

# REZONING REPORT

► **FILE #:** 2-B-22-RZ

**AGENDA ITEM #:** 10

**AGENDA DATE:** 2/10/2022

► **APPLICANT:** ADAM WILSON

OWNER(S): Adam Wilson / Norsk, LLC

TAX ID NUMBER: 118 158

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9821 Dutchtown Rd.

► **LOCATION:** North side of Dutchtown Rd., west of Bob Kirby Rd.

► **APPX. SIZE OF TRACT:** 1.72 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Road, a minor arterial road with a 37-ft pavement width within a 65-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

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

► **ZONING REQUESTED:** PR (Planned Residential)

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

► **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: Yes, PR zoning to the north

HISTORY OF ZONING: Rezoning from A (Agricultural) to CA (General Business) was denied in 1981 (Case 4-C-81-RZ); TO (Technology Overlay) was added in 1983 (Case 12-FF-83-RZ); TO zone was removed from this and several properties in 1992 (Case 10-W-92-RZ)

SURROUNDING LAND USE AND ZONING: North: Single-family residential - PR (Planned Residential) with up to 4.5 du/ac

South: Multi-family residential - RB (General residential)

East: Single-family residential - A (Agricultural)

West: Rural residential - A (Agricultural)

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 650 feet to the east, and Pellissippi Parkway is approximately 1 mile to the west.

## STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning with up to 3 du/ac because it is consistent with the Northwest County Sector Plan and existing residential development 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 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. PR (Planned Residential) zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. The PR zone does not have a minimum lot size, so it offers the ability to cluster density in one area of the property, which is helpful in this case due to the shape of the lot.

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 recommended rezoning to PR (Planned Residential) zoning at 3 du/ac is compatible with the Northwest County sector plan designation of LDR (Low Density Residential).
2. This proposed amendment could be considered an extension of PR zoning since the lot to the north is zoned PR with a comparable density to what is requested. However, given the lot size and shape, it is likely to have the development concentrated at the rear of the lot, which increases the density at the rear of the lot where it's near single family homes.
3. Limiting the density to 3 du/ac will allow for additional residential units with a compatible density to surrounding development.

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 PR zone with up to 3 du/ac is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use classification.
2. The proposed amendment is not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

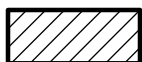
If approved, this item will be forwarded to Knox County Commission for action on 3/28/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



## 2-B-22-RZ REZONING

From: A (Agricultural)

To: PR (Planned Residential)



Original Print Date: 1/10/2022  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Wilson, Adam

