

REZONING REPORT

► **FILE #:** 8-H-22-RZ

AGENDA ITEM #: 16

AGENDA DATE: 8/11/2022

► **APPLICANT:** THE HALL-FISHER FAMILY TRUST

OWNER(S): Debbie Hall-Fisher The Hall-Fisher Family Trust

TAX ID NUMBER: 78 105

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 4721 MESSER LN

► **LOCATION:** North side of Messer Lane, east side of Weaver Road

► **APPX. SIZE OF TRACT:** 0.71 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Messer Lane, a local street with a 20-ft pavement width within a 40-ft right-of-way. Access is also via Weaver Road, a minor collector street with a 20-ft pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Grassy Creek

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

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

► **EXISTING LAND USE:** Multifamily Residential

►

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - RAE (Exclusive Residential)

South: Single family residential - A (Agricultural)

East: Single family residential - RA (Low Density Residential)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This is a rural area with single family detached homes and farmland.

STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and adjacent development.**

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. The area surrounding the subject property has seen a moderate transition from agricultural to residential land use since the late 1990s. The proposed RA (Low Density Residential) zone is a minor extension of the RA zone to the east of the property, and there is RAE (Exclusive Residential) zoned property adjacent to the north.

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

1. The RA zone is intended for residential areas with low population densities. The subject property is less than an acre in size with a dwelling on it, which does not conform with the area regulations of the existing A (Agricultural) zone. The RA zone reflects existing land use and is consistent with surrounding residential development.

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 proposed zoning change is not anticipated to cause any adverse impacts, and aligns with the residential character along Messer Lane.

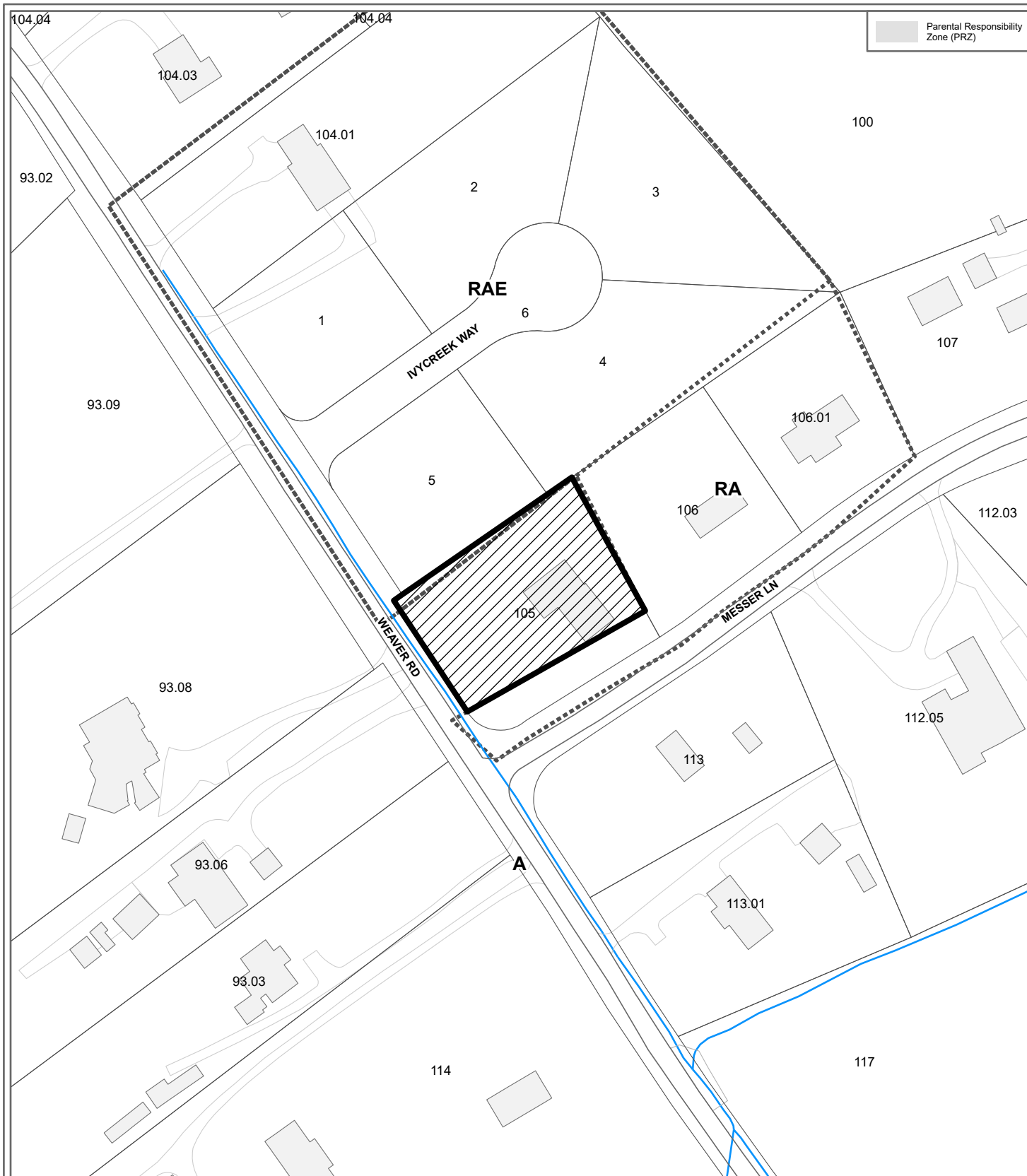
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The RA zone is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use designation for the property.
2. The property is within the Planned Growth Area of the Growth Policy Plan.
3. The proposed zoning change does not conflict with any other adopted plans.

