

REZONING REPORT

▶ **FILE #:** 7-V-22-RZ

AGENDA ITEM #: 29

AGENDA DATE: 7/14/2022

▶ **APPLICANT:** KERRY HOOVEN

OWNER(S): Keerry Hooven

TAX ID NUMBER: 91 09102

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2216 Fitzgerald Rd.

▶ **LOCATION:** Eastern side of Fitzgerald Rd., north of Ball Rd., south of Wheatland Dr.

▶ **APPX. SIZE OF TRACT:** 4.12 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Fitzgerald Road, a local street with a 16-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Rural residential

▶
EXTENSION OF ZONE: Yes

HISTORY OF ZONING: 12-E-14-RZ: A & RA to PR up to 5 du/ac

SURROUNDING LAND USE AND ZONING: North: Rural residential and single family residential - PR (Planned Residential) up to 5 du/ac

South: Single family residential - PR (Planned Residential) up to 5 du/ac

East: Single family residential - PR (Planned Residential) up to 5 du/ac

West: Rural residential and single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of detached residential subdivisions as well as homes on larger agricultural properties.

STAFF RECOMMENDATION:

▶ **Approve A (Agricultural) zoning 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. In 2014, the subject property was included in a 17.5-acre rezoning from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) zoning. Starting in 2015, the land included in that rezoning case, with the exception of the subject property, was developed into a detached single family residential subdivision called Hattie's Place.
2. The proposed A zoning would be a partial return to the subject property's former zoning and reflects existing land use. The A zoning is also a minor extension of A zoning from the west and north, and suits the character of the properties that access Fitzgerald Road.

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. This includes residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
2. This 4.12-acre property contains a single dwelling unit with woods and an open field. This conforms with A zoning area regulations and permitted uses.

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 cause significant adverse impacts.
2. The subject property is surrounded on three sides by wooden fencing where it borders the Hattie's Place subdivision, so these differing land uses would remain separated.

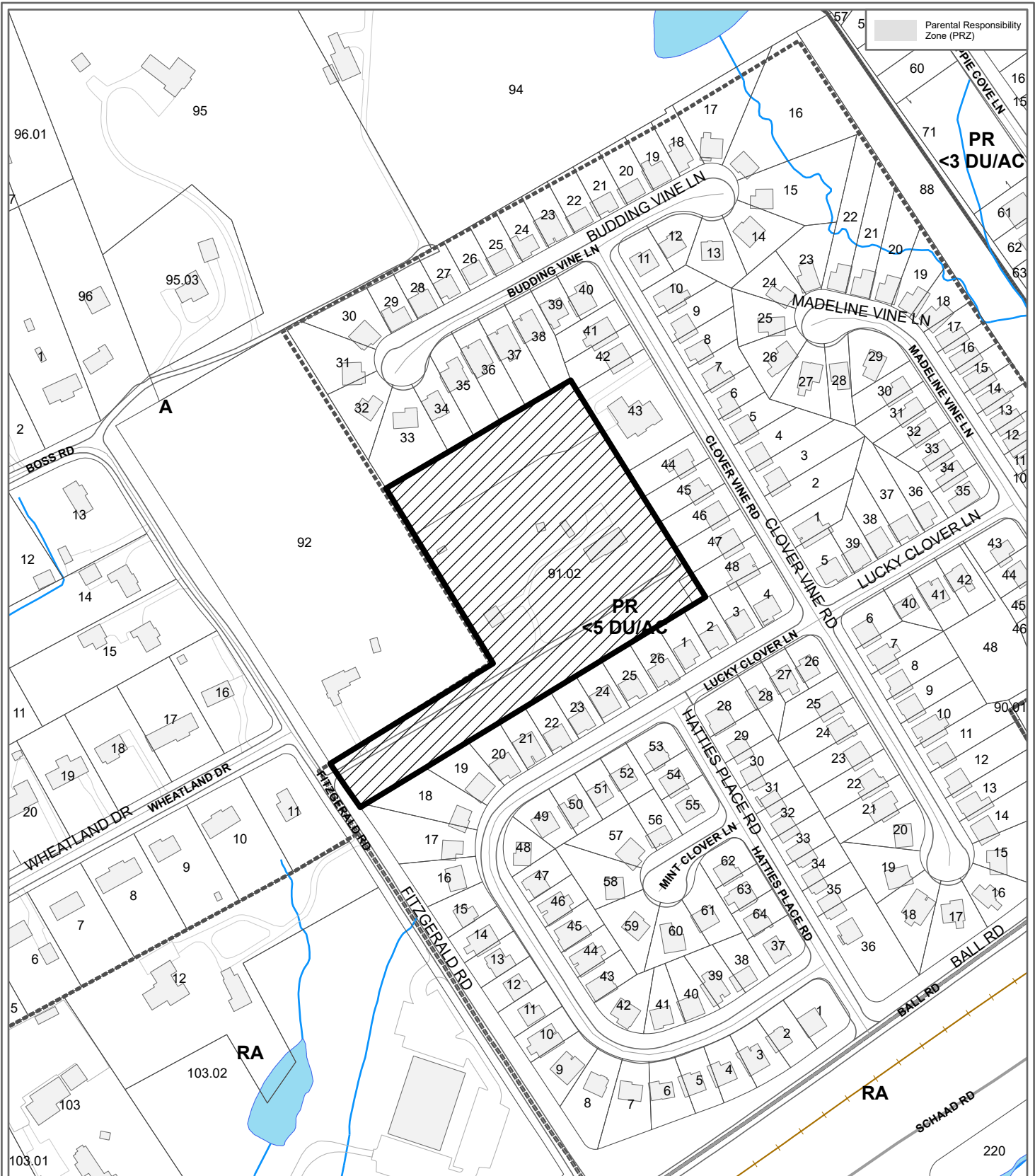
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Agricultural zoning aligns with the existing LDR (Low Density Residential) land use designation for this property and 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 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-V-22-RZ
REZONING**

