

REZONING REPORT

► **FILE #:** 4-C-22-RZ

AGENDA ITEM #: 10

AGENDA DATE: 4/14/2022

► **APPLICANT:** RALPH SMITH

OWNER(S): Blanca Sanchez

TAX ID NUMBER: 106 007

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2312 Bakertown Rd.

► **LOCATION:** East side of Bakertown Road, northeast of intersection with Robinson Road

► **APPX. SIZE OF TRACT:** 1.4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Inside city limits

ACCESSIBILITY: Access is via Bakertown Rd a minor collector road with a 18 ft pavement width within a right-of-way of 52 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

► **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

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

►
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Rural residential - AG (Agricultural)

South: Single family residential / Public/quasi public - OS (Open Space)

East: Multi family - RN-5 (General Residential)

West: Single family residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is primarily residential in character including development at low and medium densities.

STAFF RECOMMENDATION:

► Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan.

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3: 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 GENERALLY:

1. There are no substantial changes in conditions. However, this property is located in an area that consists of single family and multi-family residential developments. The proposed amendment to RN-2 is compatible with development in this area and the sector plan.

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

1. The RN-2 Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks.

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

1. There is a mix of residential zoning in the area that includes RN-2, RN-5, and PR zoning up to 5 dwelling units per acre. The proposed amendment to RN-2 zoning has a lower intensity of use than other residentially zoned properties

2. Adverse impacts are not anticipated by the addition of additional RN-2 zoning, that would permit additional single family residential development with minimum lot sizes of 5,000 square feet.

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 consistent with the Sector Plan, the One Year Plan and all other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/17/2022 and 5/31/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



4-C-22-RZ REZONING

From: AG (Agricultural)

To: RN-2 (Single-Family Residential Neighborhood)



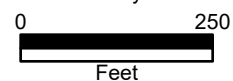
Original Print Date: 3/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Smith, Ralph