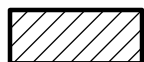
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/26/2022. 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.



8-H-22-RZ REZONING



From: RAE (Exclusive Residential), RA (Low Density Residential), A (Agricultural)
To: RA (Low Density Residential)

Original Print Date: 7/21/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: The Hall-Fisher Family Trust

Map No: 78

Jurisdiction: County

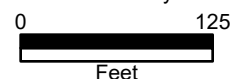


Exhibit A. 8-H-22-RZ Contextual Images

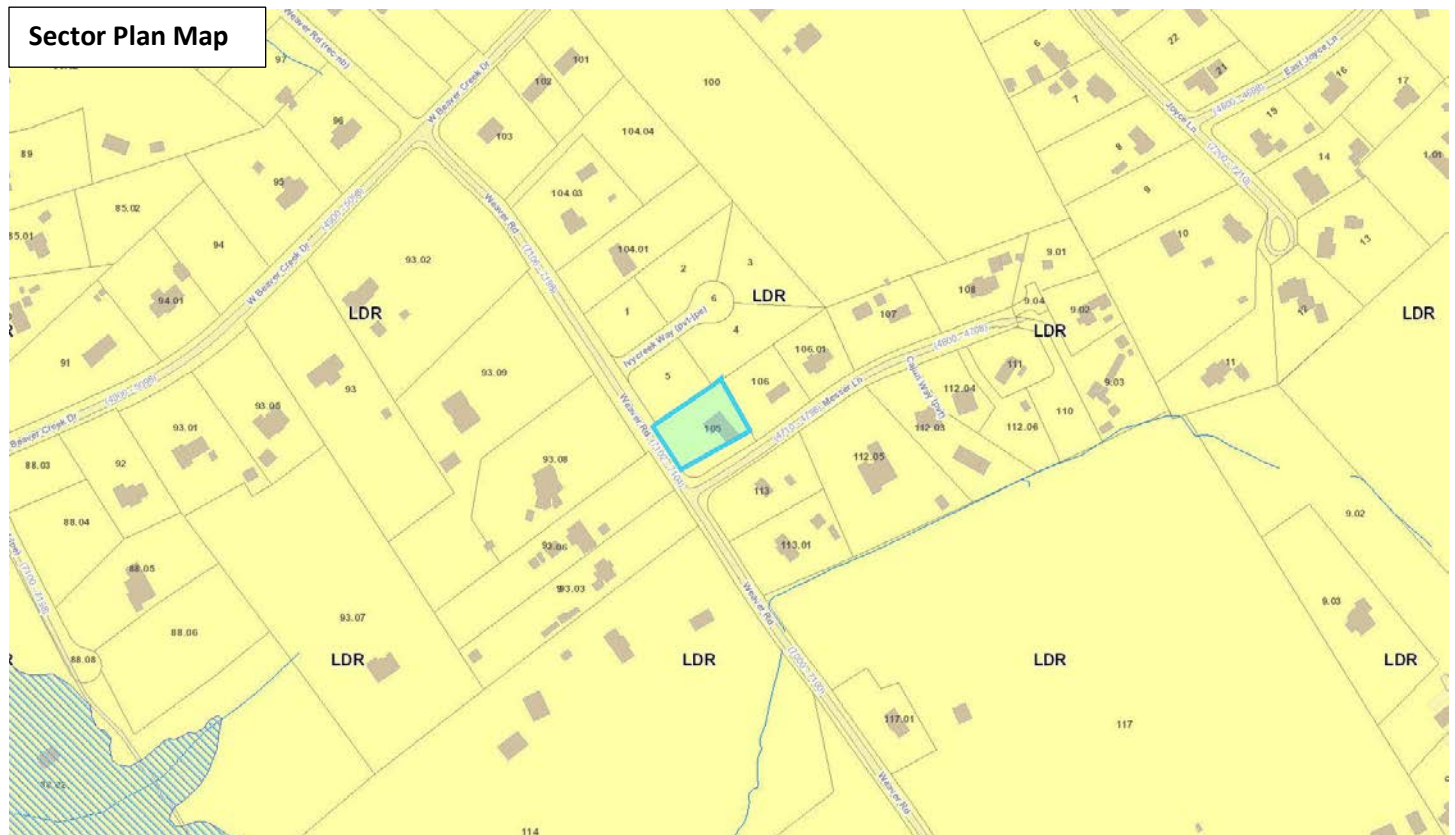
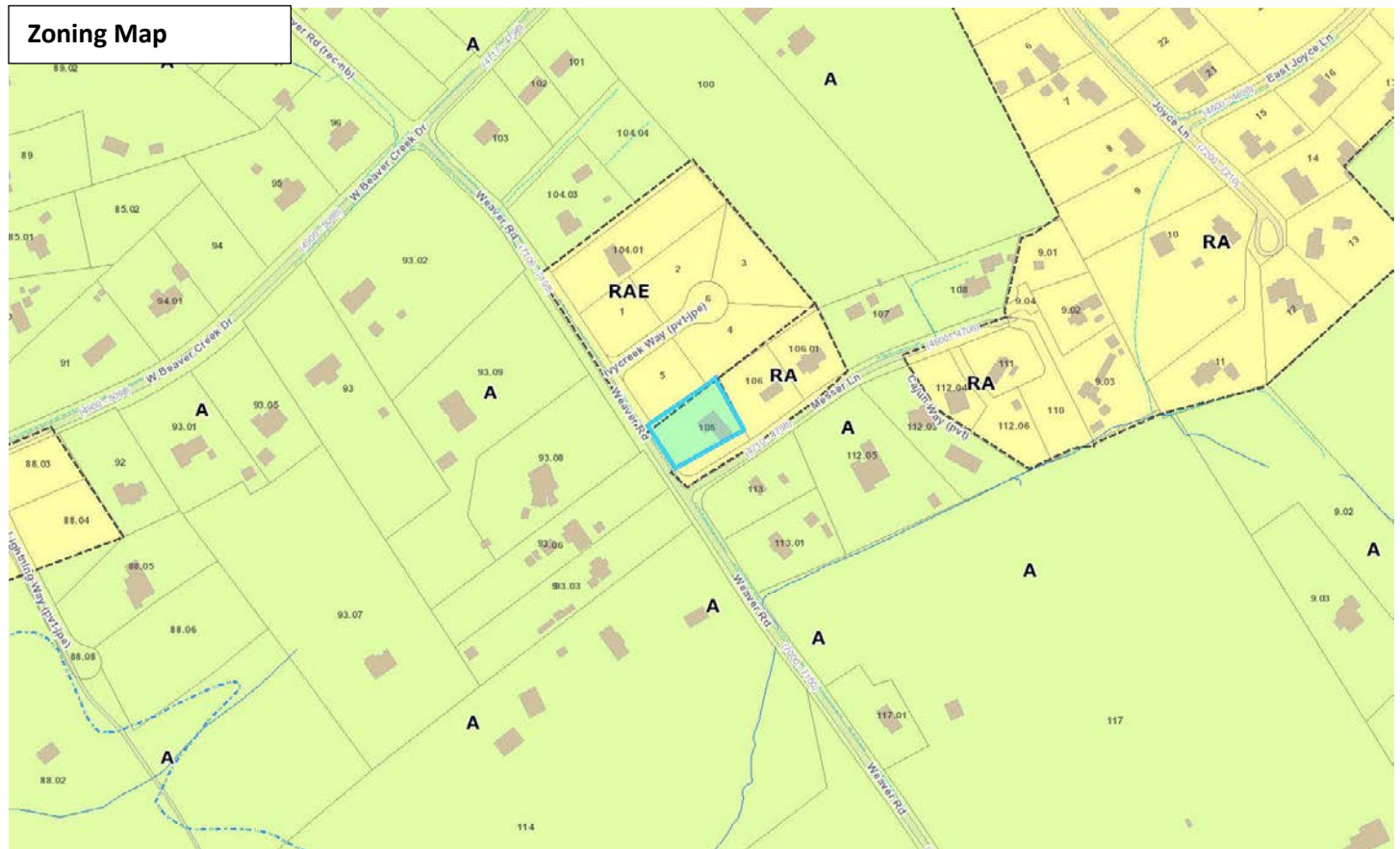


