

REZONING REPORT

► **FILE #:** 5-H-21-RZ

AGENDA ITEM #: 22

AGENDA DATE: 5/13/2021

► **APPLICANT:** DAVID & BRENDA MORRIS

OWNER(S): David & Brenda Morris

TAX ID NUMBER: 57 34

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 141 Verton Dr.

► **LOCATION:** Northwest side of Verton Drive, west of I-75

► **APPX. SIZE OF TRACT:** 2.1 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Verton Drive a local street with a pavement width of 13.9-ft within a right-of-way width of 50-ft.

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, however, RA is within 100-ft.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, Agriculture/forestry/vacant - A (Agricultural)

South: Single family residential - A (Agricultural)

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is comprised of primarily single family residential lots that are an acre or a little less in size.

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. RA (Low Density Residential) zone district will allow for additional single family residential dwelling units in a low density residential area to meet the increasing demand for residential housing.
2. A nearby property was also rezoned to RA from A in April 2020.

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.
2. RA zoning allows a 10,000 square foot minimum lot size for properties served by sewer. This area is served by water and sewer from Hallsdale Powell Utility District.

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 Urban Growth Area of the Growth Policy Plan and this rezoning and would allow for additional residential development opportunity in an area serviced by sewer and within a 0.5 miles of the commercial node at E. Emory Road and interstate I-75.

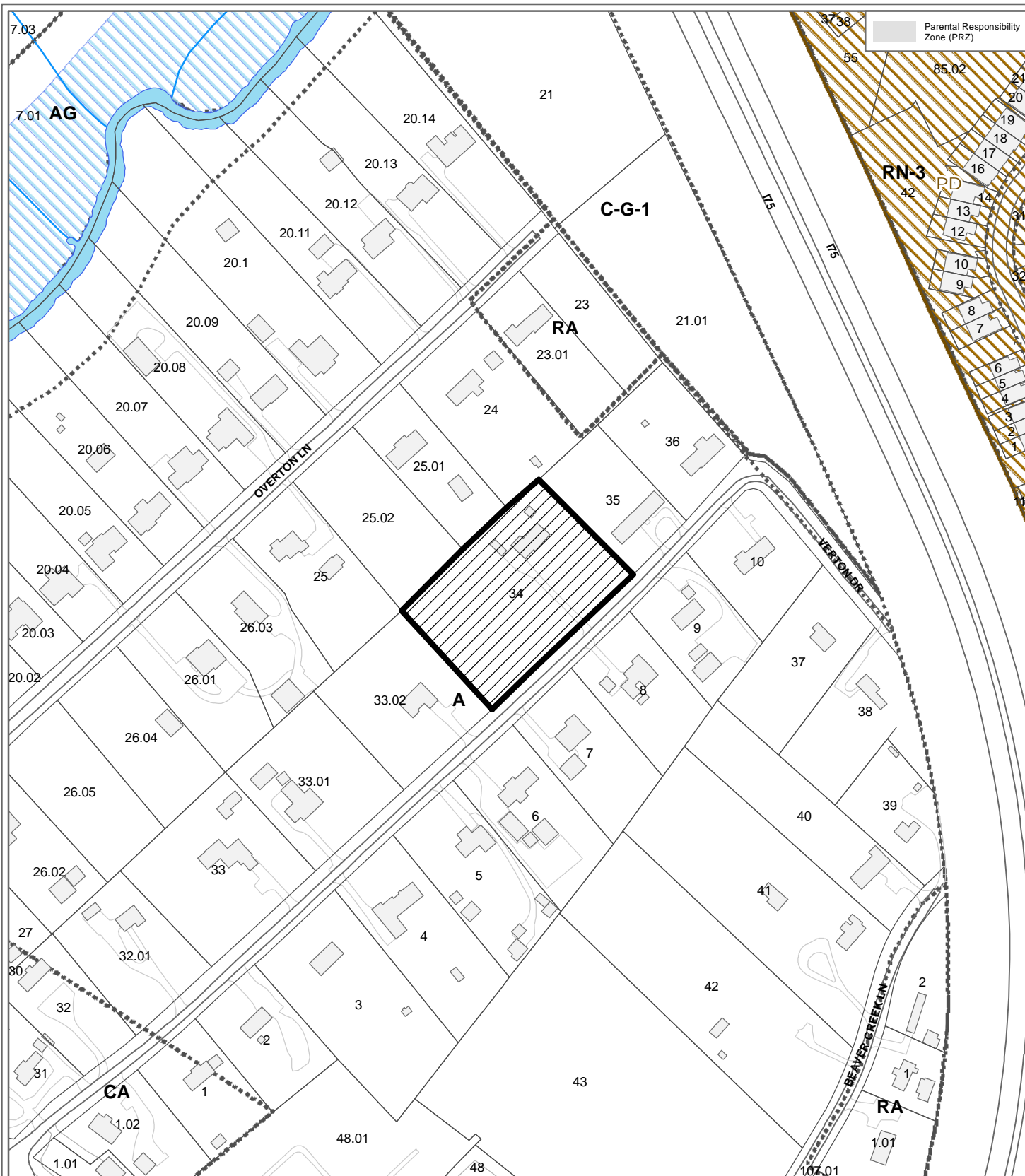
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan's land use designation of LDR (Low Density Residential) permits consideration of RA zoning.
2. This property is within the Urban Growth of the Growth Policy Plan and appears to be serviced by both water and wastewater.