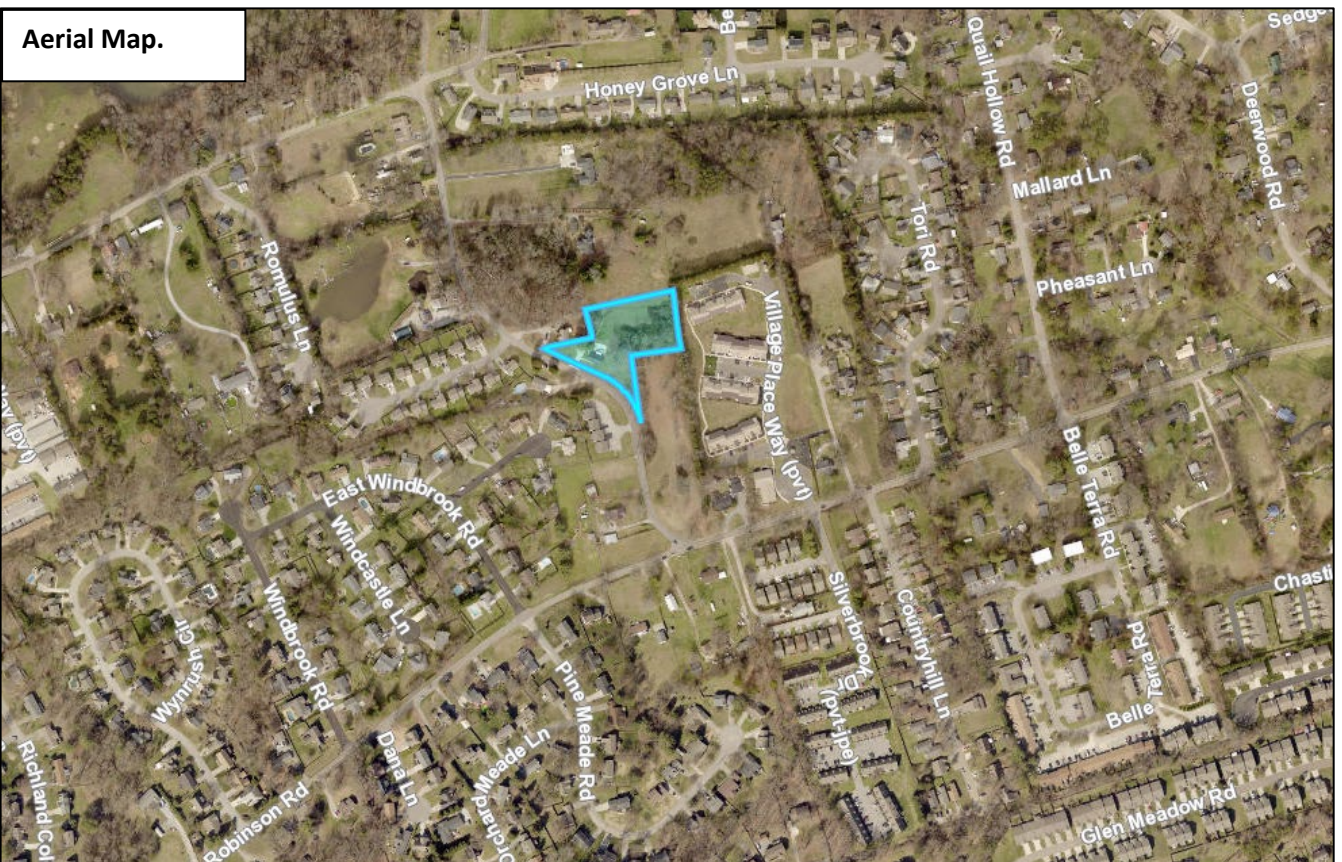
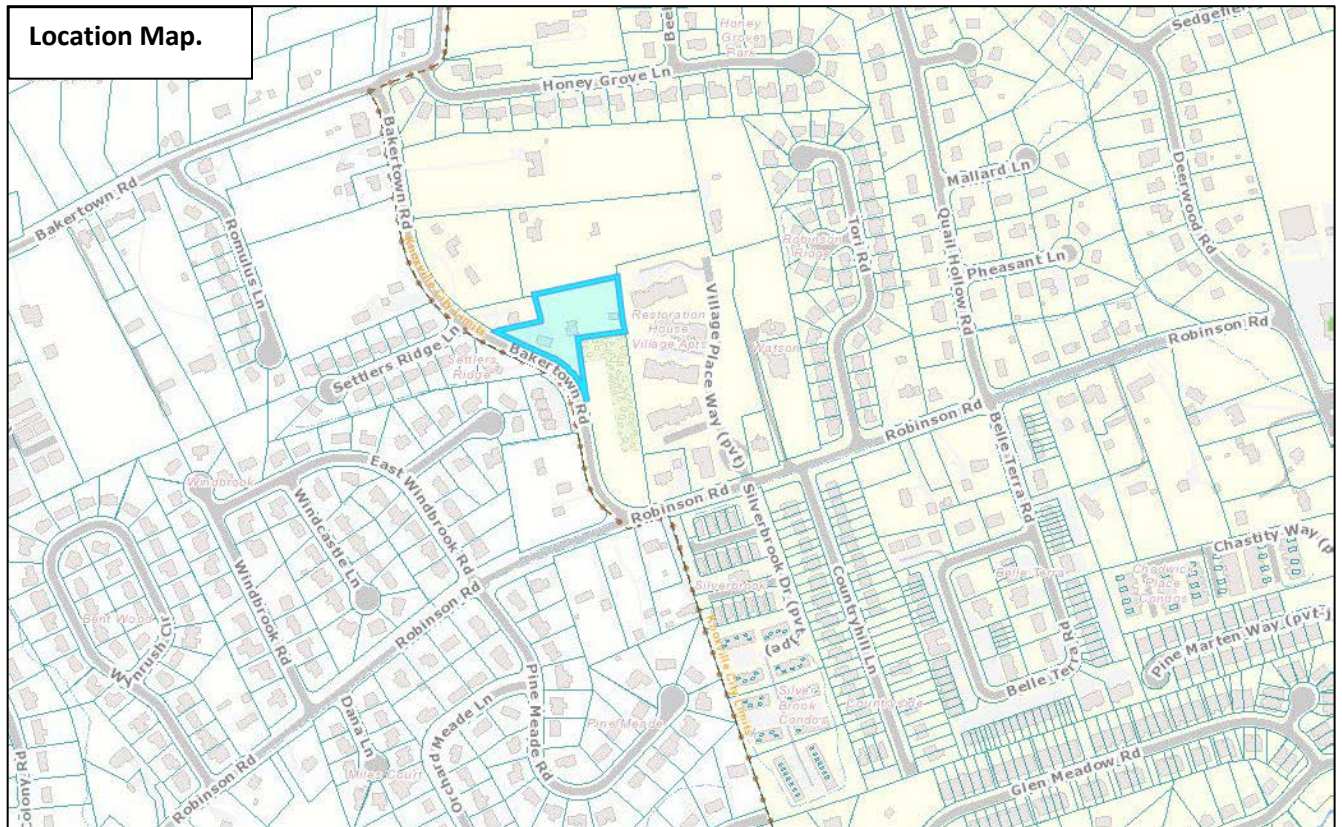
Map No: 106