Map No: 118

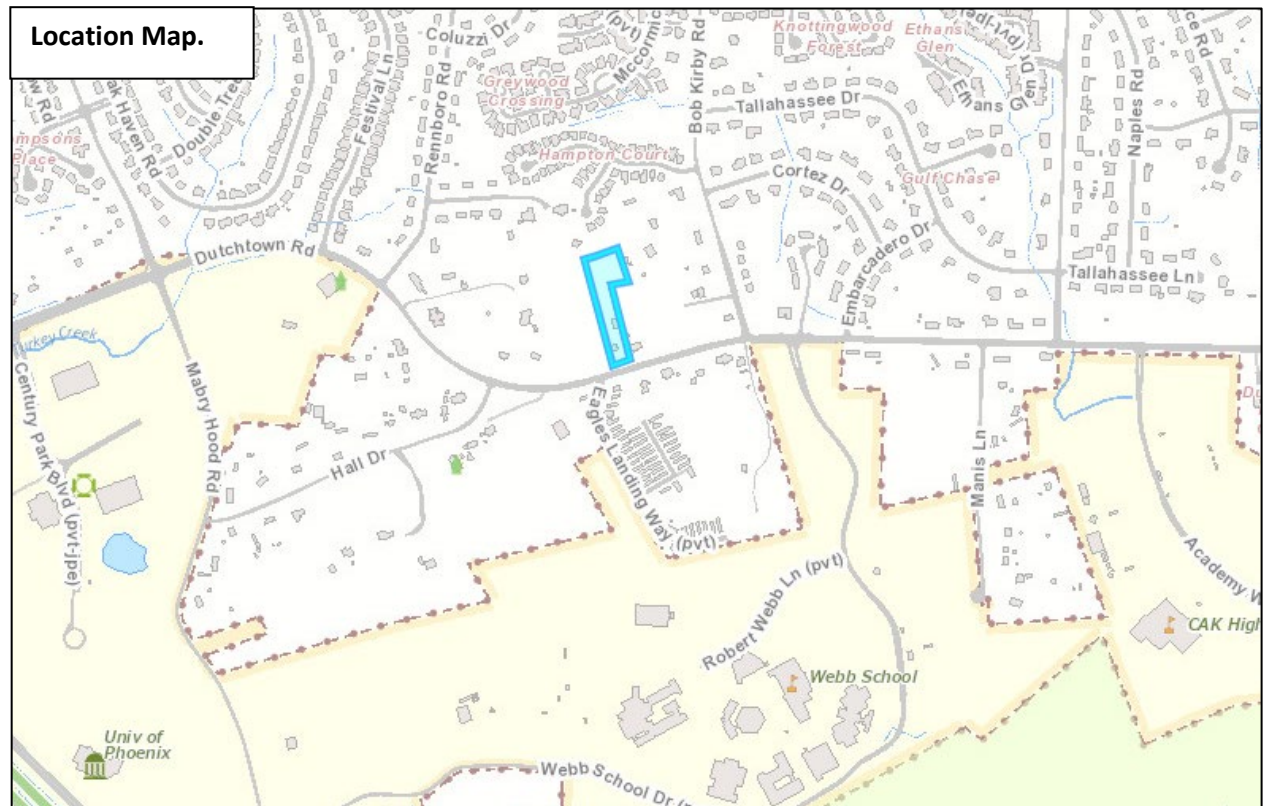
Jurisdiction: County

0 250  
Feet



2-B-22-RZ

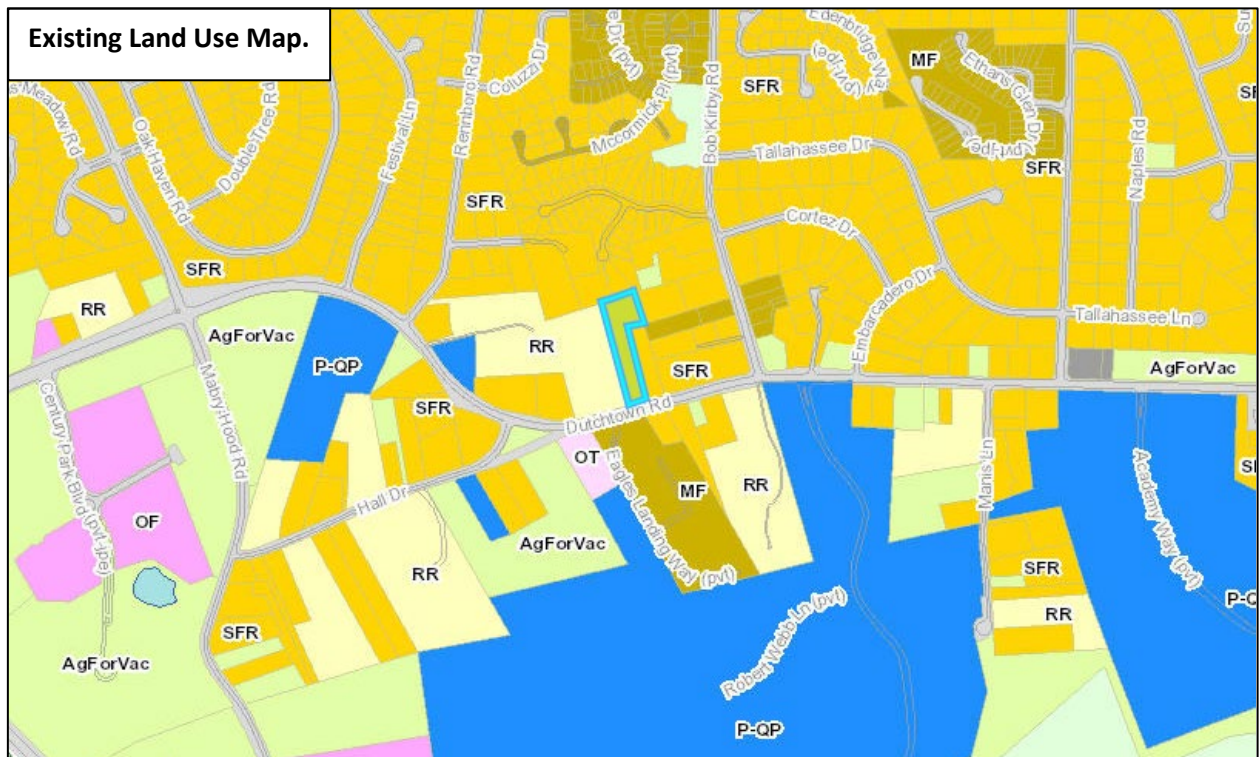
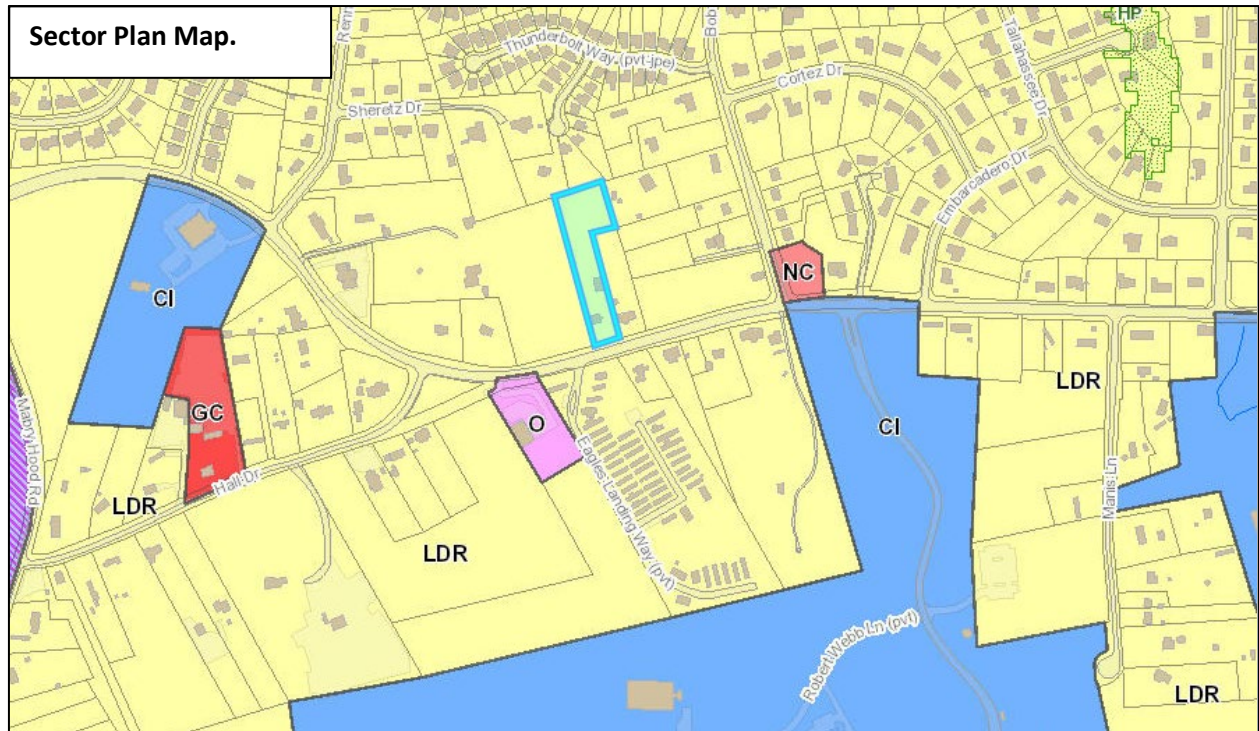
EXHIBIT A. Contextual Images