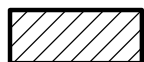
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/28/2021. 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.



5-H-21-RZ REZONING



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 4/7/2021
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: & Brenda Morris, David

Map No: 57

Jurisdiction: County

0 250
 Feet



Exhibit A. 5-H-21-RZ Contextual Images

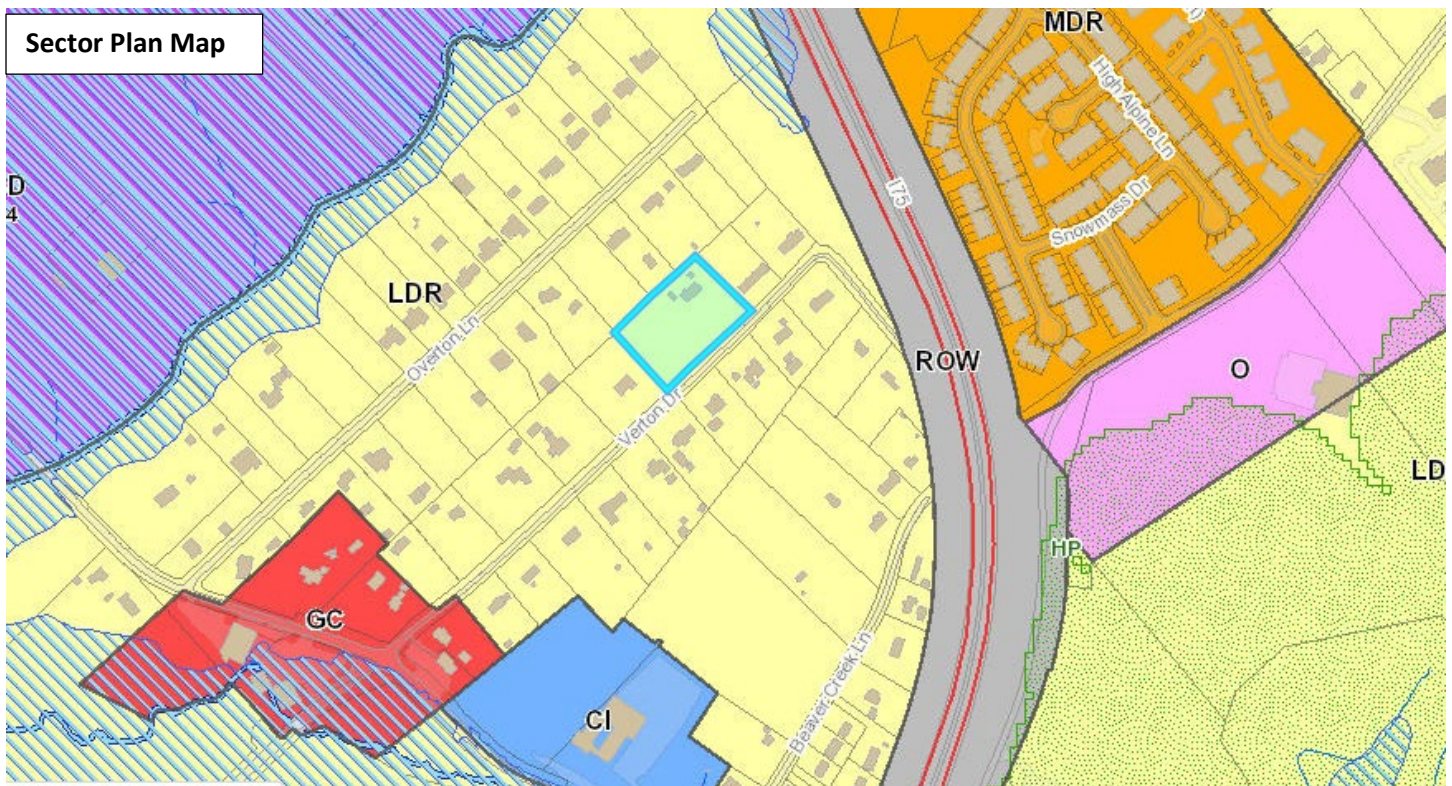
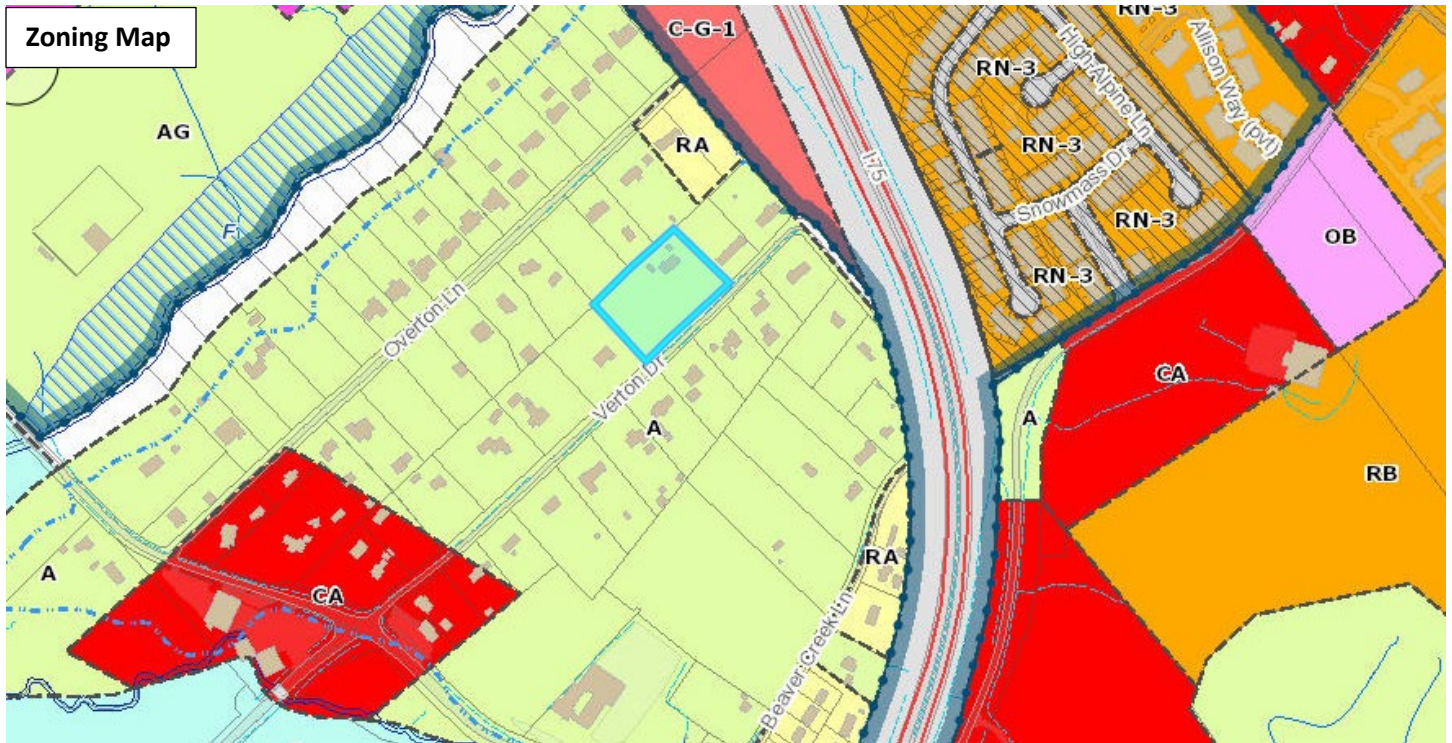
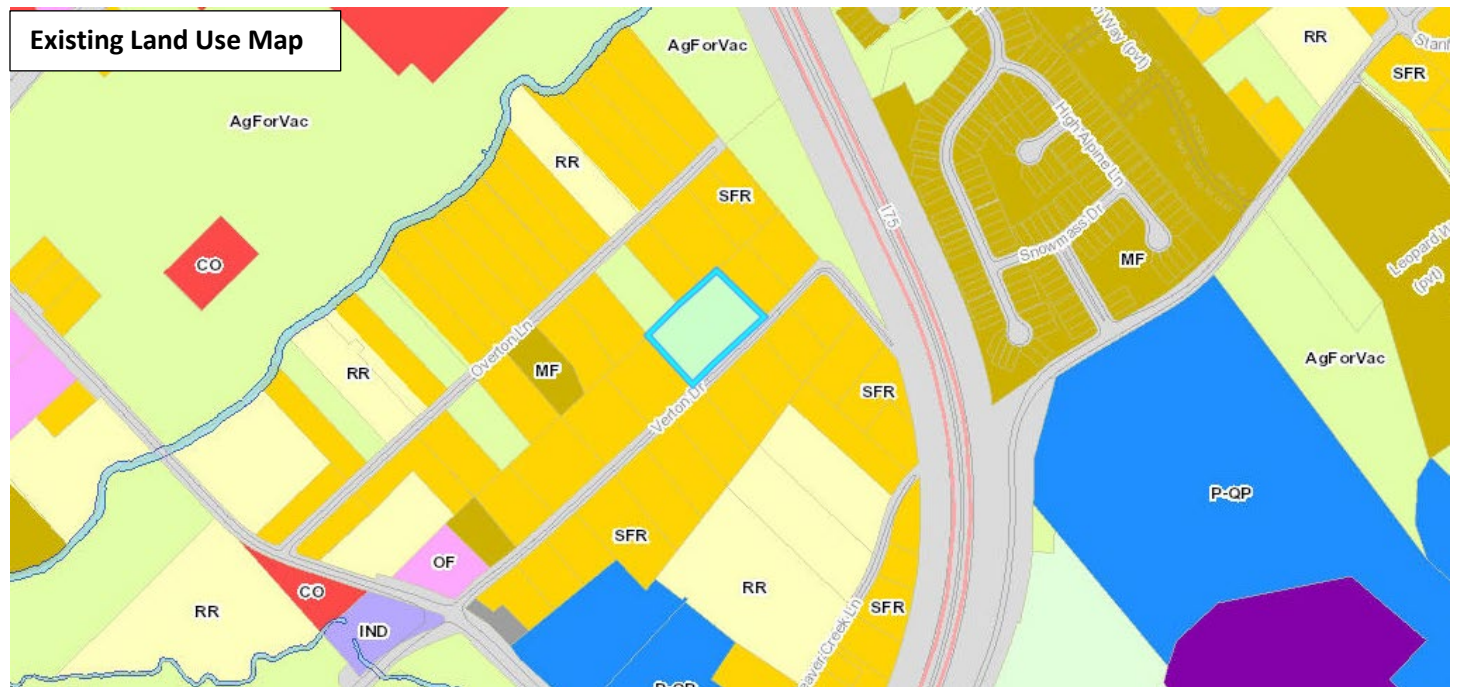