Jurisdiction: City



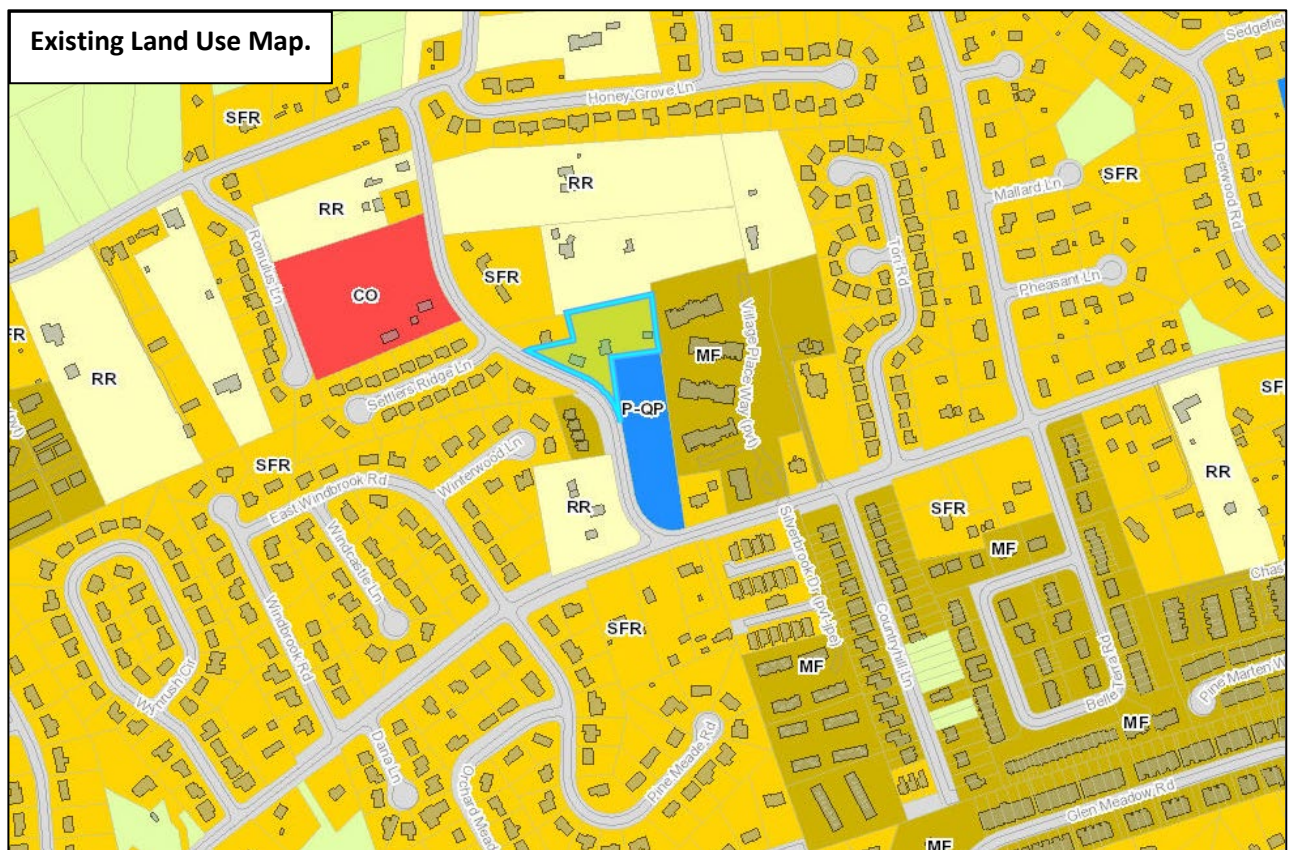
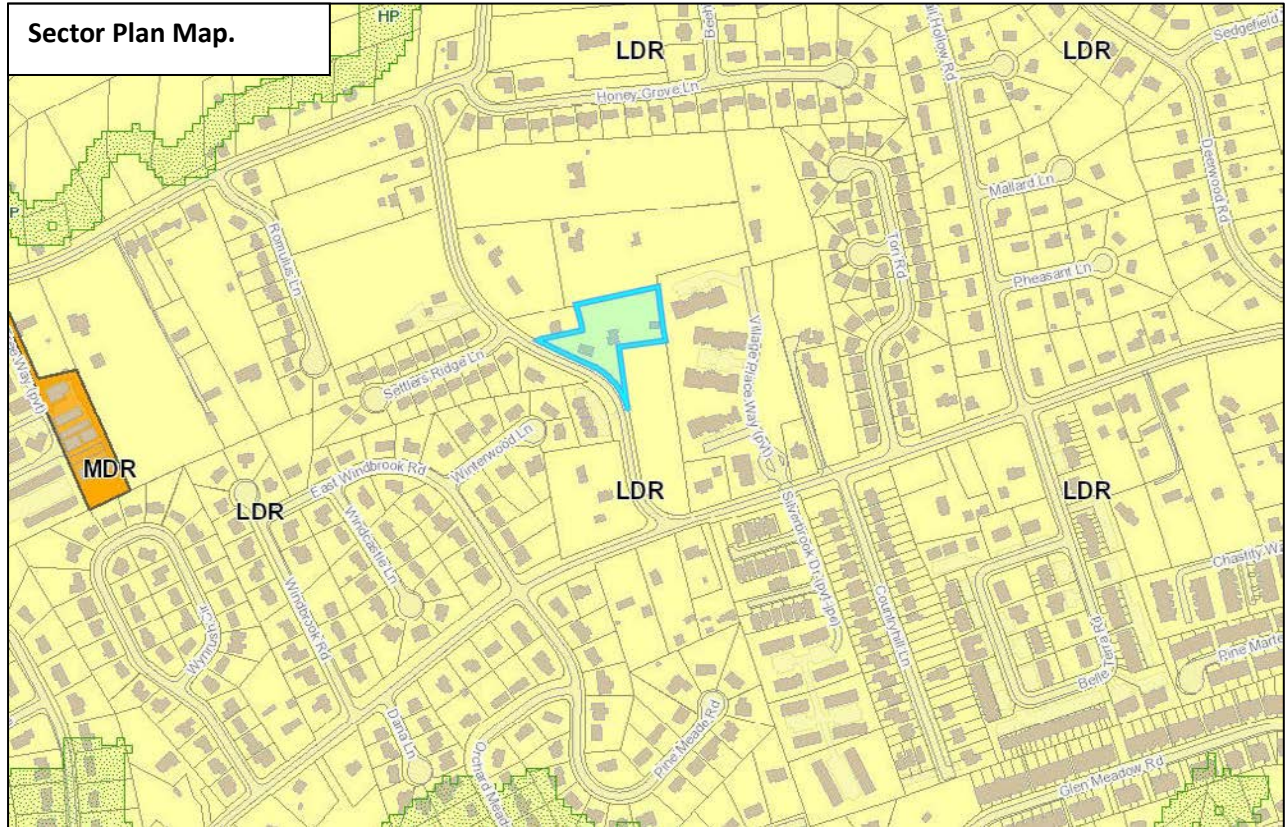
4-C-22-RZ