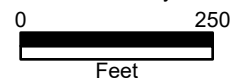
From: PR (Planned Residential)
To: A (Agricultural)



Petitioner: Hooven, Kerry

Map No: 91

Jurisdiction: County



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

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

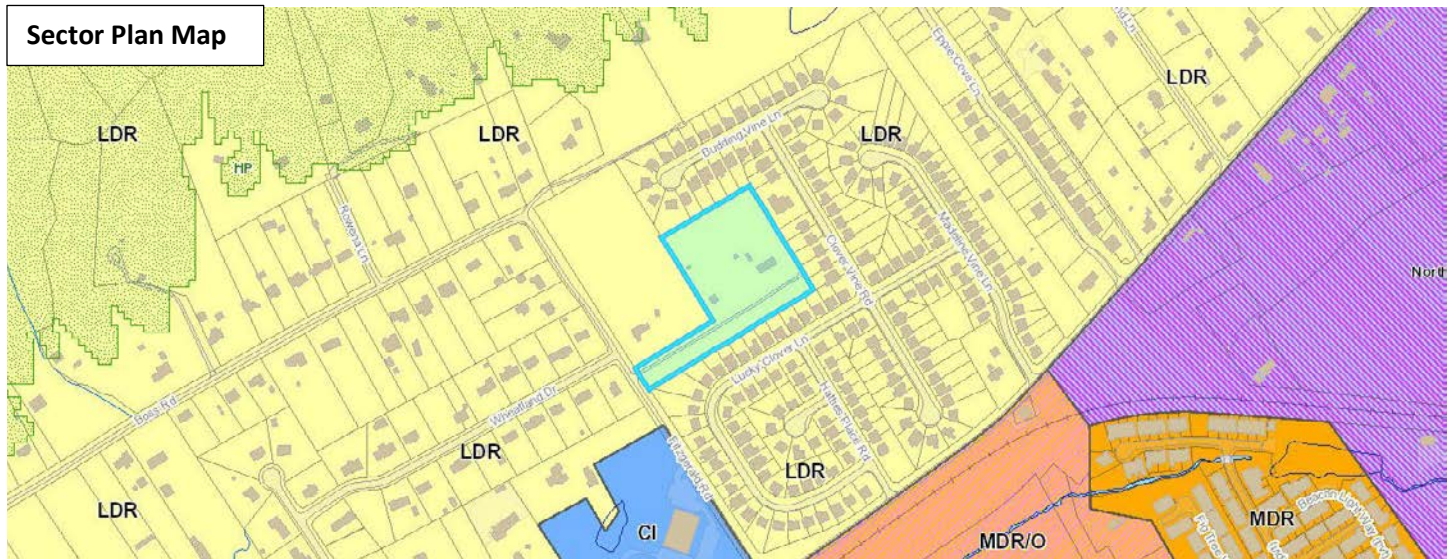
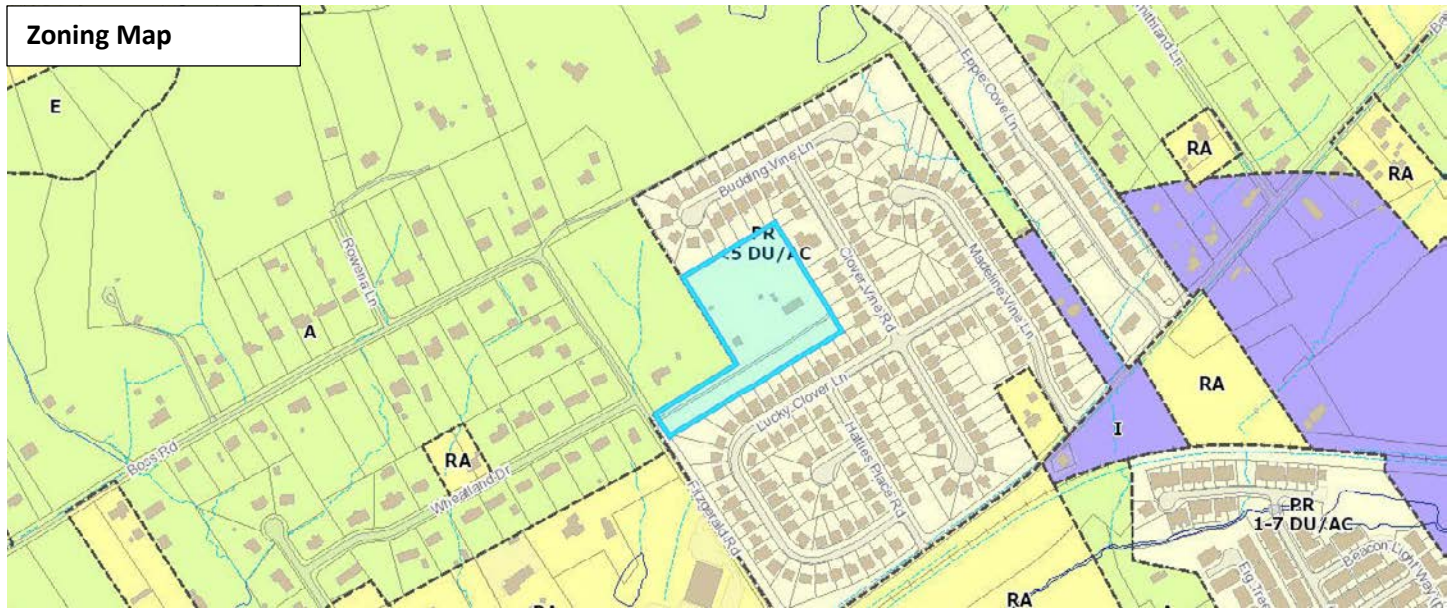


Exhibit A. 7-V-22-RZ Contextual Images





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

Kerry Hooven

Applicant Name

Affiliation

6/1/2022

7/14/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

7-V-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

Kerry Hooven

Name	Company		
2216 Fitzgerald Rd	Knoxville	TN	37931
Address	City	State	ZIP
865-591-4417	hoovekl@yahoo.com		
Phone	Email		

CURRENT PROPERTY INFO

Same as above

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
2216 Fitzgerald Rd	091 09102	
Property Address	Parcel ID	
West Knox Utility District	West Knox Utility District	Y
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

Eastern side of Fitzgerald Rd, north of Ball Rd, south of Wheatland Dr	4.12 acres
General Location	Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	
6	PR up to 5 du/ac
District	Zoning District
Northwest County	LDR
Planning Sector	Sector Plan Land Use Classification
	RR
	Existing Land Use
	Planned Growth Area
	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 **Agricultural**
 Proposed Zoning _____

Plan Amendment Change _____
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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	\$600.00
Fee 2		
Fee 3		

AUTHORIZATION



Applicant Signature

Kerry Hooven

Please Print

6/1/2022

Date

865-591-4417

Phone Number

hoovekl@yahoo.com

Email



Property Owner Signature

Kerry Hooven

Please Print

6/1/2022

Date
6/7/2022 swm