

REZONING REPORT

▶ **FILE #:** 7-I-22-RZ

AGENDA ITEM #: 16

AGENDA DATE: 7/14/2022

▶ **APPLICANT:** CHASE & ROBYN ANTONINI

OWNER(S): Chase and Robyn Antonini

TAX ID NUMBER: 111 038

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 1615 Grand Valley Rd.

▶ **LOCATION:** Northwest side of E. Gov. John Sevier Hwy., north of Grand Valley Dr.

▶ **APPX. SIZE OF TRACT:** 6.58 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Governor John Sevier Highway, a major arterial with a 45-ft pavement width within a 112-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Holston and French Broad

▶ **PRESENT ZONING:** PR (Planned Residential)

▶ **ZONING REQUESTED:** A (Agricultural)

▶ **EXISTING LAND USE:** Agricultural/forestry/vacant

▶
EXTENSION OF ZONE: Yes

HISTORY OF ZONING: 8-T-06-RZ: A to Pr up to 3 du/ac

SURROUNDING LAND USE AND ZONING: North: French Broad River - F (Floodway)

South: Rural residential, agricultural/forestry/vacant - A (Agricultural)

East: Single family residential, agricultural/forestry/vacant - A (Agricultural), PR (Planned Residential) up to 3 du/ac

West: Agricultural/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located along the French Broad River in an area that is predominantly agricultural or forested with sparse single family detached dwelling units. There is one residential subdivision to the east.

STAFF RECOMMENDATION:

▶ **Approve A (Agricultural) zoning because it is consistent with the sector plan and surrounding land use.**

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. Several nearby properties along E Gov. John Sevier Highway north of the subject property are in the process of potentially being rezoned to accommodate residential subdivisions. The proposed A (Agricultural) zoning would support the historically rural and agricultural character of the area.

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

1. The A zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

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 A zoning is not anticipated to have any adverse impacts.

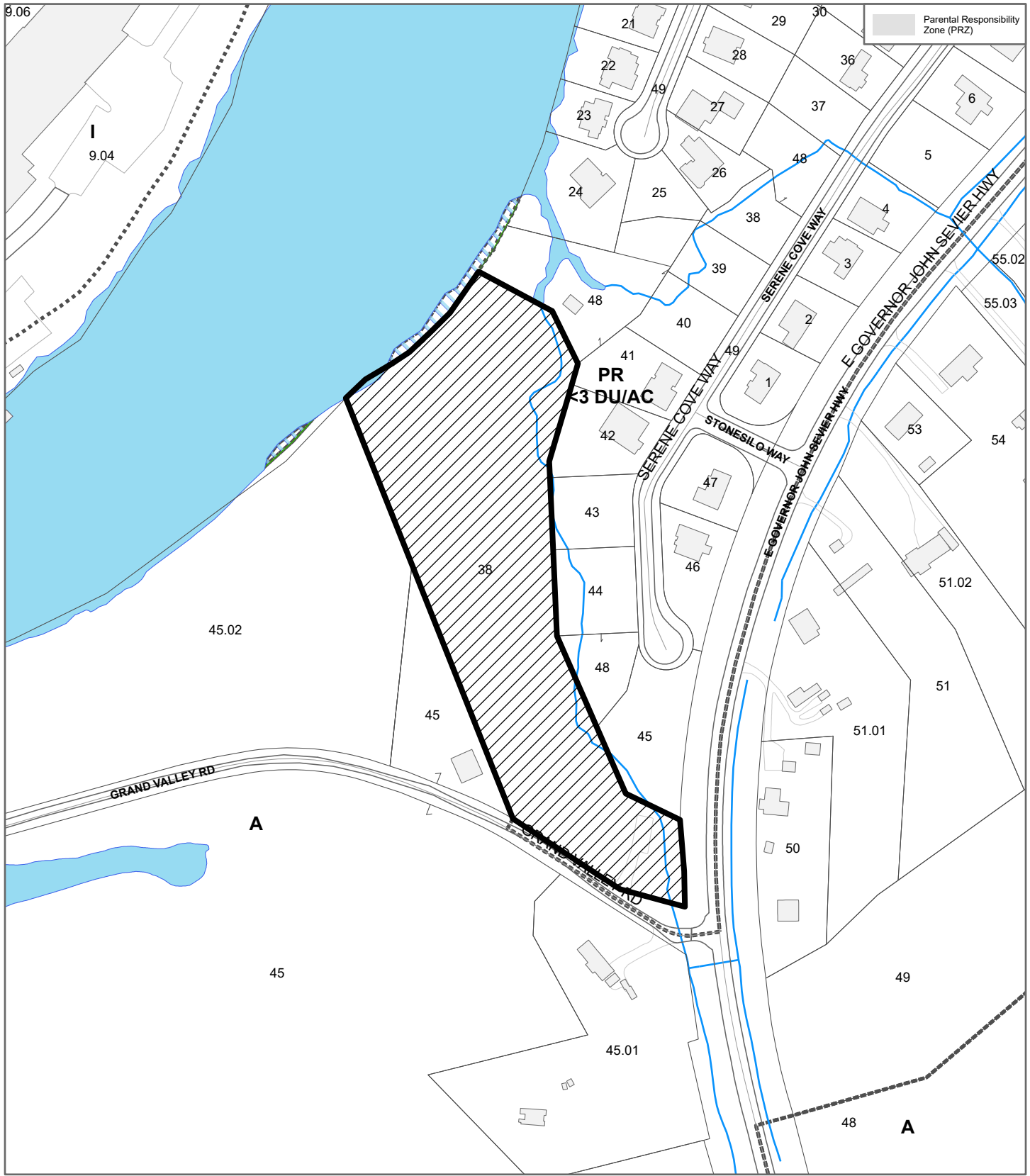
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed A zoning is consistent with the South County Sector Plan and does not conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

