

REZONING REPORT

► **FILE #:** 2-A-22-RZ

AGENDA ITEM #: 9

AGENDA DATE: 2/10/2022

► **APPLICANT:** ELLIOTT JETTON

OWNER(S): David M. Jetton

TAX ID NUMBER: 132 061 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 8821 Gleason Dr.

► **LOCATION:** North side of Gleason Dr., southwest of Echo Valley Rd.

► **APPX. SIZE OF TRACT:** 12 acres (request for 2.02)

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gleason Drive, a major collector road with a 24-ft pavement width within a 65-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

► **PRESENT ZONING:** PR (Planned Residential) with up to 4 du/ac

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

► **EXISTING LAND USE:** Agriculture/forestry/vacant

►
EXTENSION OF ZONE: No

HISTORY OF ZONING: Rezoned from A (Agricultural) with up to PR up to 4 du/ac in 2008 (Case # 12-P-07-RZ); Request to rezone to PR with up to 5 du/ac denied in 2008 (Case # 7/10/08)

SURROUNDING LAND USE AND ZONING: North: Single-family residential - PR (Planned Residential) with up to 2.2 du/ac

South: Multi-family residential - PR (Planned Residential) with up to 6.5 du/ac

East: Single-family residential - PR (Planned Residential) with up to 6 du/ac

West: Multi-family residential - PR (Planned Residential) with up to 6.5

NEIGHBORHOOD CONTEXT: This property is located in a residential area south of I40/I75. There is a mix of single-family and multi-family dwellings that surround the subject property.

STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) zoning because it is consistent with the Southwest County Sector Plan and existing residential development in the area.**

COMMENTS:

The proposed amendment to RA zoning is for a small section of the property that borders Gleason Dr. and is approximately 2 acres in size. The remaining 10 acres is excluded from this proposed rezoning and will retain the current PR zoning with up to 4 du/ac.

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. There has not been a substantial change in conditions in this area. However, this request proposes zoning that is consistent with the current PR zoning with up to 4 du/ac. The RA zone allows a minimum lot size that equates to approximately 4.36 du/ac. Therefore, the build-out that could occur in the requested zone is consistent with what could occur under the current zoning. The main difference between the requested RA zone and the current PR zone is that in the RA zone, development plans do not require Planning Commission approval, while the PR zone would require Planning Commission approval.

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

1. RA (Low Density Residential) zoning 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.

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 applicant is requesting zoning of a lower density than that of the immediate vicinity (PR zoning with up to 6 and 6.5 du/ac to the south, east, and west). The lot size and number of homes that could be built in the RA zone are comparable with other lot sizes and densities in the area and with the current PR zoning with up to 4 du/ac.

2. There are several properties located within 800 ft of this property that are zoned RA. It is not anticipated that any adverse effects will result from the addition of more RA zoning in this area.

3. This property is in the Parental Responsibility Zone for West Valley Middle School and Bearden High, so sidewalks may be required along Gleason Drive.

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:

