

REZONING REPORT

▶ **FILE #:** 6-A-21-RZ

AGENDA ITEM #: 13

AGENDA DATE: 6/10/2021

▶ **APPLICANT:** STEPHANIE WALTHER

OWNER(S): Stephanie Walther

TAX ID NUMBER: 92 05802

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 Amherst Rd.

▶ **LOCATION:** North of Chimney Ridge Rd, west of Amherst Rd.

▶ **APPX. SIZE OF TRACT:** 8.27 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: The subject property is provided access to Amherst Rd from a narrow gravel road that crossing the railway tracks located to the east.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

▶ **PRESENT ZONING:** I (Industrial)

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

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this property.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant and office - I (Industrial)

South: Agriculture/forestry/vacant - AG (General Agricultural)

East: Single family residential and agriculture/forestry/vacant - RN-1 (Single-Family Residential Neighborhood)

West: Agriculture/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located in an area with large lots along the main thoroughfares with and single family neighborhoods off of side roads. Industrial uses are nearby to the north.

STAFF RECOMMENDATION:

▶ **Approve A (Agricultural) zoning because it is consistent with the Northwest County Sector Plan and surrounding zoning.**

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

Approve A (Agricultural) zoning because it is consistent with the Northwest County Sector Plan and

surrounding zoning.

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. There are existing railway tracks located along the east side of the subject property. These railway tracks act as a dividing line between the I (Industrial) zoned properties to the east of the tracks and the A (Agricultural) zoned properties located to the west. The proposed rezoning of the subject property will create a greater level of zoning and sector plan consistency to the west side of the railway tracks.

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

1. A (Agricultural) zoning provides for a wide range of agricultural and related uses as well as low density residential uses.
2. The parcel is approximately 8.27 acres in size and is primarily forested.

THE PROPOSED AMENDMENT SHALL NOT ADVERSLY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed amendment to A (Agricultural) zoning is compatible with the Northwest County sector plan designation.
2. Surrounding uses include low-density single-family dwellings on large lots and vacant land similar to that of the subject property.
3. Surrounding properties are zoned A (Agricultural); the addition of more A (Agricultural) zoning is not expected to cause any adverse impacts for surrounding properties.

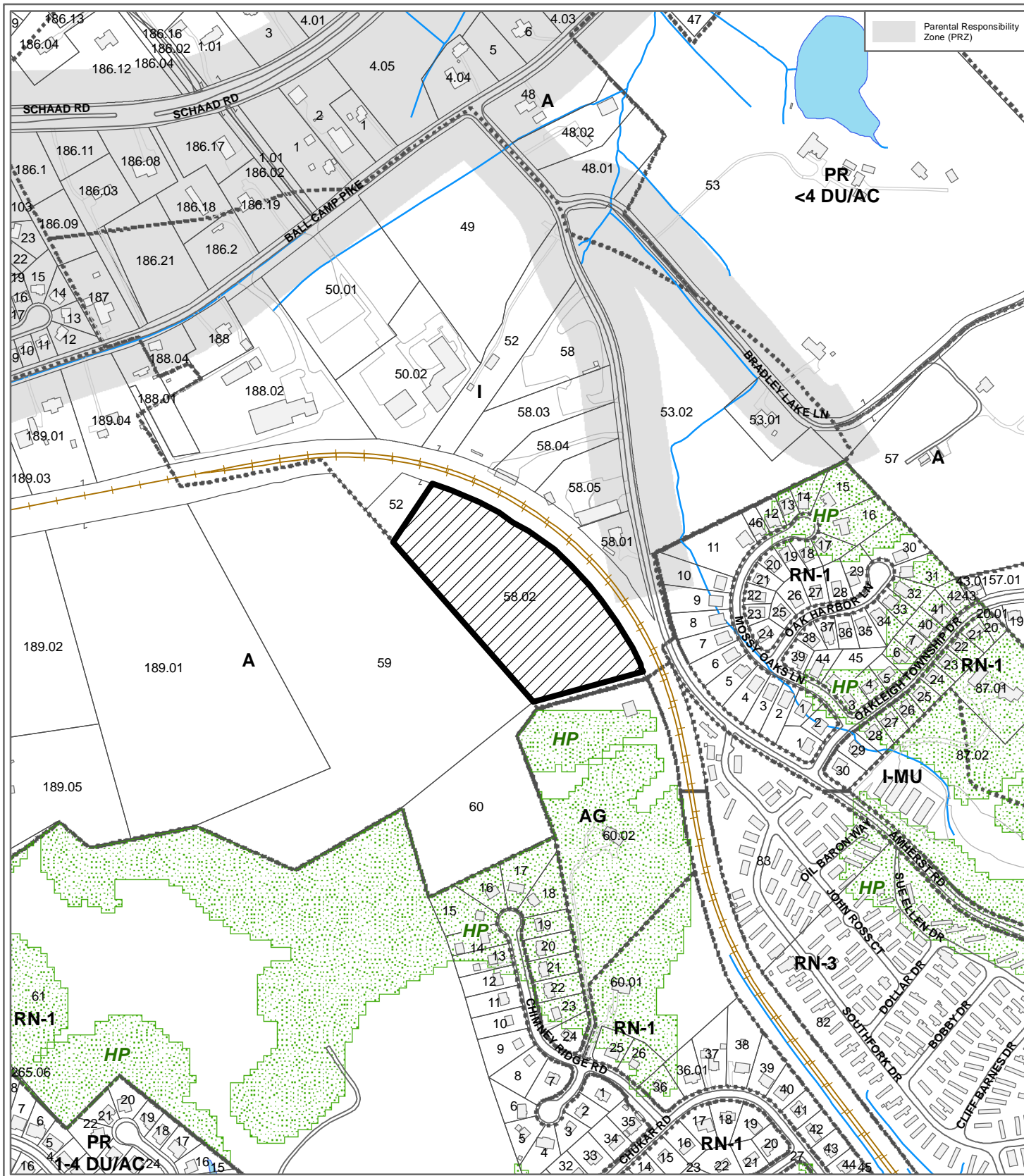
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN AND OTHERS;