## 2-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

Adam Wilson

Applicant Name

Affiliation

13 10 Dec 2021

10 Feb 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

2-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

Adam Wilson

Norsk, LLC.

Name

Company

9505 Carry Back Ln

Knoxville

TN

37923

Address

City

State

ZIP

865-233-8648

adamgiveme5@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Norsk, LLC.

9505 Carry Back Ln Knoxville TN 37923

865-233-8648

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9821 Dutchtown Rd Knoxville TN 37923

118 158

Property Address

Parcel ID

WKUD

WKUD

Y

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

N/S Dutchtown Rd. west of Bob Kirby Rd

1.72 acres

General Location

Tract Size

☐ City ☒ County

3rd District

A Zoning District

SFR Existing Land Use

Northwest County

Planning Sector

LDR Sector Plan Land Use Classification

Planned Growth 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

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

☒ Zoning Change

PR - Planned Residential

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

Authentisign

Adam Wilson

Applicant Signature

Adam Wilson

Please Print

10 Dec 2021

Date

865-233-8648

Phone Number

adamgiveme5@gmail.com

Email

Authentisign

Adam Wilson

Property Owner Signature

Adam Wilson

Please Print

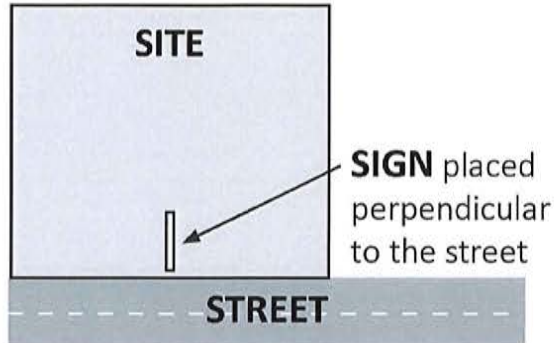
10 Dec 2021

Date

sum 12/14/21

sum 12/20/21

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.

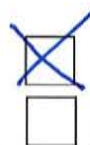
*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

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

Applicant Name: Adam Wilson

Date: 12-14-2021

File Number: 2-B-22-RZ



Sign posted by Staff

Sign posted by Applicant