

REZONING REPORT

► **FILE #:** 8-J-22-RZ

AGENDA ITEM #: 18

AGENDA DATE: 8/11/2022

► **APPLICANT:** BENCHMARK ASSOCIATES, INC.

OWNER(S): Jose Herrera

TAX ID NUMBER: 104 130.01

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1809 THOMPSON RD

► **LOCATION:** West side of Thompson Rd, northwest of Lovell Rd

► **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Thompson Road, a minor collector street with a 20-ft pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** A (Agricultural) / TO (Technology Overlay)

► **ZONING REQUESTED:** RA (Low Density Residential) / TO (Technology Overlay)

► **EXISTING LAND USE:** Single Family Residential

►
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
North: Single family residential - A/TO (Agricultural/Technology Overlay)
South: Agriculture/forestry/vacant - A/TO (Agricultural/Technology Overlay)
East: Single family residential - PR (Planned Residential) up to 3.5 du/ac & A (Agricultural)
West: Single family residential - PR/TO (Planned Residential/Technology Overlay) up to 10 du/ac

NEIGHBORHOOD CONTEXT: This is a residential area with single family detached homes among forested hillside.

STAFF RECOMMENDATION:

► **Approve the RA/TO (Low Density Residential/ Technology Overlay) zone because it is consistent with the sector plan.**

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 proposed RA (Low Density Residential) zone aligns with the surrounding area's transition from agricultural to residential land uses, occurring since the mid-1990s.

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. This definition is consistent with the subject property's 2-acre lot size and the surrounding area's residential character.

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 RA zone is not anticipated to cause any adverse impact. There are no apparent environmental constraints on the property, and it has access on a minor collector street that is a short distance from an arterial street. These features favor a modest increase in residential density on the lot without negatively affecting the surrounding community.

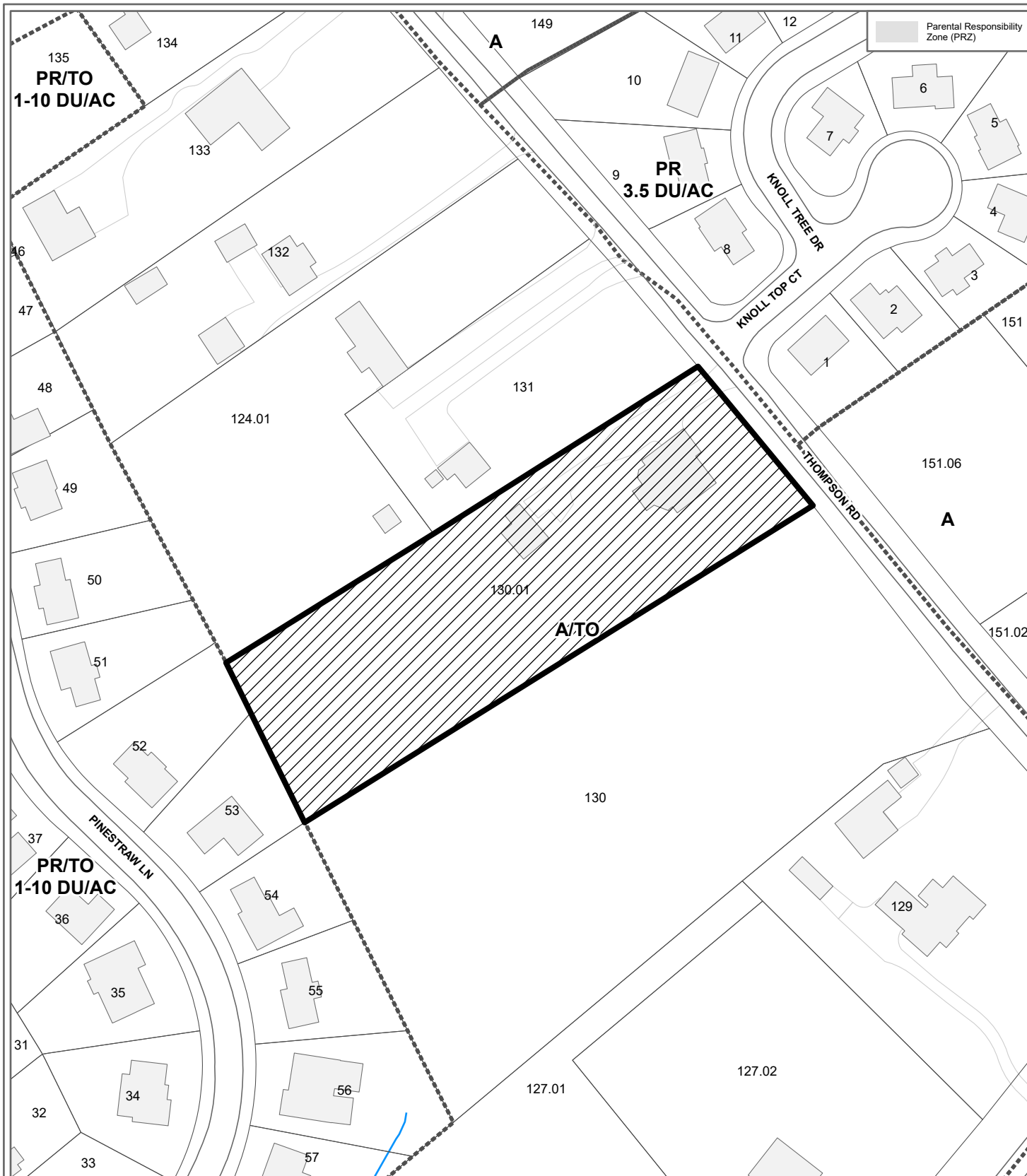
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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 RA zone is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