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 7/26/2021. 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.



**6-A-21-RZ
REZONING**

Petitioner: Walthers, Stephanie



From: I (Industrial)

To: A (Agricultural)

Map No: 92

Jurisdiction: County

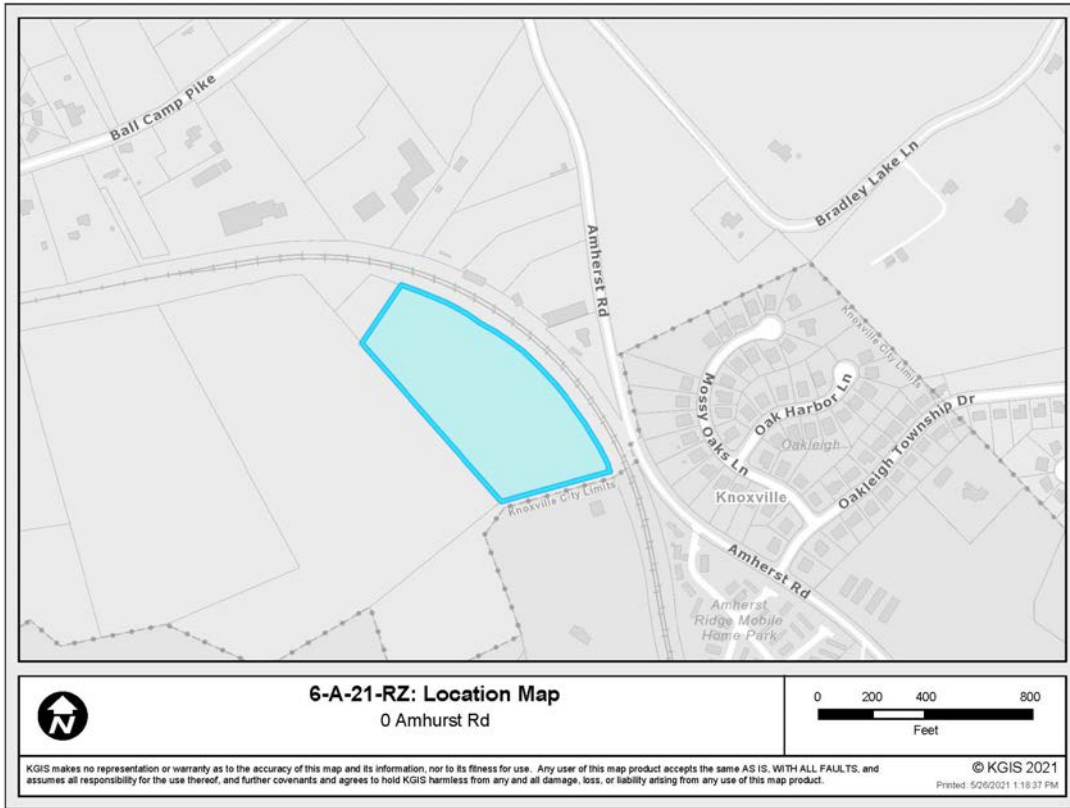


Original Print Date: 5/6/2021

Revised:

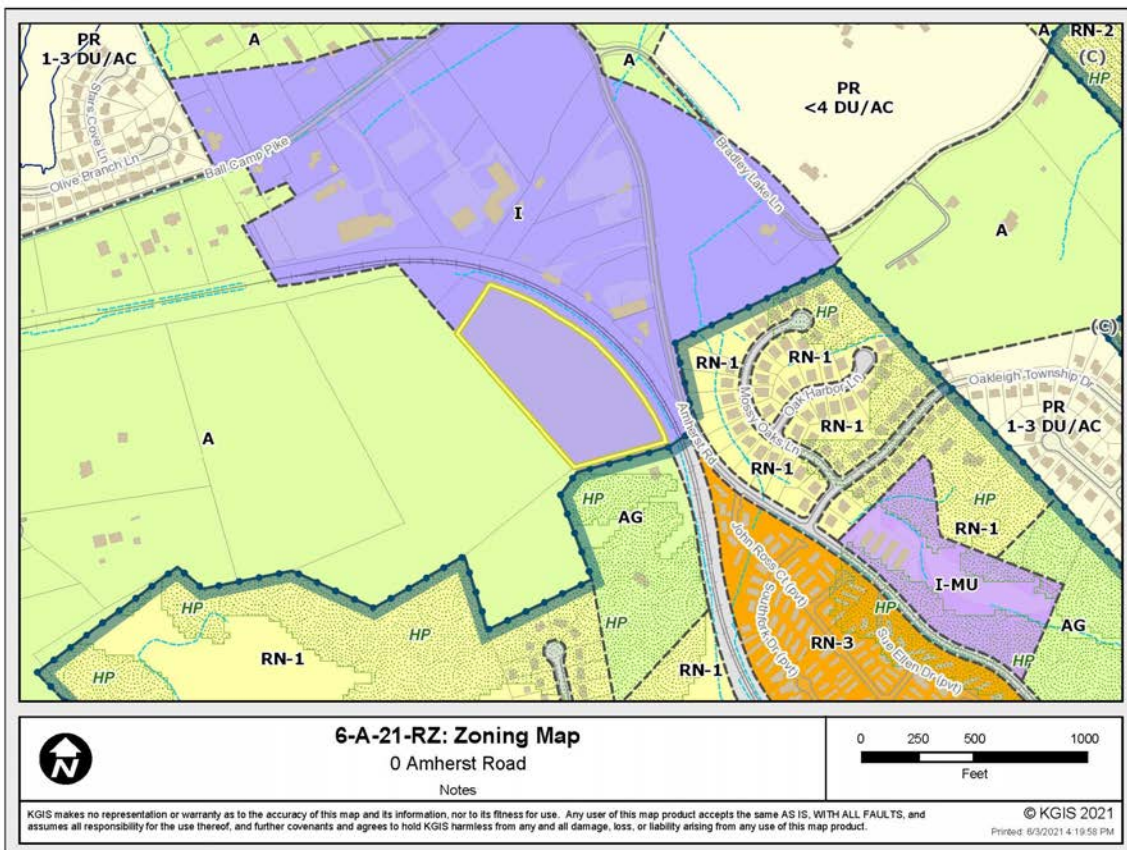
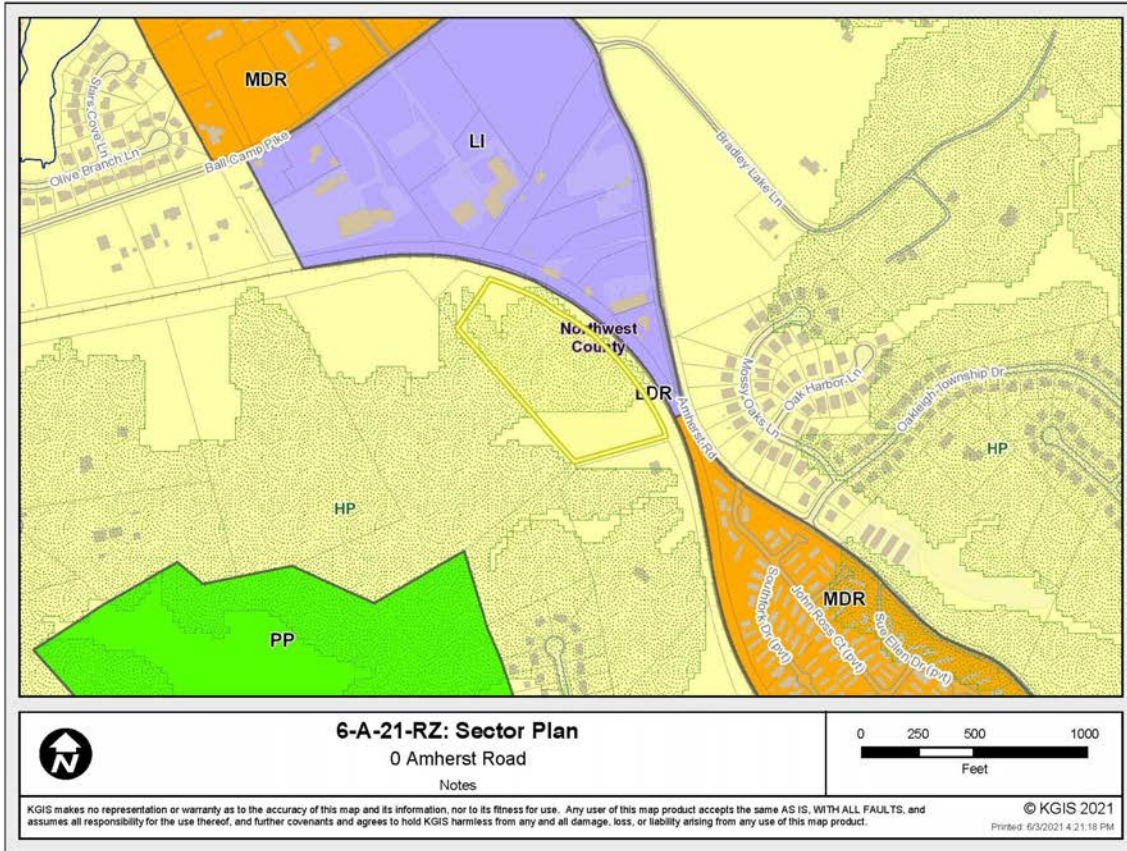
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