EXHIBIT A. Contextual Images



4-C-22-RZ

EXHIBIT A. Contextual Images



4-C-22-RZ

EXHIBIT A. Contextual Images

Eagle views of property and surrounding area





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

Ralph Smith

Applicant Name

2/15/2022

Date Filed

4/8/2022

Meeting Date (if applicable)

Surveyor

Affiliation

File Number(s)

4-C-22-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

Ralph Smith

Professional Land Systems

Name

Company

205 Lamar Ave

Clinton

TN

37716

Address

City

State

ZIP

865.689.6169

nedferguson@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Blanca Sanchez

Blanca Sanchez

2312 Bakertown Rd

865.274.2379

Owner Name (if different)

Owner Address

Owner Phone

2312 Bakertown Rd Knoxville 37931

106 007

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side Bakertown Rd., northeast of intersection with Robinson Rd.

1.40 acres

General Location

Tract Size

☒ City ☐ County

3rd
District

AG

Zoning District

SFR

Existing Land Use

Northwest County

Planning Sector

LDR

Sector Plan Land Use Classification

N/A

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

0
Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☒ Zoning Change **RN-2**
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

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



Applicant Signature

Ralph Smith

Please Print

2/15/2022

Date

865.689.6169

Phone Number

nedferguson@gmail.com

Email



Staff Signature

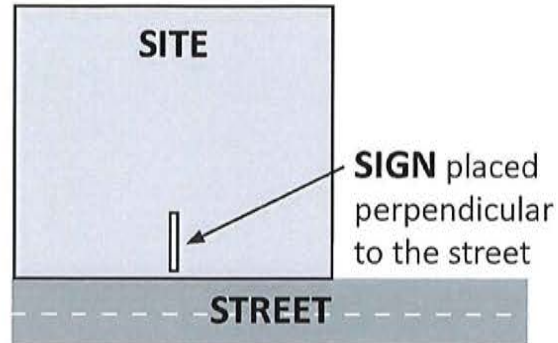
Please Print

Date

SWM 2/15/2022

swm 2/16/2022

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: Ralph Smith

Date: 2/15/2022

File Number: 4-C-22-RZ

☒ Sign posted by Staff
☐ Sign posted by Applicant