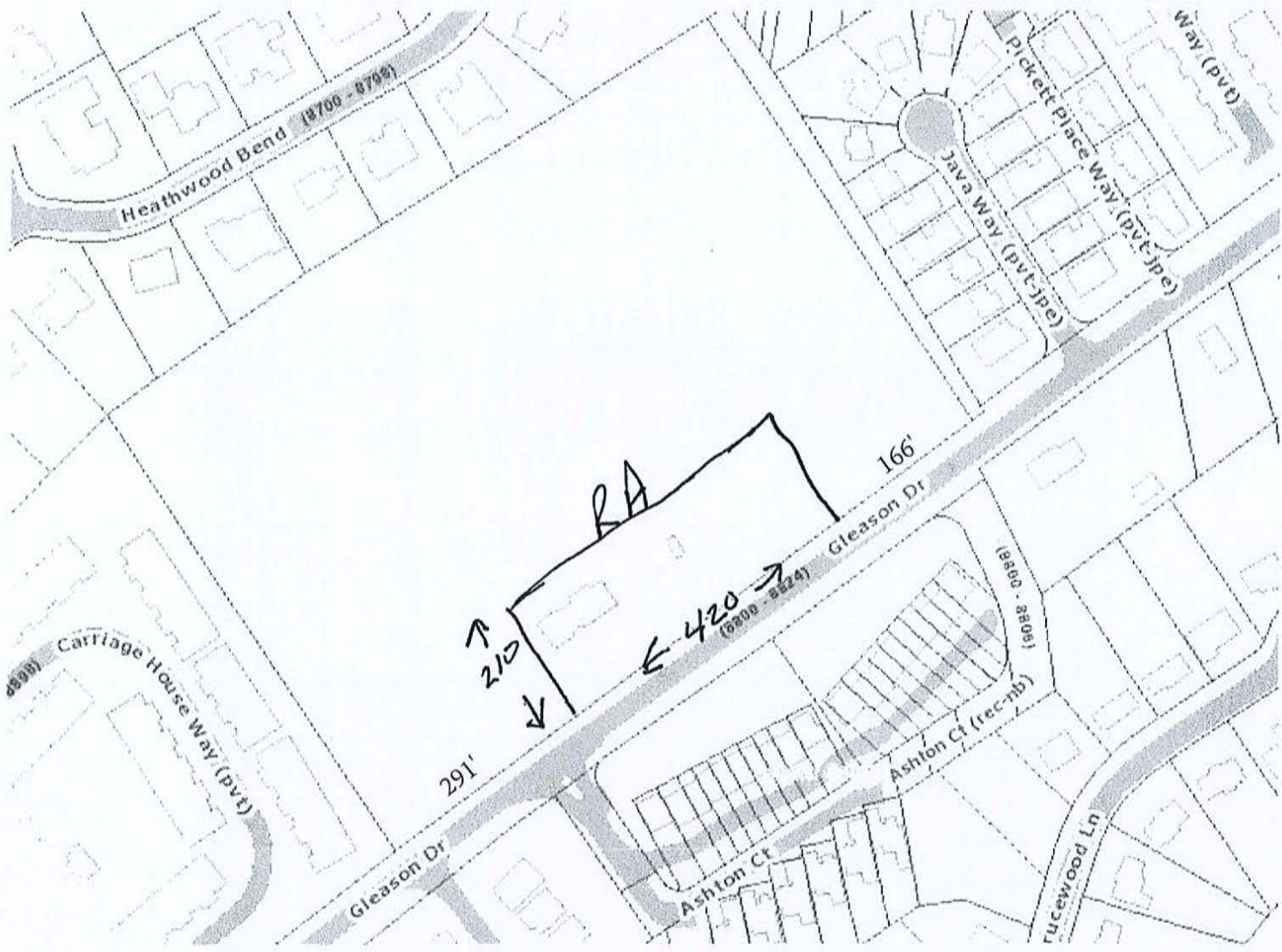
1. The proposed amendment to RA (Low Density Residential) zoning is compatible with the Southwest County sector plan designation of LDR (Low Density Residential).

2. The proposed amendment is not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: Not required.

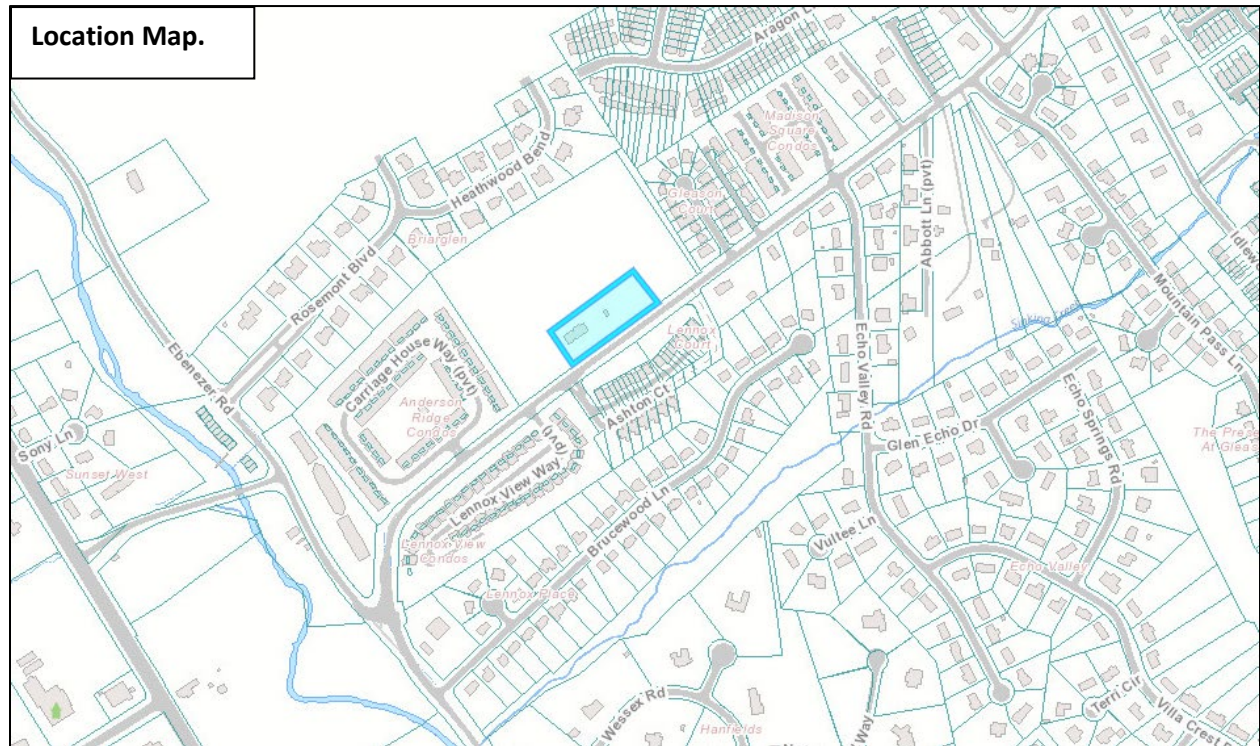
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 3/28/2022. 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.



