

# REZONING REPORT

► **FILE #:** 7-D-21-RZ

**AGENDA ITEM #:** 15

**AGENDA DATE:** 7/8/2021

► **APPLICANT:** WILLIAM WILSON CONSTRUCTION

OWNER(S): William Wilson

TAX ID NUMBER: 19 204

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4819 McCloud Rd.

► **LOCATION:** West side of McCloud Road, southwest of Ft. Sumter Road, northwest of Stewart Ridge Road

► **APPX. SIZE OF TRACT:** 2.15 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mccloud Road, a minor collector, with a pavement width of 17-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

► **ZONING REQUESTED:** PR (Planned Residential)

► **EXISTING LAND USE:** Existing single-family dwelling

► **DENSITY PROPOSED:** Up to 3 du/ac

EXTENSION OF ZONE: Yes, PR is adjacent to the south

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Vacant land - A (Agricultural)

South: Single-family residential - PR (Planned Residential) with up to 1-3 du/ac

East: Vacant land - A (Agricultural)

West: Vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located in an area with small and medium sized lots along a minor collector road with single-family residential neighborhoods nearby. Residential and Agricultural uses surround the subject property.

## STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning for up to 3 du/ac because it is consistent with the Growth Policy Plan, North County Sector Plan, and surrounding 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. The proposed rezoning request is consistent with the sector plan's land use classification of LDR (Low Density Residential).
2. This area has been transitioning steadily from A (Agricultural) zoning to residential subdivisions for a number of years.

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

1. The PR (Planned Residential Zone) is intended to provide optional methods of land development which encourage more imaginative solutions to residential development.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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 property is within the County's Planned Growth Area. Surrounding residential properties zoned PR have a density of up to 3 du/ac. Approving up to 3 du/ac is consistent with the existing residential density of the area and is not expected to cause any adverse impacts for surrounding properties.
2. Built at the requested 3 du/ac, the development could accommodate approximately six single-family dwellings.
3. The lots have access to water and sewer lines.

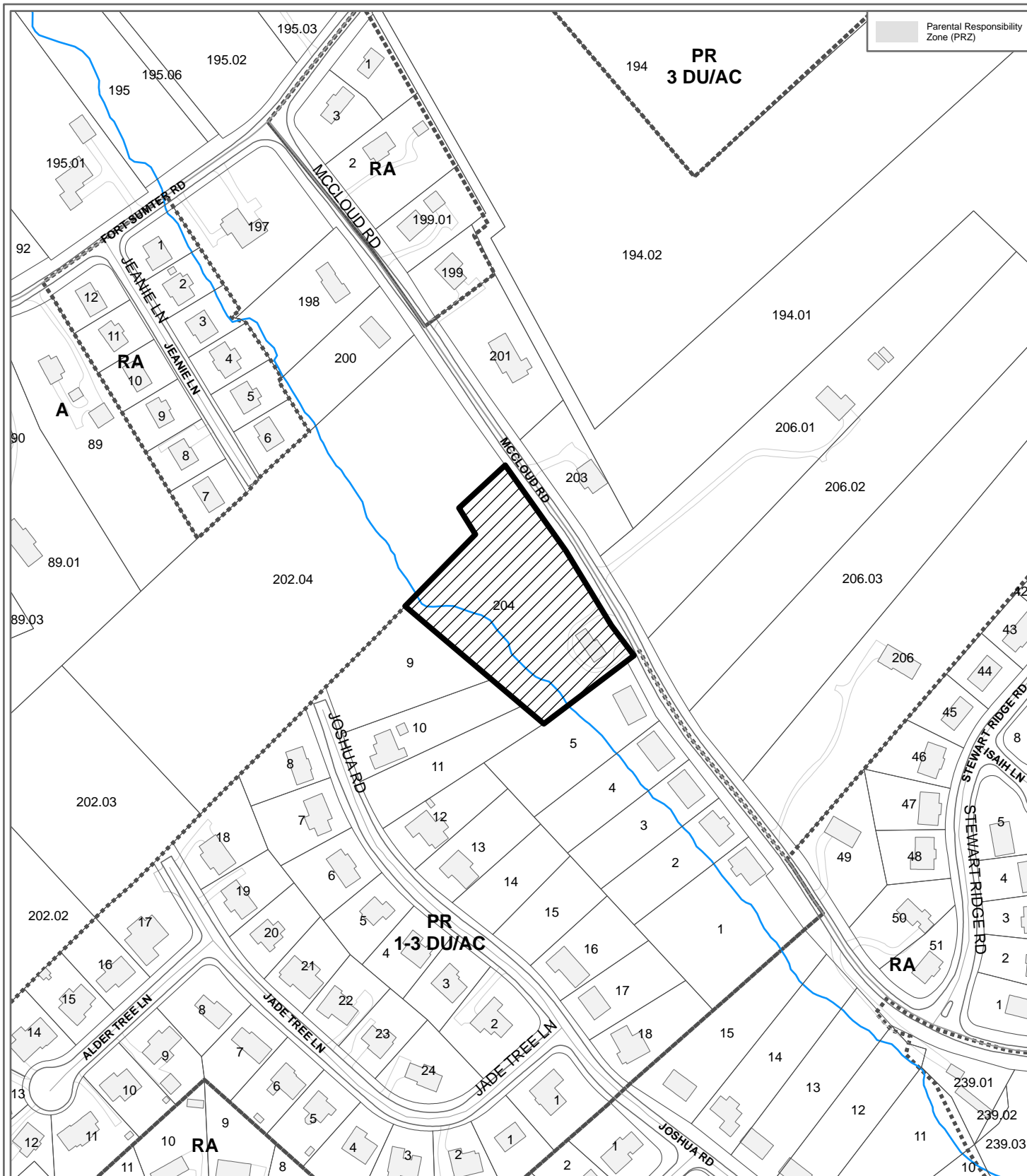
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed 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 8/23/2021. 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.



