Sherry Michienzi

Please Print

Date





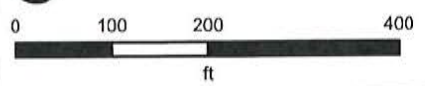
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349 Granville Conner Rd.

Knoxville - Knox County - KUB Geographic Information System

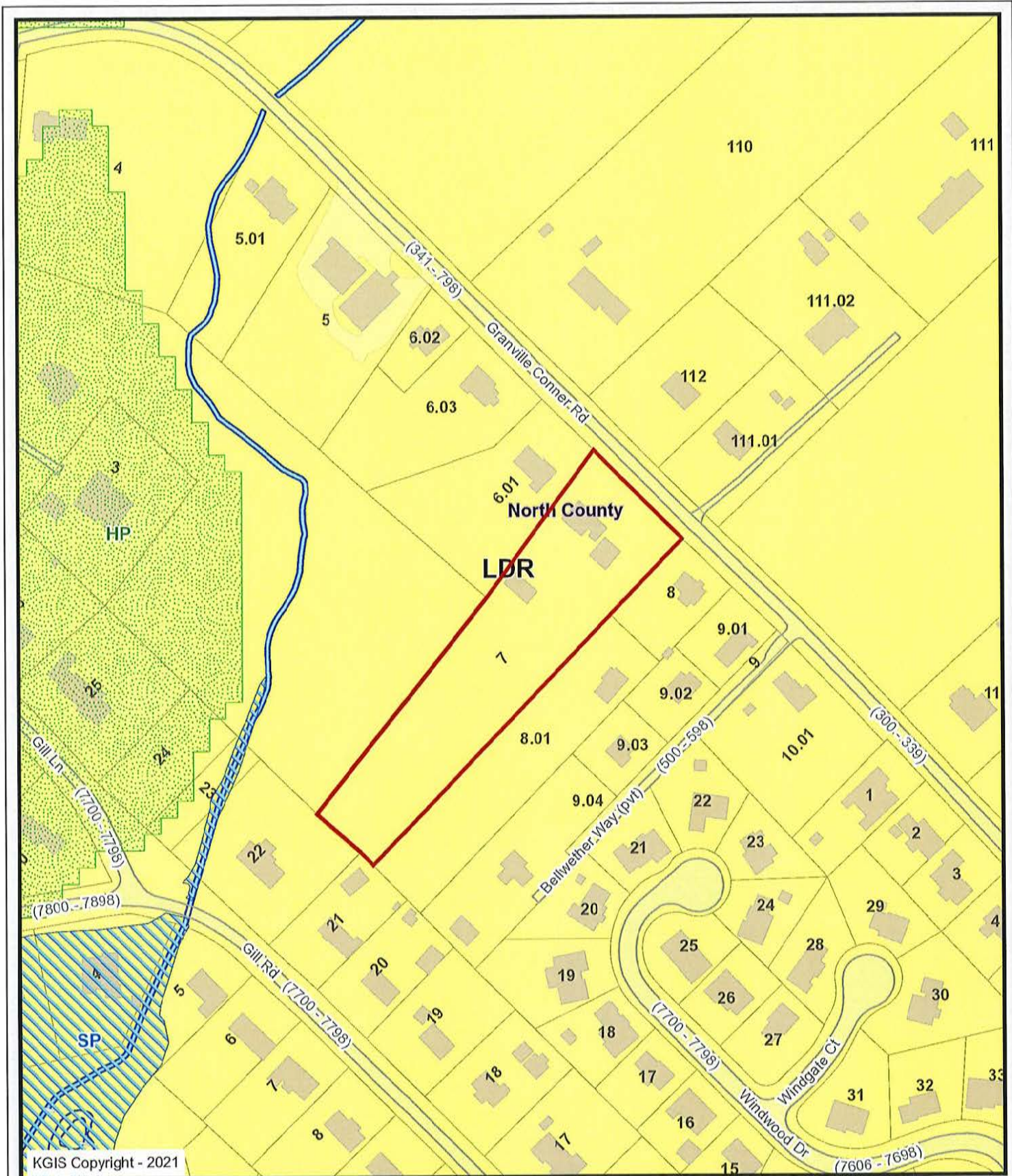


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