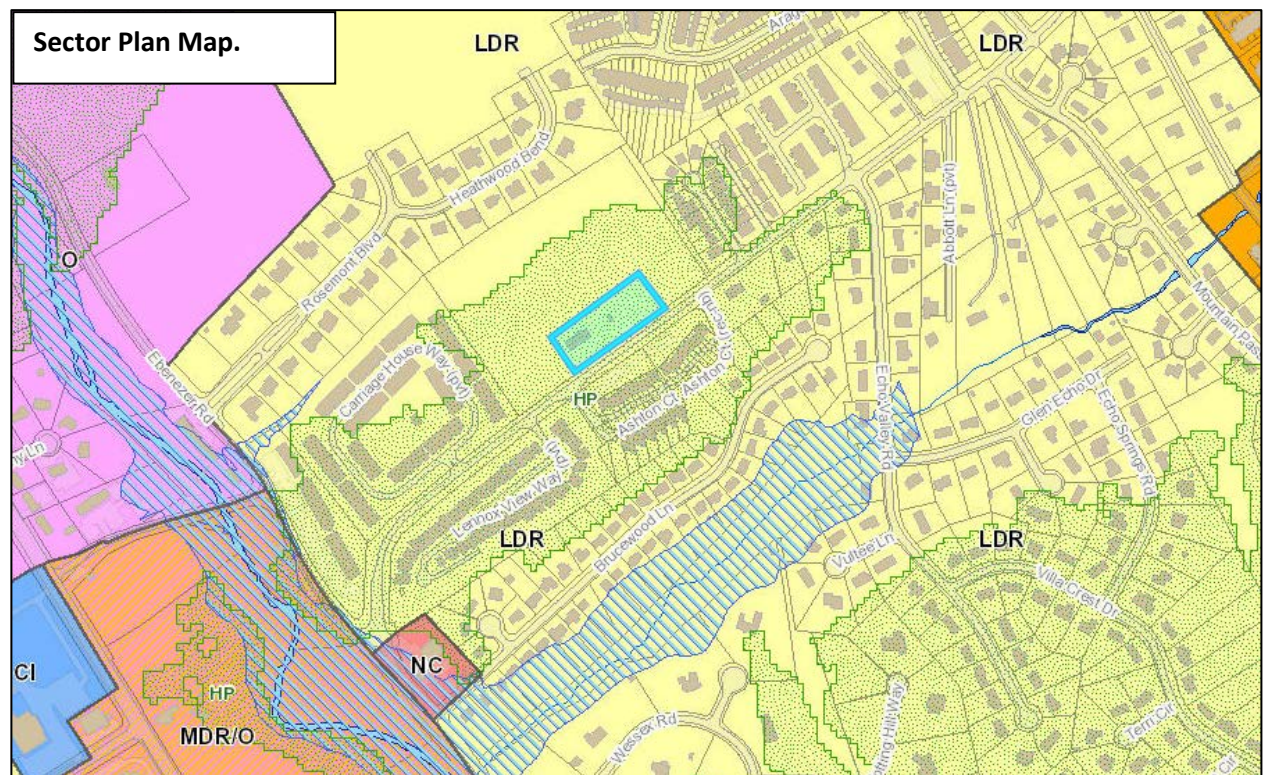
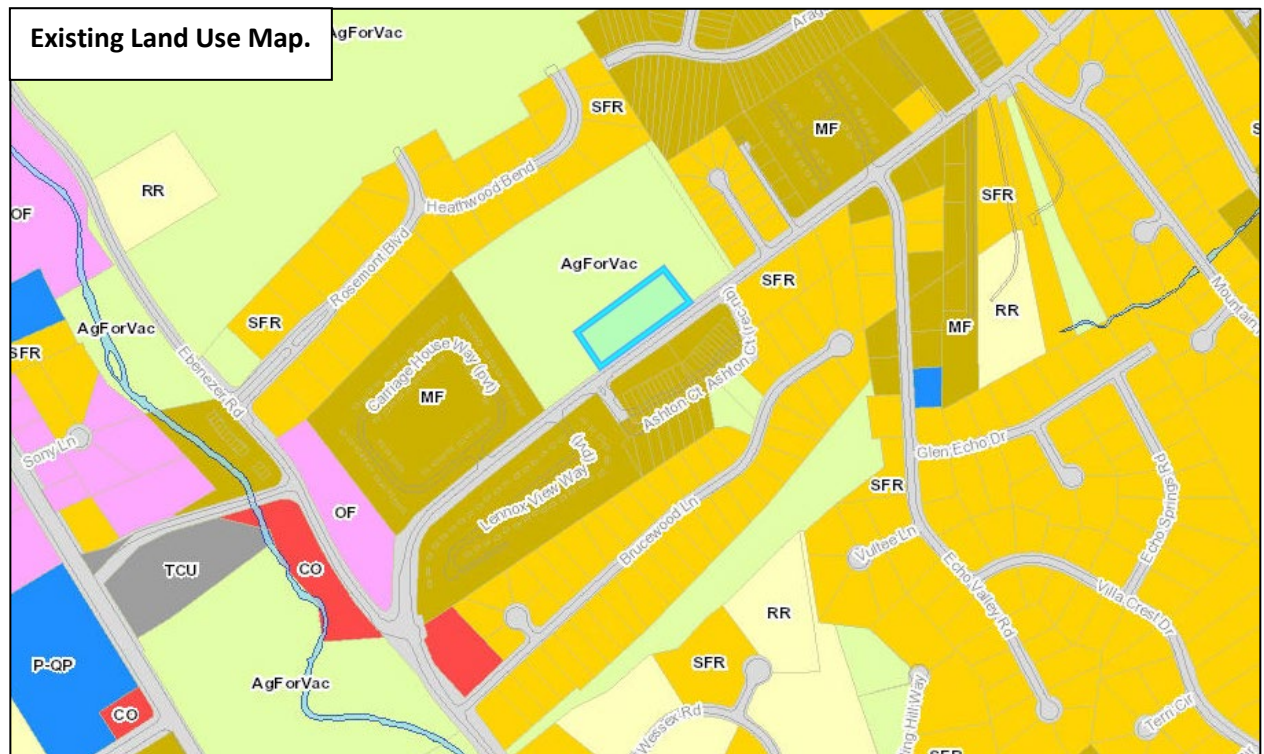
2-A-22-RZ