# **7-D-21-RZ REZONING**

From: A (Agricultural)

To: PR (Planned Residential)

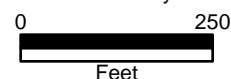


Original Print Date: 6/8/2021  
 Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: William Wilson Construction

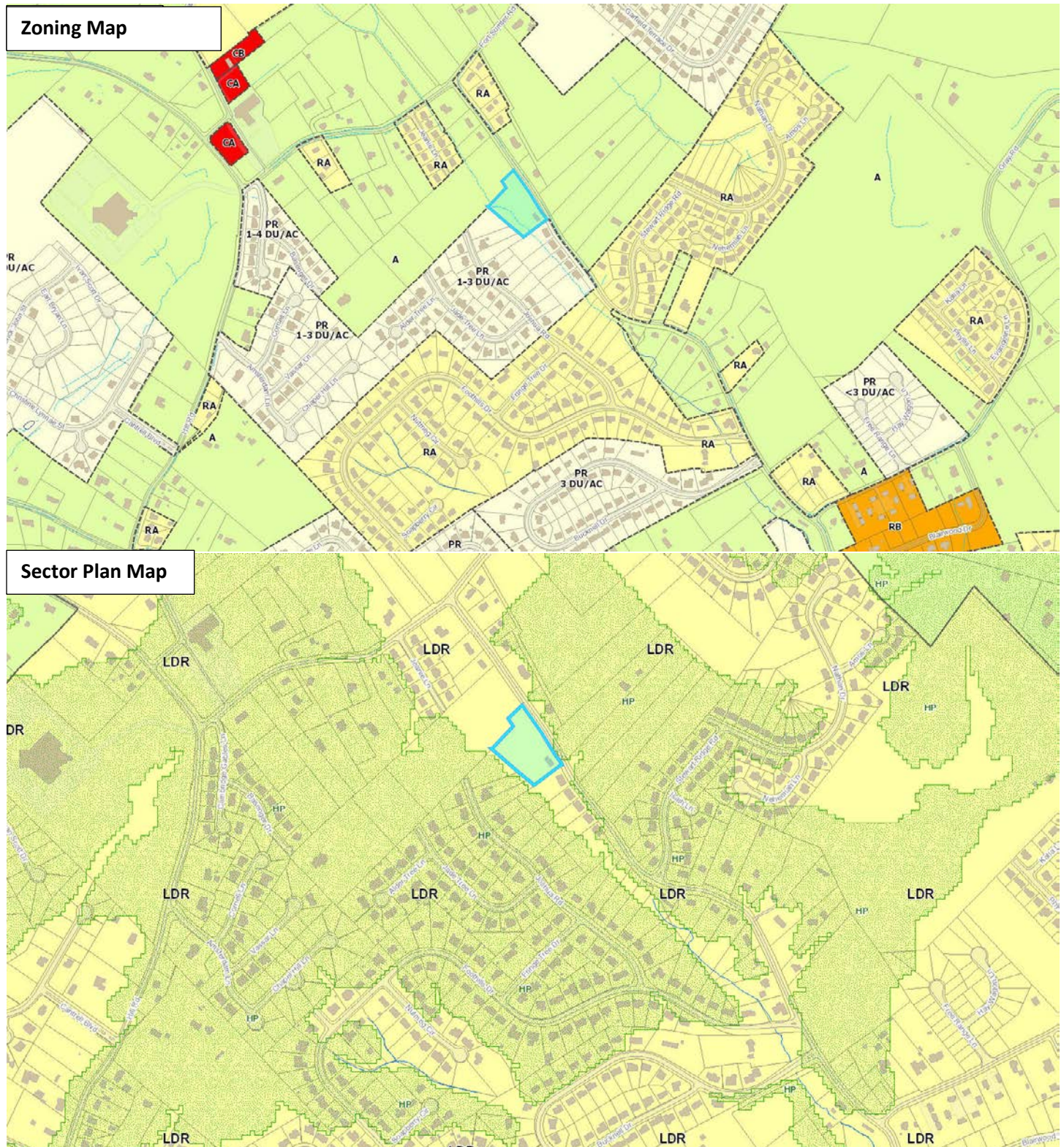
Map No: 19

Jurisdiction: County



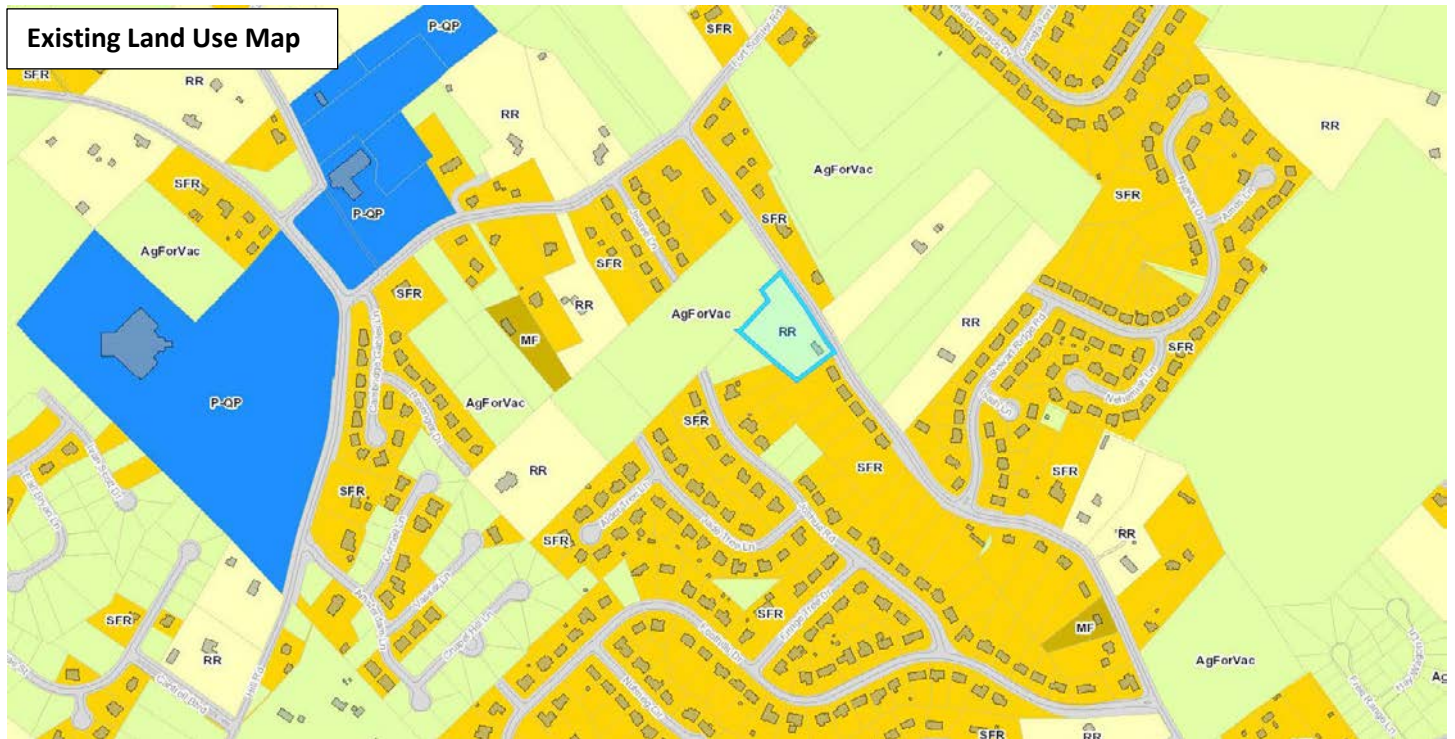


## Exhibit A. 7-D-21-RZ Contextual Images





## Exhibit A. 7-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

William Wilson Construction

Applicant Name

Affiliation

5/19/2021

7/8/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

7-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

Garrett Tucker

Robert G. Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5995

gtucker@rgc-a.com

Phone

Email

## CURRENT PROPERTY INFO

William Wilson

3248 Tazewell Pike

865-607-1010

Owner Name (if different)