6-A-21-RZ
EXHIBIT A. Contextual Images



6-A-21-RZ

EXHIBIT A. 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

Stephanie Walther

Owner

Applicant Name

Affiliation

4/5/21

6/10/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

6-A-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

Stephanie Walther

Name

Company

2413 Chimney Ridge Road

Knoxville

TN

37923

Address

City

State

ZIP

865-771-2886

sjwalther@hotmail.com

Phone

Email

CURRENT PROPERTY INFO

Stephanie Walther

2413 Chimney Ridge Road, Knoxville, TN

865-771-2886

Owner Name (if different)

Owner Address

Owner Phone

0 Amherst RD
~~2413 Chimney Ridge Road~~, Knoxville, TN 37923

092 05802

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Due North of Chimney Ridge Road and due West of Amherst Road

8.27 acres

General Location

Tract Size

City County

3rd

I

AgForVac

District

Zoning District

Existing Land Use

Northwest County

LDR / HP

Urban

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 _____
 Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____
 Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 Agricultural
 Proposed Zoning _____
 Plan Amendment Change
 Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) Please note, there is an easement from the the 10 acre to the 5 acre to this 8 acre property

STAFF USE ONLY

PLAT TYPE

Staff Review
 Planning Commission

ATTACHMENTS

Property Owners / Option Holders
 Variance Request

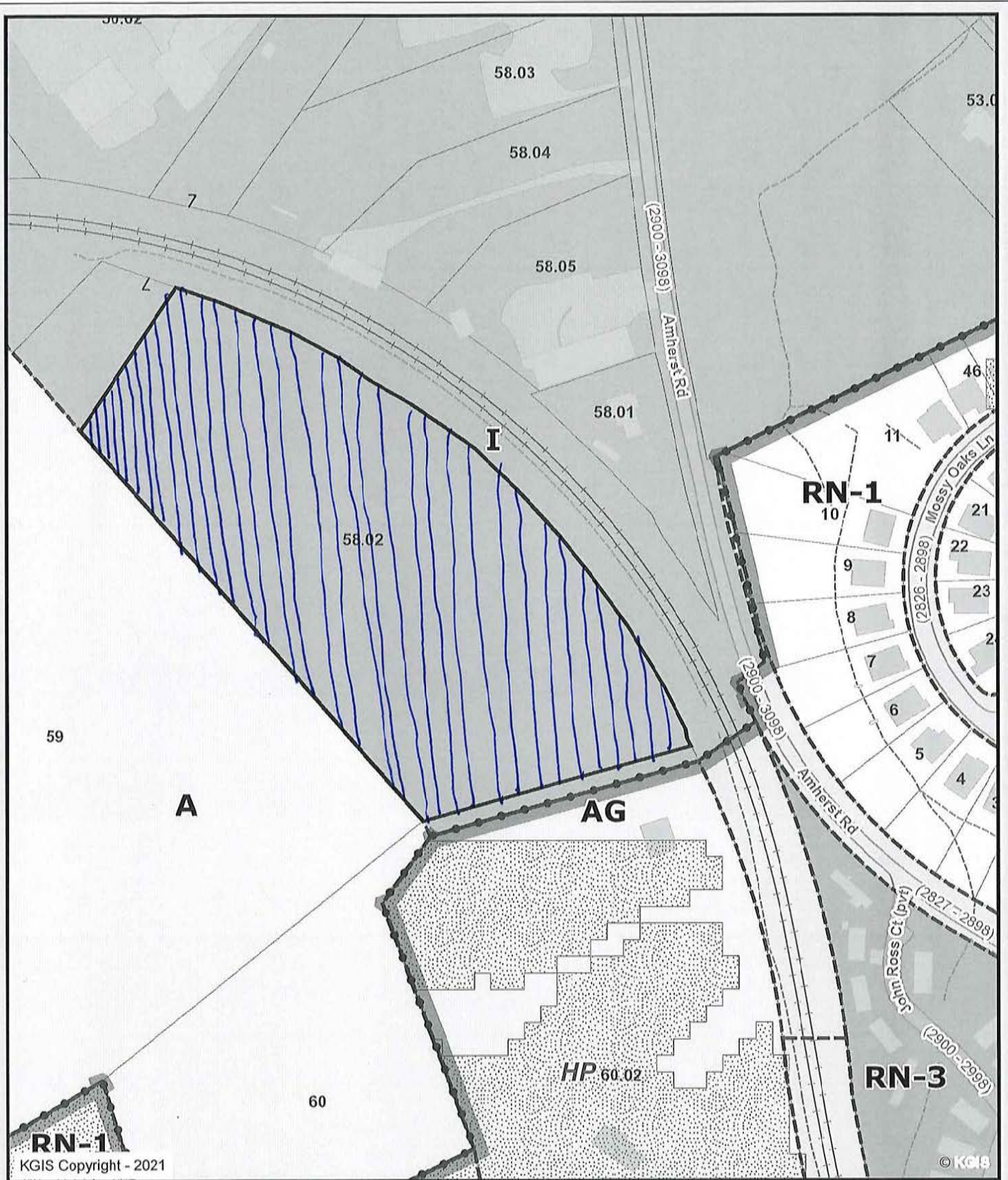
ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0325	1013.50	1013.50
Fee 2		
Fee 3		

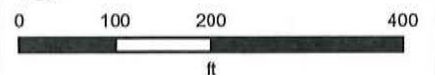
AUTHORIZATION *By signing below, I certify I am the property owner, applicant or the owners authorized representative.*

Applicant Signature	Stephanie Walther Please Print	4/5/21 Date
865-771-2886 Phone Number	sjwalther@hotmail.com Email	
Staff Signature	Marc Payne Please Print	4/6/2021 Date



Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System

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