EXHIBIT A. Contextual Images



2-A-22-RZ

EXHIBIT A. Contextual Images



2-A-22-RZ

EXHIBIT A. Contextual Images

Birds Eye View.





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

Elliott Jetton

Owner's Son

Applicant Name

Affiliation

12/13/2021
Date Filed

2/10/2022
Meeting Date (if applicable)

File Number(s)

2-A-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

Elliott Jetton

Name

Company

917 Corning rd

Knoxville

TN

37923

Address

City

State

ZIP

865-256-8898

elliottjetton@gmail.com

Phone

Email

CURRENT PROPERTY INFO

David M. Jetton

8821 Gleason drive

865-256-5239

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8821 Gleason drive

37923 Knox, TN

132 061

Property Address

Parcel ID

Septic

First Utility District

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Gleason Dr., northwest of Echo Valley Rd.

12.0 acres (part of)

General Location southeast of Ebenezer Rd.

Tract Size

☐ City ☒ County
District

PR < 4 du / ac
Zoning District

AgForVac
Existing Land Use

Southwest County

LDR & HP

Planned Growth

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

☒ Zoning Change

RA

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☒ Other (specify)

See attached document for description of rezoning portion.

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

Elliott Jetton

12-8-2021

Please Print

Date

865-256-8898

elliottjetton@gmail.com

Phone Number

Email


 Property Owner Signature

David Jetton

12-8-2021

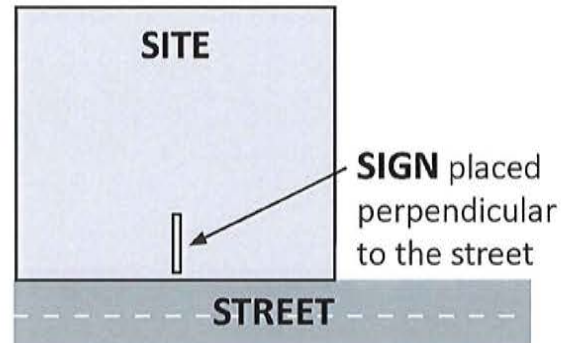
Please Print

Date

Sherry Michienzi 12/13/21

sum 12/17/21

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:

Jan 26, 2022 and Feb 11th 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Elliott Jetton

Date: 12-17-21

File Number: 2-A-22-RZ

☒ Sign posted by Staff

☐ Sign posted by Applicant