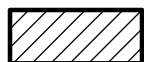
If approved, this item will be forwarded to Knox County Commission for action on 9/26/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



8-J-22-RZ REZONING

From: A (Agricultural), TO (Technology Overlay)

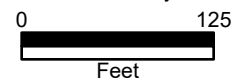
To: RA (Low Density Residential) / TO (Technology Overlay)



Petitioner: Benchmark Associates, Inc.

Map No: 104

Jurisdiction: County



Original Print Date: 7/21/2022

Revised:

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

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

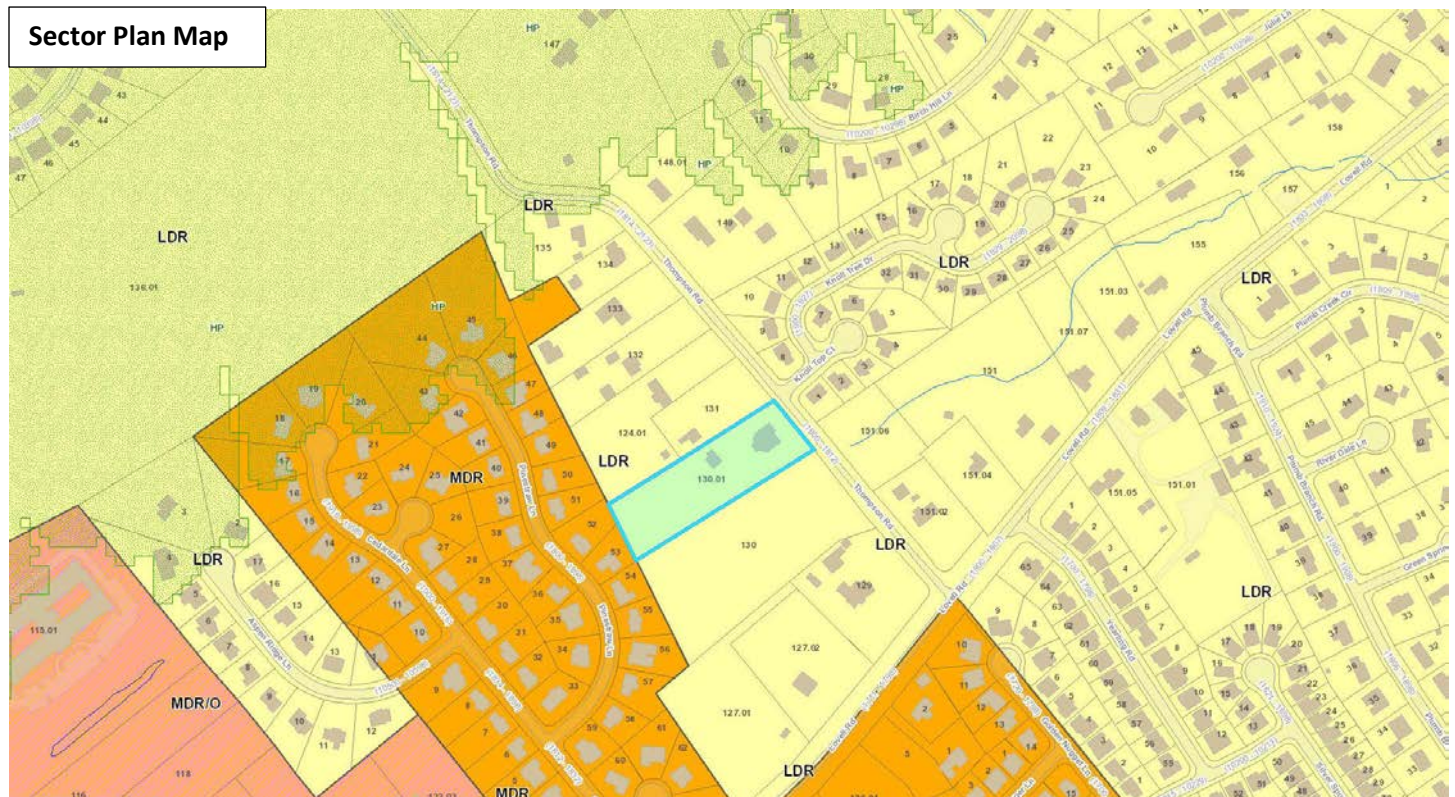
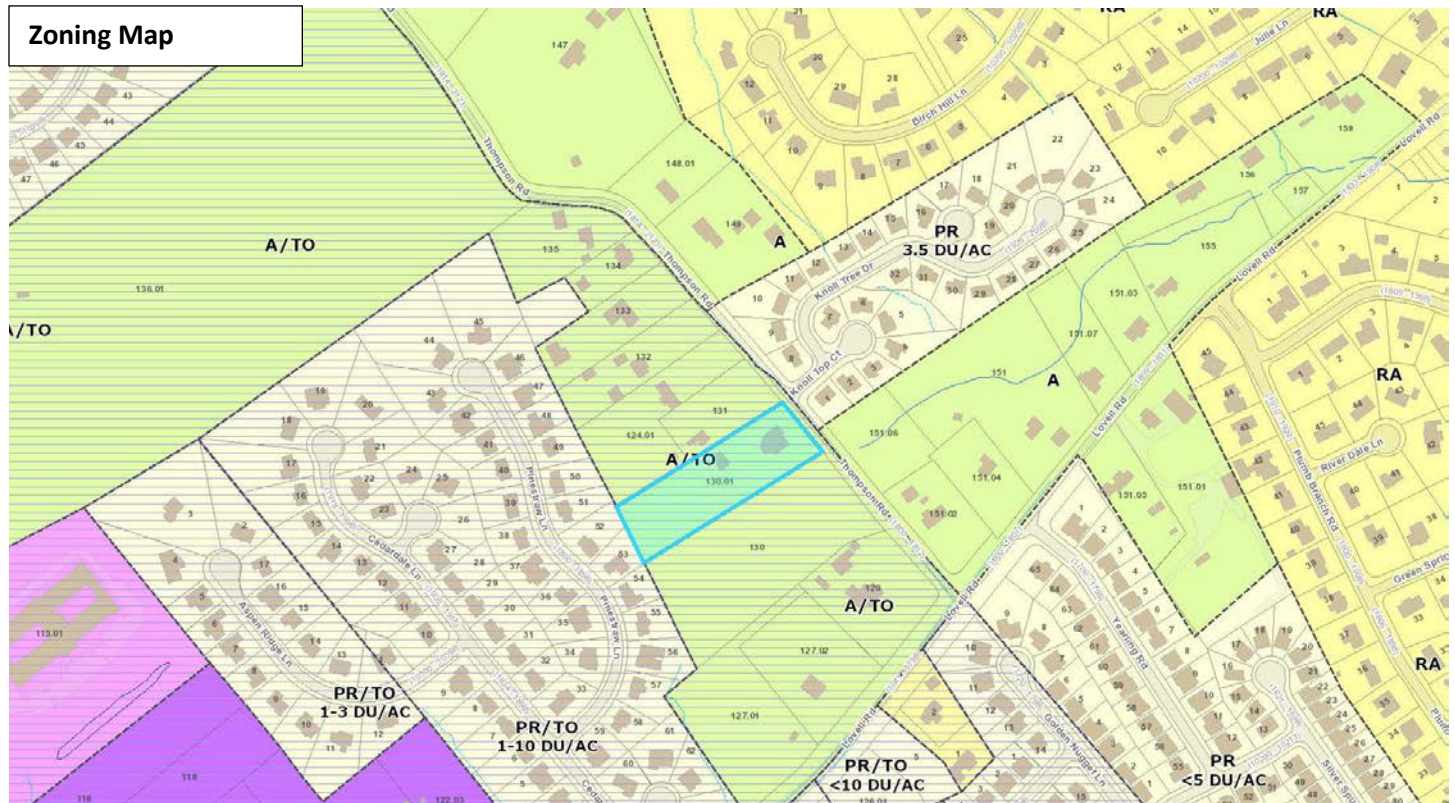
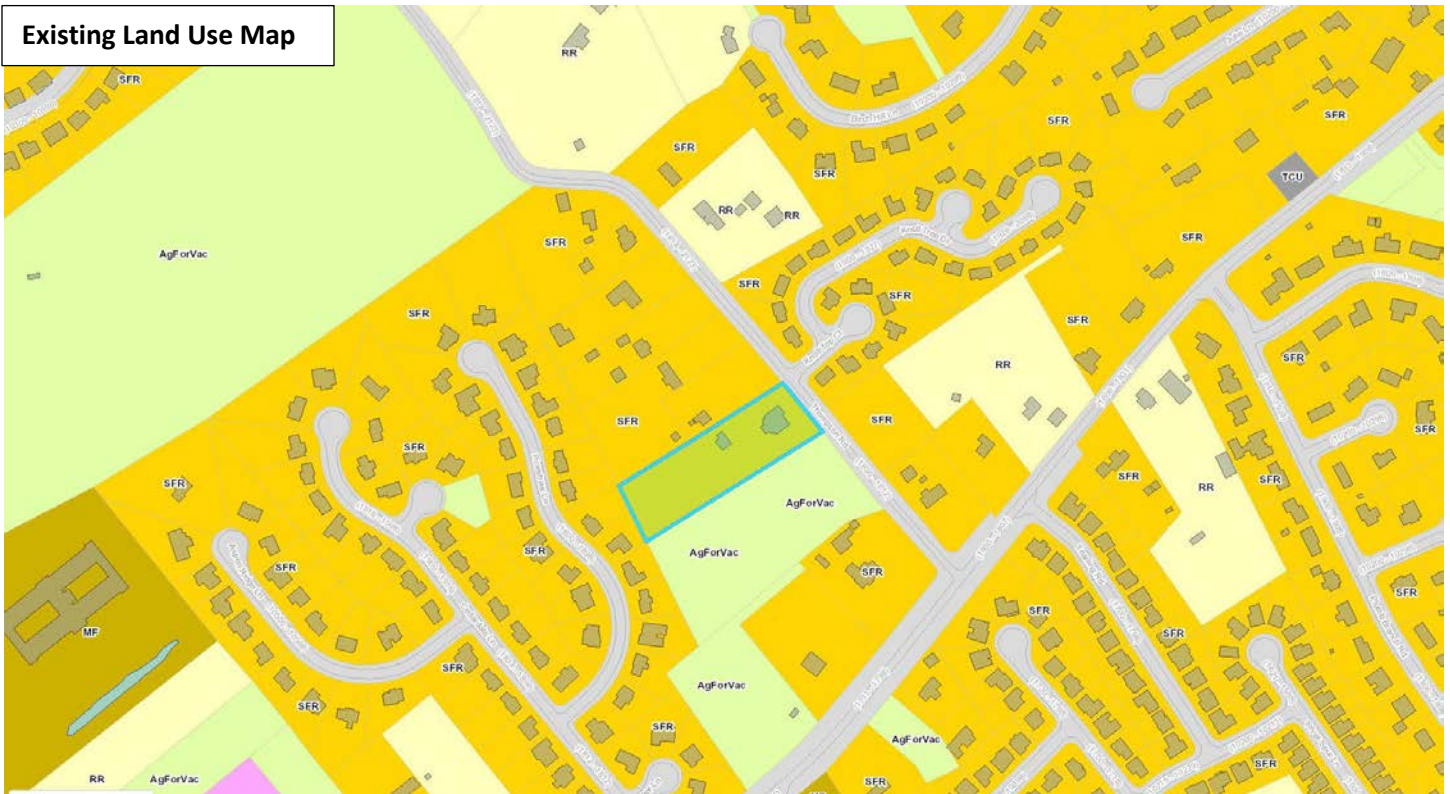


Exhibit A. 8-J-22-RZ Contextual Images

Existing Land Use Map



Aerial Map





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

Benchmark Associates, Inc.

6/27/2022

Applicant Name

Date Filed

8/11/2022

9/26/2022 (Knox County Commission)

8-J-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.

Benjamin J. Moorman Benchmark Associates, Inc

Name / Company

P.O. Box 23892 Knoxville TN 37933

Address

865-692-4090 / bmoorman@bma-ls.com

Phone / Email

CURRENT PROPERTY INFO

Jose Herrera

1809 Thompson Rd Knoxville TN 37932

Owner Name (if different)

Owner Address

Owner Phone / Email

1809 THOMPSON RD

Property Address

104 130.01

2 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

WEST KNOX SEWER

WEST KNOX WATER

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Thompson Rd, northwest of Lovell Rd

General Location

☐ City Commission District 3 A (Agricultural), TO (Technology Overlay)

Single Family 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) / TO (Technology Overlay)**
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.

Benjamin J. Moorman Benchmark Associates, Inc, P.O. Box 23892 Knoxville

6/27/2022

Application Authorized By

Affiliation

Date

865-692-4090 / bmoorman@bma-ls.com

Phone / Email

Michelle Portier

Staff Signature

Please Print

Date Paid



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

Benchmark Associates, Inc.

Consultant

Applicant Name

Affiliation

27 June 2022

11 August 2022

8-J-22-RZ (8-B-22-TOR)

Date Filed

Meeting Date (if applicable)

File Number(s)

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

Benjamin J. Moorman

Benchmark Associates, Inc.

Name

Company

PO Box 23892

Knoxville

TN

37933

Address

City

State

Zip

865-692-4090

bmoorman@bma-ls.com

Phone

Email

CURRENT PROPERTY INFO

Jose J Herrera

1809 Thompson Road

678-472-7646

Owner Name (if different)

Owner Address

Owner Phone

1809 Thompson Road

104 130.01

Property Address

Parcel ID

SW of Thompson Road & NW of Lovell Road

2.0 Acres +/-

General Location

Tract Size

3rd County Commission District

A/TO

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

Northwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Residence

N

WKUD

WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____	
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____	
	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements _____	
ZONING	<input checked="" type="checkbox"/> Zoning Change: RA/TO Proposed Zoning _____	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____	
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____	
	<input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1:	TOTAL:
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION

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



Applicant Signature

Benjamin J. Moorman

Please Print

27 June 2022

Date

865-692-4090

Phone Number

bmoorman@bma-ls.com

Email



Staff Signature

Michelle Portier

Please Print

6/27/2022

Date