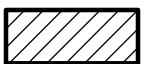
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/22/2022. 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.



**7-I-22-RZ
REZONING**

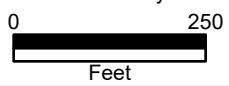
From: PR (Planned Residential)
To: A (Agricultural)



Petitioner: Antonini, Chase & Robyn

Map No: 111
Jurisdiction: County

Original Print Date: 6/8/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	6.69		
Non-Hillside	5.02	N/A	
0-15% Slope	0.23	100%	0.2
15-25% Slope	0.99	50%	0.5
25-40% Slope	0.16	20%	0.0
Greater than 40% Slope	0.29	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	1.67	Recommended disturbance budget within HP Area (acres)	0.8
		Percent of HP Area	0.5

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	5.02	N/A	N/A
0-15% Slope	0.23	4.00	0.9
15-25% Slope	0.99	2.00	2.0
25-40% Slope	0.16	0.50	0.1
Greater than 40% Slope	0.29	0.20	0.1
Ridgetops	0.00	3.00	0.0
Subtotal: Sloped Land	1.67		3.0
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	6.69	N/A	N/A
Proposed Density (Applicant)	6.69	N/A	N/A

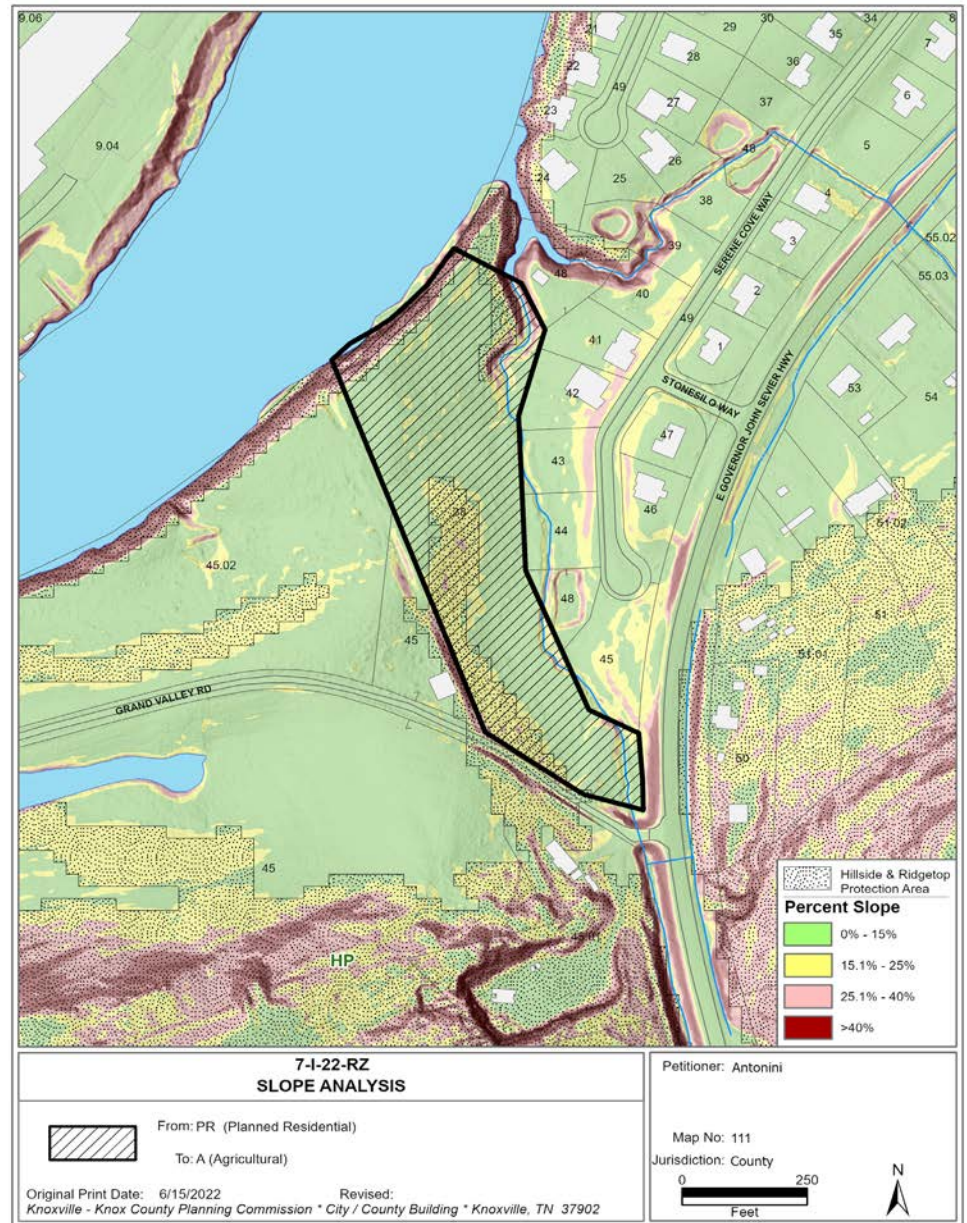


Exhibit A. 7-I-22-RZ Contextual Images

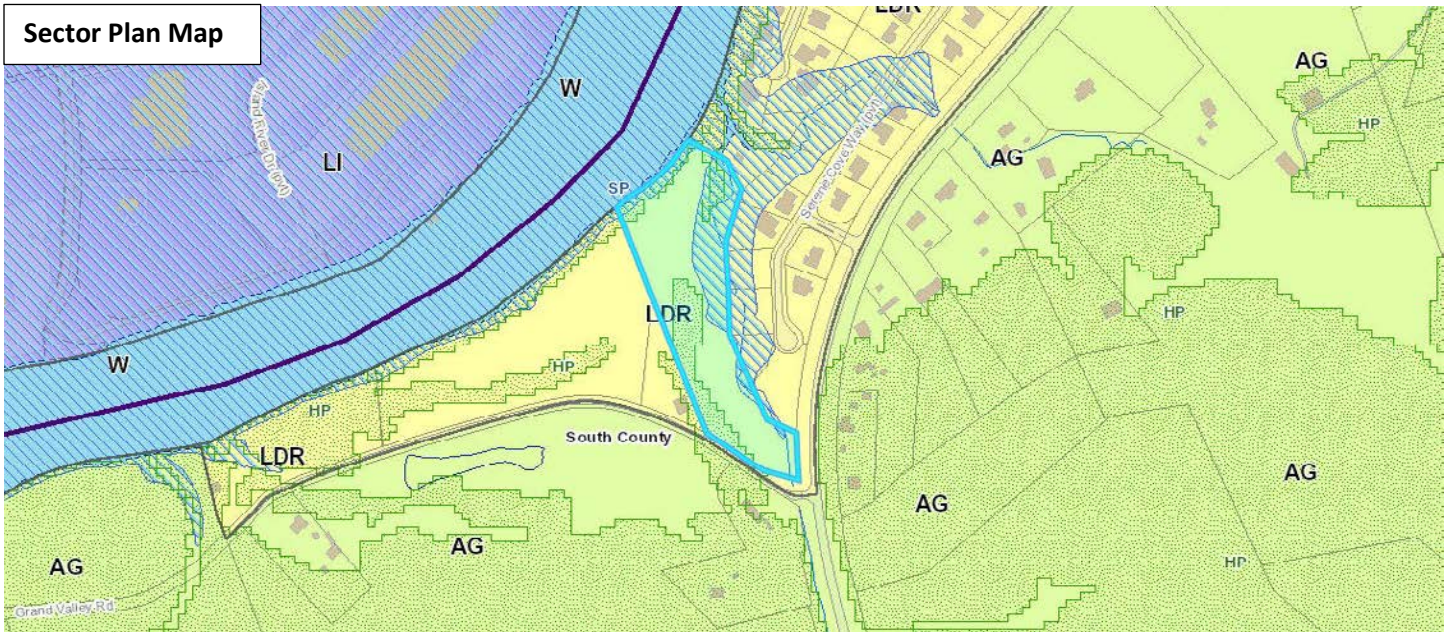
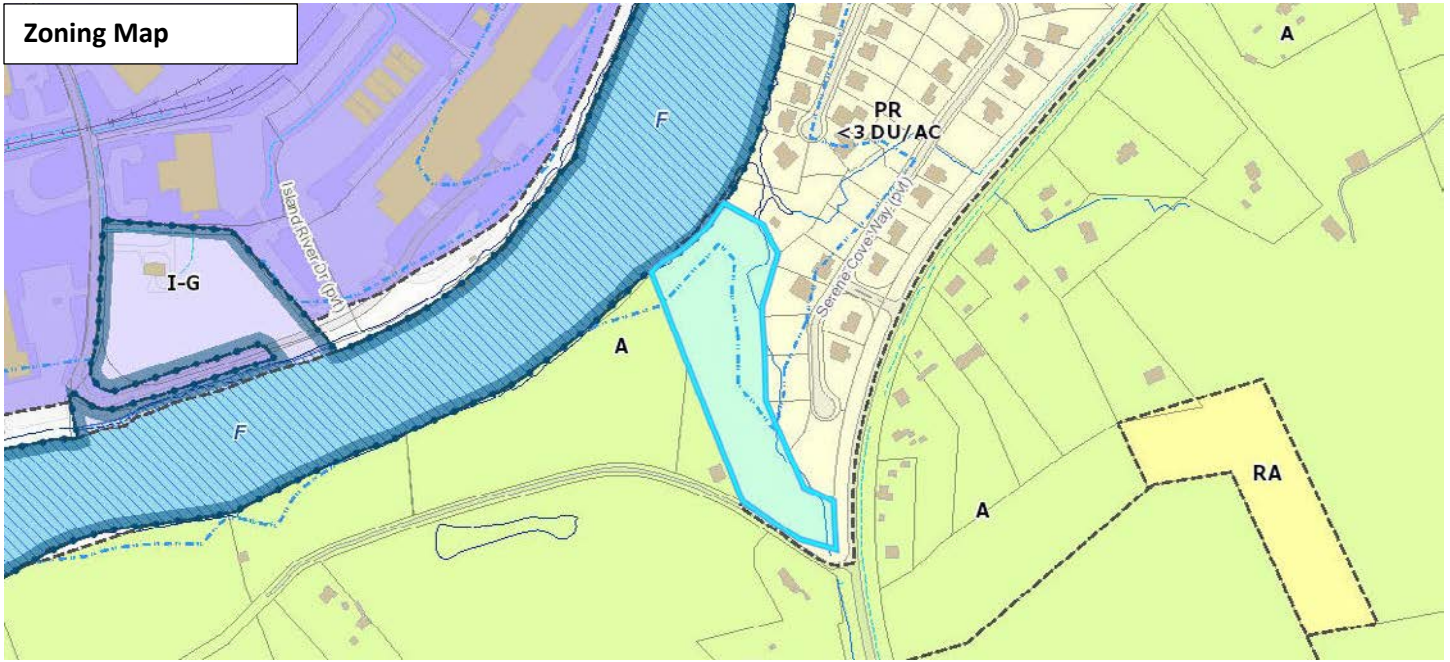
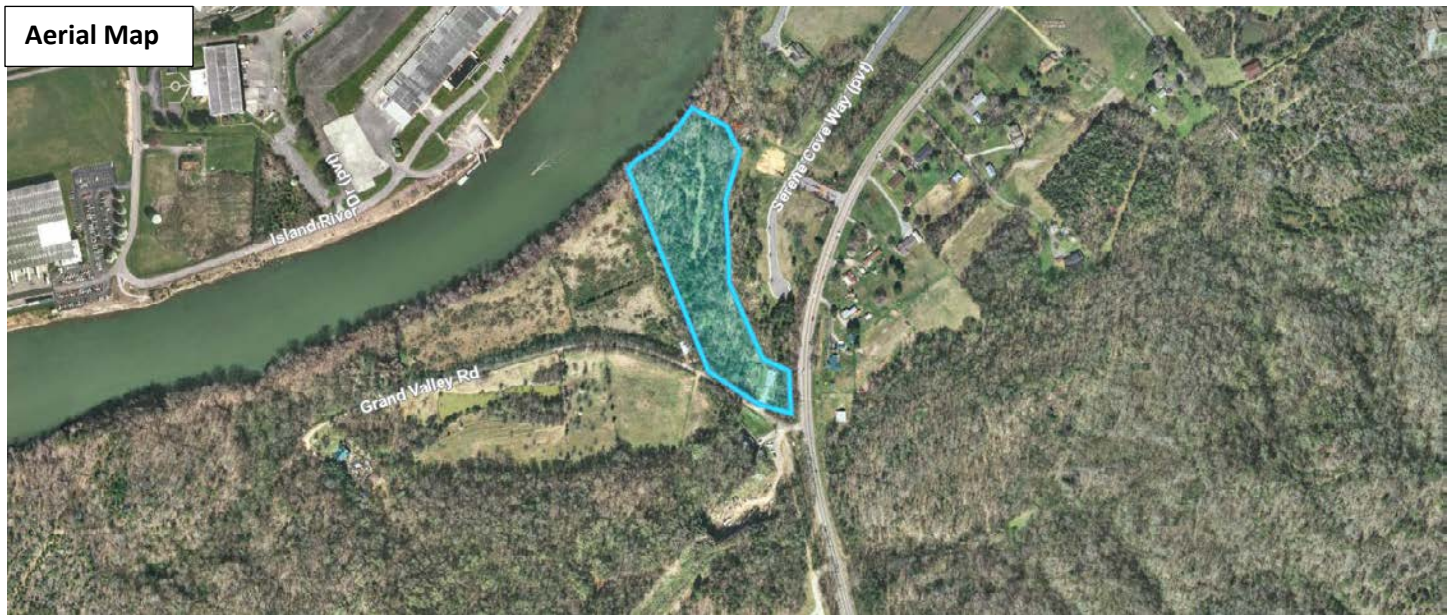
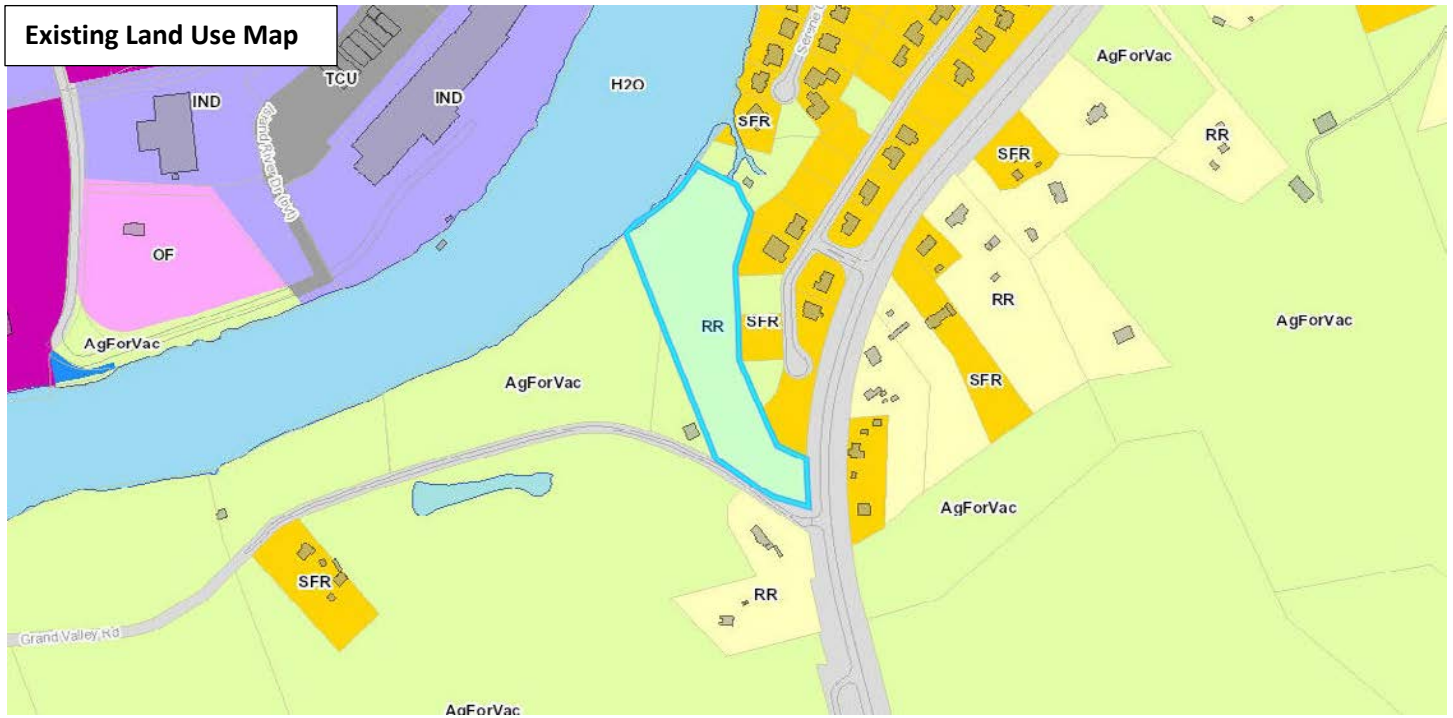