Exhibit A. 8-H-22-RZ Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☒ Rezoning

The Hall-Fisher Family Trust

6/27/2022

Applicant Name

Date Filed

8/11/2022

9/26/2022 (Knox County Commission)

8-H-22-RZ

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

CORRESPONDENCE

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

Debbie Hall-Fisher The Hall-Fisher Family Trust

Name / Company

9329 Middlebrook Pike Knoxville TE 37931

Address

865-333-1611 / debbie.hall-fisher@edwardjones.com

Phone / Email

CURRENT PROPERTY INFO

Debbie Hall-Fisher The Hall-Fisher Family 9329 Middlebrook Pike Knoxville TE 37931

865-333-1611 / debbie.hall-fish

Owner Name (if different)

Owner Address

Owner Phone / Email

4721 MESSER LN

Property Address

78 105

0.71 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

HALLSDALE POWELL SEWER

HALLSDALE POWELL WATER

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Messer Lane, east side of Weaver Road

General Location

☐ City **Commission District 6 A (Agricultural)**

Multifamily Residential

☒ County District

Zoning District

Existing Land Use

Northwest County

LDR (Low Density Residential)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RA (Low Density Residential)**

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

- ☐ Plan Amendment Change

Proposed Plan Designation(s)

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$600.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Debbie Hall-Fisher The Hall-Fisher Family Trust, 9329 Middlebrook Pike K

6/27/2022

Application Authorized By

Affiliation

Date

865-333-1611 / debbie.hall-fisher@edwardjones.com

Phone / Email

Staff Signature

Please Print

Date Paid



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

The Hall-Fisher Family Trust

Owner

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

8-H-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

The Hall-Fisher Family Trust

Name

Company

9329 Middlebrook Pike

Knoxville

TN

37931

Address

City

State

ZIP

865-333-1611

debbie.hall-fisher@edwardjones.com

Phone

Email

CURRENT PROPERTY INFO

The Hall-Fisher Family Trust

Same

Same

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4721 Messer Lane, Powell TN 37849

078105

Property Address

Parcel ID

Hallsdale Powell Utility District (HPUD)

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

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 _____

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number _____

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

Fee 2

Fee 3

Total

AUTHORIZATION
Debra M Hall-Fisher (Trustee)
 Applicant Signature

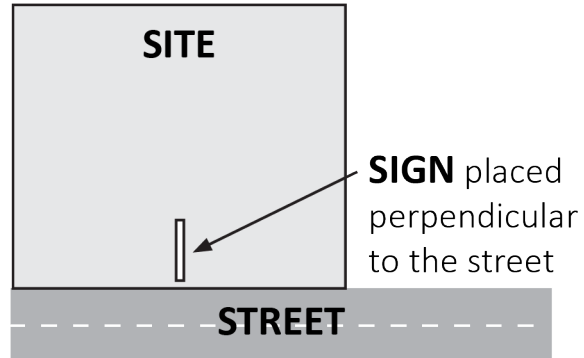
 The Hall-Fisher Family Trust
 Please Print

6/27/2022
 Date

C: 865-333-1611 W: 865-947-2440 debbie.hall-fisher@edwardjones.com
 Phone Number Email

The Hall-Fisher Family Trust *The Hall-Fisher Family Trust* *6/27/2022*
 Property Owner Signature Please Print Date

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant