

REZONING REPORT

► **FILE #:** 4-B-22-RZ

AGENDA ITEM #: 9

AGENDA DATE: 4/14/2022

► **APPLICANT:** JERALD WALTERS

OWNER(S): Jerald Walters

TAX ID NUMBER: 118 148

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9732 Dutchtown Rd.

► **LOCATION:** **South side of Dutchtown Road, at the intersection of Embarcadero Drive, southeast of Bob Kirby Road**

► **APPX. SIZE OF TRACT:** **0.54 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Dutchtown Rd a two lane minor arterial road with center turn lane with a 40-ft pavement width within a right-of-way of 70-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

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

► **ZONING REQUESTED:** **RA (Low Density Residential)**

► **EXISTING LAND USE:** **Single family residential**

►
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RA (Low density residential)

South: Public/quasi public - INST (Institutional)

East: Single-family residential - A (Agricultural)

West: Public/quasi public - INST (Institutional)

NEIGHBORHOOD CONTEXT: This property is located in an area with a mix of low and medium density residential uses. Webb School of Knoxville is approximately 1,500-ft. to the south, and Pellissippi Parkway is approximately 1.2-mi. to the west.

STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) zoning because it is consistent with the sector plan and existing development pattern in the area.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. Dutchtown Road underwent major road improvements in 2009, including the widening of the road and the addition of a new center turn lane and sidewalks.

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

1. RA zoning provides 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 ADVERSLY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed rezoning to RA zoning is compatible with the Northwest County sector plan designation of LDR.

2. A significant number of properties in this area are zoned RA. The addition of more RA zoning in this area is not anticipated to cause any adverse effects.

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 to RA zoning is not in conflict with any adopted plan.

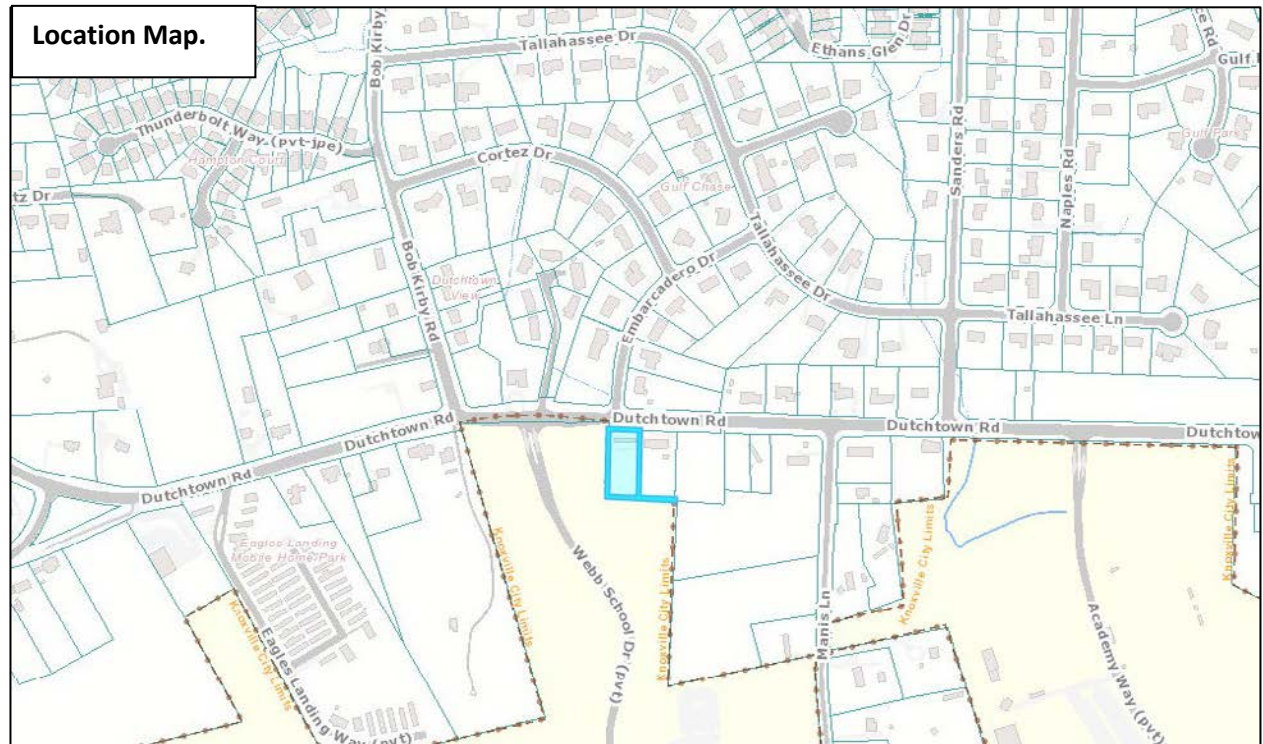
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/23/2022. 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.

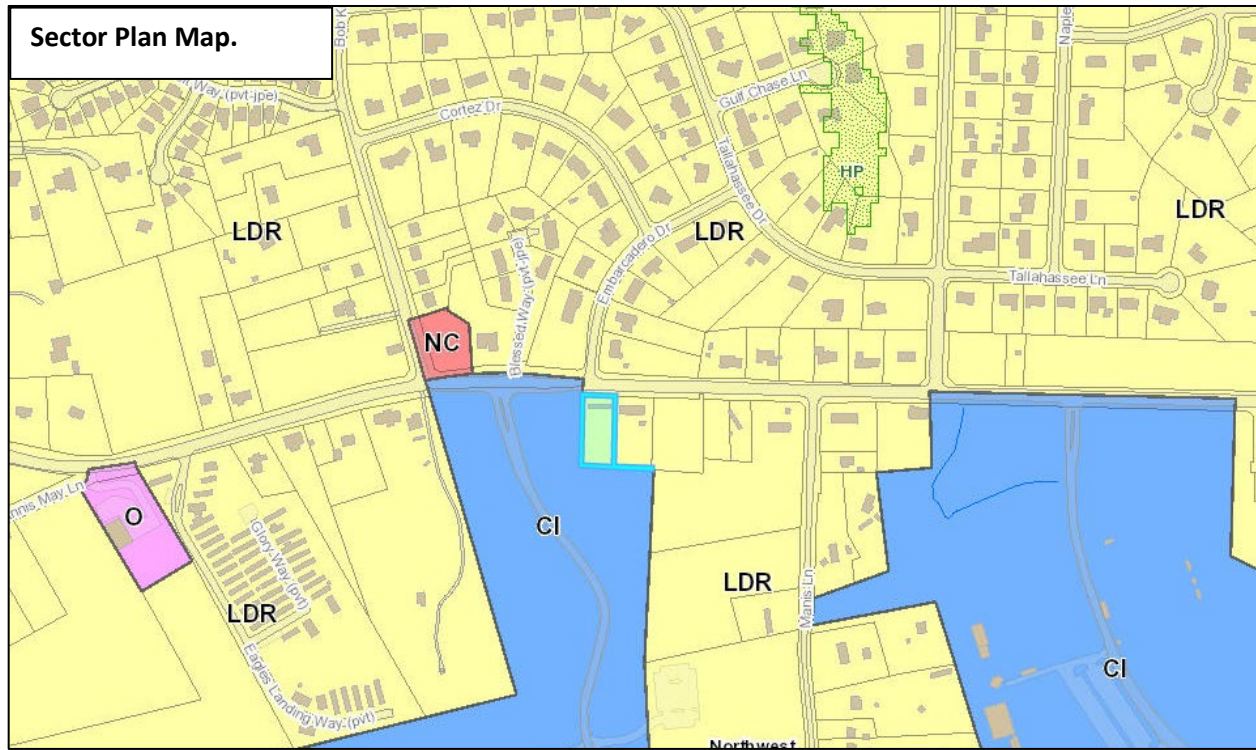
4-B-22-RZ

EXHIBIT A. Contextual Images



4-B-22-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

Jerald Walters

Applicant Name

Affiliation

2/10/2022

4/14/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

4-B-22-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Jerald Walters

Name

Company

1230 Live Oak Cir.

Knoxville

TN

37932

Address

City

State

ZIP

218-686-0552

jerry@jerrydew.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9732 Dutchtown Rd

118 148

Property Address

Parcel ID

West Knox Utility

West Knox Utility

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Dutchtown Rd at intersection of Embarcadero Dr., southeast .54 acres (apprx)

General Location

of Bob Kirby Rd.

Tract Size

☐ City ☒ County

3rd
District

A
Zoning District

SFR
Existing Land Use

Northwest County
Planning Sector

LDR
Sector Plan Land Use Classification

Urban Growth
Growth Policy Plan Designation

November 22, 2021

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)

Pending Plat File Number

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


Applicant Signature

Jerald Walters

2/9/2022

Please Print

Date

218-686-0552

jerry@jerrydew.com

Phone Number

Email


Property Owner Signature

Jerald Walters

2/9/2022

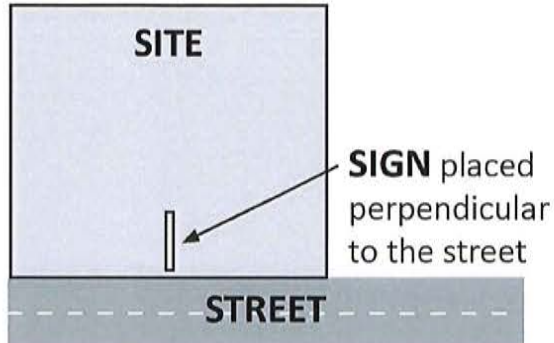
Please Print

Date

SWM 2/10/22

Paid 2.11.2022 L.E.E.

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:

March 30, 2022 and April 15, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Gerald Walters
Date: 2-10-2022
File Number: 4-B-22-RZ

☒ Sign posted by Staff
☐ Sign posted by Applicant