Owner Address

Owner Phone

4819 McCloud Road

CLT MAP 019 PARCEL 204

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

West side of McCloud Rd., southwest of Ft. Sumter Rd., northwest of Stewart Ridge Rd.

2.15 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

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

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

Related City Permit Number(s)

**SUBDIVISION REQUEST**

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

☐ Combine Parcels    ☐ Divide Parcel    \_\_\_\_\_  
 Unit / Phase Number    Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**

- ☒ Zoning Change    PR ( 3 DU/AC)  
 Proposed Zoning

- ☐ Plan Amendment Change    \_\_\_\_\_  
 Proposed Plan Designation(s)

Proposed Density (units/acre)    Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

Pending Plat File Number

**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.

*Denny Koontz*dotloop verified  
05/18/21 10:19 PM EDT  
R225-3TYD-GETA-QUT2

William Wilson Construction

Applicant Signature

Please Print

Date

865-607-1010

wilsonconstructioninc@outlook.com

Phone Number

Email

*Sherry Michienzi*Sherry Michienzi  
Please Print5/19/2021  
Date

swm





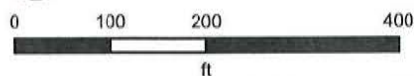
4819 McCloud Rd.

Knoxville - Knox County - KUB Geographic Information System

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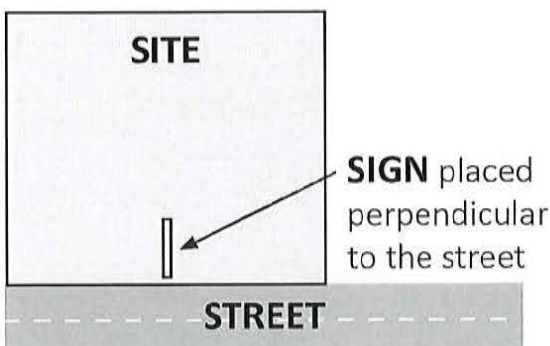


Printed: 5/19/2021 at 9:39:57 AM





The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

June 23 (Wed) and July 9 (Fri)  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: William Wilson

Date: 5/19/2021

File Number: \_\_\_\_\_



Sign posted by Staff



Sign posted by Applicant