

REZONING REPORT

▶ **FILE #:** 7-I-21-RZ

AGENDA ITEM #: 20

AGENDA DATE: 7/8/2021

▶ **APPLICANT:** WORLEY BUILDERS, INC.

OWNER(S): Hunsberger, Abram Franklin Sr. & Catherine Main Trustees

TAX ID NUMBER: 130 044

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11751 Black Rd.

▶ **LOCATION:** Parcel to the north approximately 860 ft. southwest from intersection of Blackstone View Lane and Black Road.

▶ **APPX. SIZE OF TRACT:** 6.29 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Black Rd is a minor collector road with a 22-ft pavement width, within a 48-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Clinch River

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

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

▶ **EXISTING LAND USE:** Rural Residential

▶ **DENSITY PROPOSED:** up to 1 du/ac

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Planned residential - PR (Planned Residential) 1-3 du/ac

South: Rural residential - A (Agricultural)

East: Rural residential - A (Agricultural)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property abuts Black Road and it located in a low density neighborhood consisting of single family dwellings.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning with up 1 du/ac because it is consistent with the Growth Policy Plan, Northwest 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 AG (Agricultural).
2. This area has been transitioning steadily from Agricultural zoning to Planned Residential zoning for a number of years. The proposed rezoning will create zoning consistency along the north side of Black Road.

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

1. The proposed amendment to PR (Planned Residential) zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Each planned residential 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.
3. The parcel is approximately 6.29 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. The adjacent parcels are largely rural and agricultural in character, however, there are other properties zoned PR (Planned Residential) with densities ranging from 1-3 du/ac. If rezoned with the requested density, the development would accommodate approximately six single-family dwellings.

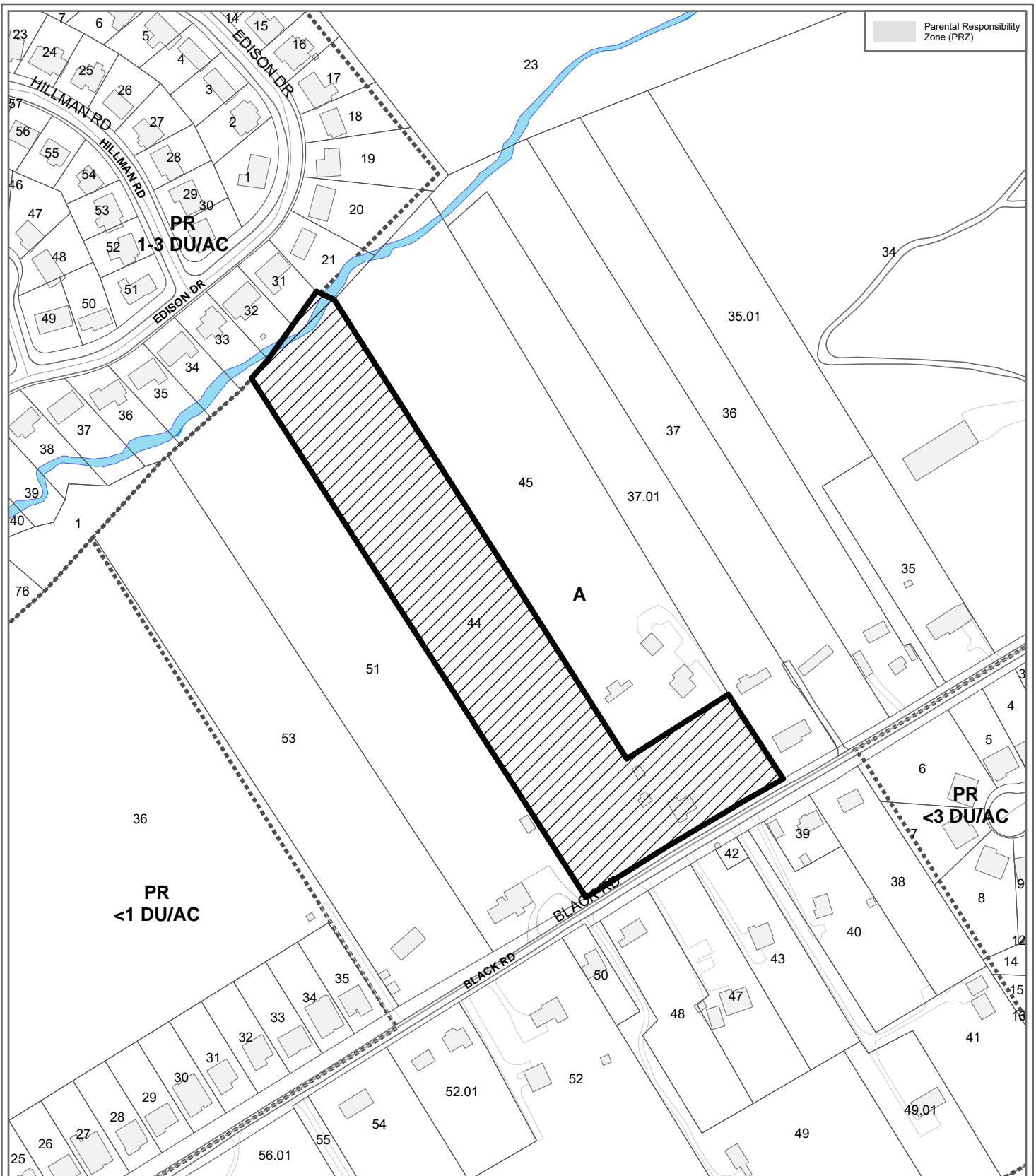
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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.



Parental Responsibility Zone (PRZ)

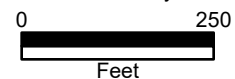
**7-I-21-RZ
REZONING**

From: A (Agricultural)
To: PR (Planned Residential)



Petitioner: Worley Builders, Inc.

Map No: 130
Jurisdiction: County



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



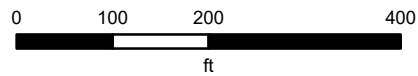


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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DOUBLE FEE



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

Worley Builders, Inc.
Applicant Name

Option holder
Affiliation

6/1/2021
Date Filed

July, 8 2021
Meeting Date (if applicable)

File Number(s)
7-1-21-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

Ron Worley
Name

Worley Builders, Inc.
Company

PO box 71022
Address

Knoxville TN 37938
City State ZIP

865-922-2600
Phone

ron @ worleybuildersinc.com
Email

CURRENT PROPERTY INFO

Hunsberger Abram Franklin Sr.
Owner Name (if different) + Catherine Malin
Trustees

11751 Black Rd. Knoxville, TN
Owner Address

Owner Phone

11751 Black Road
Property Address

130 044
Parcel ID

1st Utility
Sewer Provider

1st Utility
Water Provider

N
Septic (Y/N)

STAFF USE ONLY

Parcel to North Approx 860ft SW from intersection of
General Location Blackstone View Ln. + Black Rd.

6.29 AC
Tract Size

City County 6
District

A
Zoning District

RR
Existing Land Use

Northwest County
Planning Sector

AG & HP & SP
Sector Plan Land Use Classification

Rural Area
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

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Proposed Zoning **PR 1unit/AC**

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

dbl. fee

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	Fee 2	Fee 3	Total
325	1829.00		
			1829.00

AUTHORIZATION

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



 Applicant Signature

Ron Worley, Jr.
 Please Print

6-1-21
 Date

065-922-2600
 Phone Number

ron@worleybuildersinc.com
 Email


 Staff Signature

Marc Payne
 Please Print

6/1/2021
 Date