Exhibit A. 5-H-21-RZ Contextual Images



RECEIVED

By Elizabeth Albertson at 11:44 am, Mar 29, 2021



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

DAVID & BRENDA MORRIS

Applicant Name

Affiliation

3/29/21

Date Filed

5/13/21

Meeting Date (if applicable)

File Number(s)

5-H-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

DAVID HARBIN

Name

BATSON, HIMES, NORVELL & POE

Company

4334 PAPERMILL DRIVE

Address

KNOXVILLE

City

TN

State

37909

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

Owner Name (if different)

141 VERTON DR 37849
POWELL, TN

Owner Address

Owner Phone

141 VERTON DRIVE

Property Address

MAP 57 PARCEL 34

Parcel ID

HPUD

Sewer Provider

HPUD

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

Northwest side of Verton Drive, west of I-75

General Location

2.10 acres

Tract Size

☐ City ☐ County

County Commission District 7 A (Agriculture) RR (Rural Residential)

District

Zoning District

Existing Land Use

North County
Planning SectorLDR (Low Density Residential)
Sector Plan Land Use ClassificationUrban Growth Area
Growth Policy Plan Designation

December 2020

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**RA**
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

\$600.00

Fee 2

Fee 3

AUTHORIZATION

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



Applicant Signature



Please Print

3/29/2021

Date

865-588-6472

Phone Number

harbin@bhn-p.com

Email



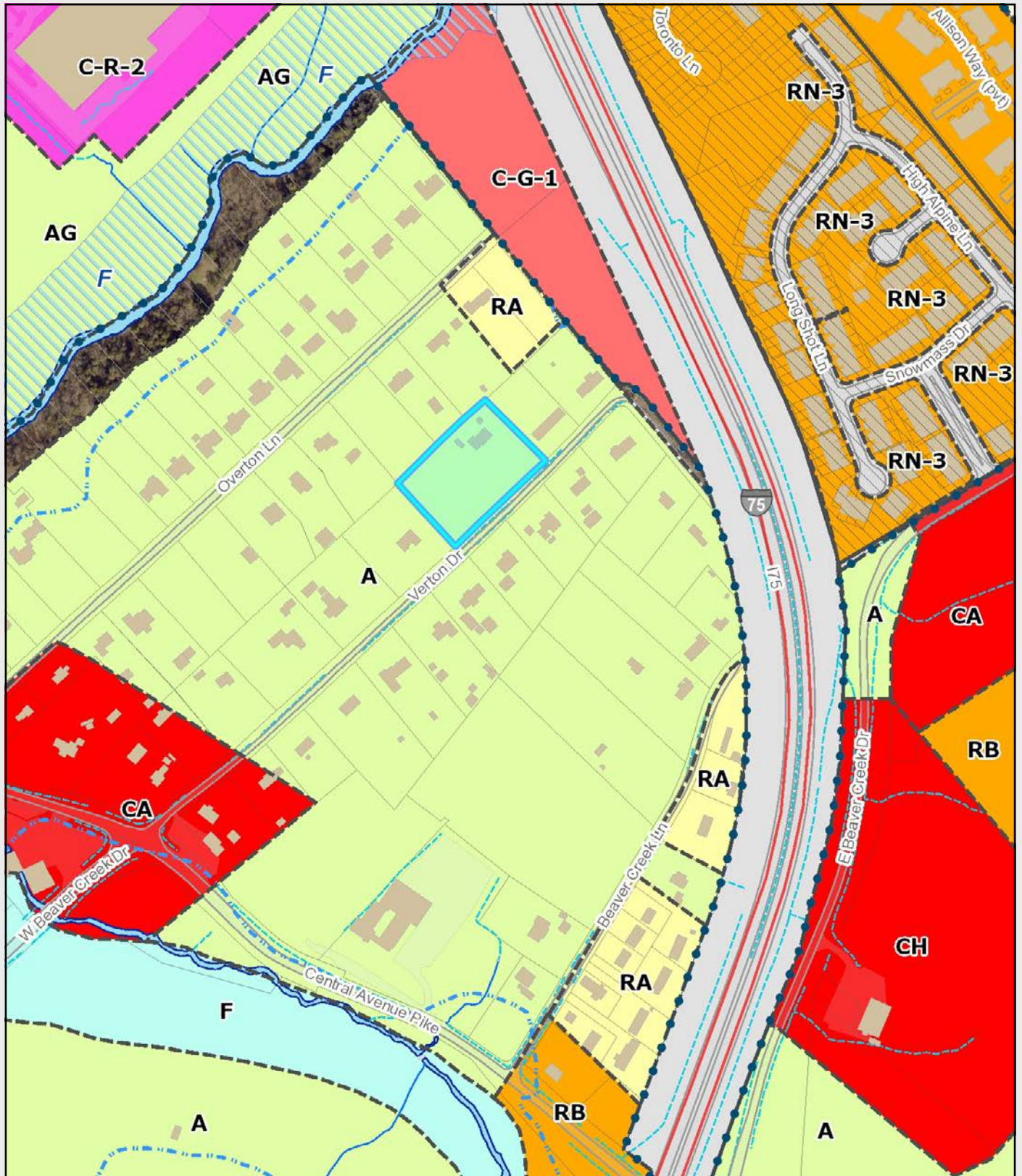
Staff Signature

Elizabeth Albertson

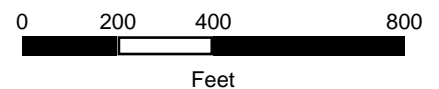
Please Print

3/29/2021

Date



141 Verton Drive
Parcel ID: 057 034



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