Exhibit A. 7-I-22-RZ Contextual Images





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Chase & Robyn Antonini

Husband & Wife

Applicant Name

Affiliation

5.24.22

July 14

Date Filed

Meeting Date (if applicable)

File Number(s)

7-I-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

Chase & Robyn Antonini

Name

Company

1615 Grand Valley Rd

Knoxville

TN

37920

Address

City

State

ZIP

865.410.6457

cantonini@stowerscat.com

Phone

Email

CURRENT PROPERTY INFO

Chase & Robyn Antonini

7605 Queensbury Dr.

865.410.6457

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1615 Grand Valley Rd

111-038

Property Address

Parcel ID

Knox Chapman Utility Dist.

Knox Chapman Utility Dist

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of E. Gov. John Sevier Hwy,
General Location North of Grand Valley Dr

6.58 ac
Tract Size

City County

9
District

PR (Planned Residential)
Zoning District

RR (Rural Residential)
Existing Land Use

South County
Planning Sector

LDR/SP
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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

_____ Combine Parcels
 Divide Parcel
 _____ Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 AG 1
 Agricultural
 ~~_____~~
 Proposed Zoning

Plan Amendment Change

 Proposed Plan Designation(s)

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
0325 \$ 929.00	\$ 929.00
Fee 2	
Fee 3	

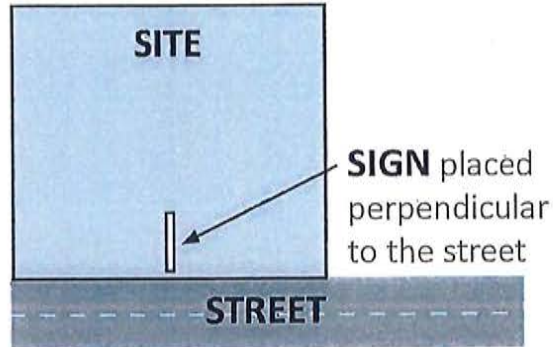
ADMINISTRATION

Chase Antonini
 Chase & Robyn Antonini
 5.24.22
 Applicant Signature Please Print Date

865.410.6457 _____
 Phone Number Email

Chase Antonini
 Robyn Antonini
 Chase Antonini
 Robyn Antonini
 5.29.22
 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:

June 29, 2022 and July 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Chase Davis

Date: 5/26/2022

File Number: 7-I-22-RZ

- Sign posted by Staff
- Sign posted by Applicant