

REZONING REPORT

► **FILE #:** 6-A-22-RZ

AGENDA ITEM #: 12

AGENDA DATE: 6/9/2022

► **APPLICANT:** GARY CLARK

OWNER(S): Willbanks, LLC

TAX ID NUMBER: 68 H A 015

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6327 Lacy Rd.

► **LOCATION:** Southwest side of Lacy Road, south of Keck Road

► **APPX. SIZE OF TRACT:** 2.12 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Lacy Road, a local road with a 17-ft pavement width within a 37-ft wide right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Creek

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

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

► **EXISTING LAND USE:** Rural Residential

►

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, single family residential - A (Agricultural)

South: Rural residential - A (Agricultural)

East: Rural residential - A (Agricultural)

West: Agricultural/forestry/vacant - RB (General residential)

NEIGHBORHOOD CONTEXT: This area includes a mix of single-family dwellings with some large forested properties located nearby.

STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) 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. There are no substantial changes in conditions that would warrant a rezoning. However, this property is located approximately 600-ft south of a commercial node south of Callahan Drive, and 0.6 miles north of Clinton Highway, a commercial corridor, both of which offer employment opportunities. Callahan Drive is a minor arterial and Clinton Highway is a major arterial road, so both roads are capable of handling high volumes of traffic.

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

1. The regulations established in the RA (Low Density Residential) zone are intended to provide for residential areas with low population densities.
2. The property is consistent with RA zone dimensional standards.

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. Located as it is between two commercial nodes and near other RA-zoned properties, this property is transitional in character. The transitional nature of this property lends itself to a higher development potential than what A (Agricultural) zoning will allow.
2. It is not anticipated that the proposed amendment to RA zoning will adversely affect adjacent properties.
3. RA zoning requires a minimum lot size of 10,000 sq ft. If subdivided, this 2.1 acre property could yield a total of approximately 9 lots. This is consistent with other RZ-zoned properties in the area.

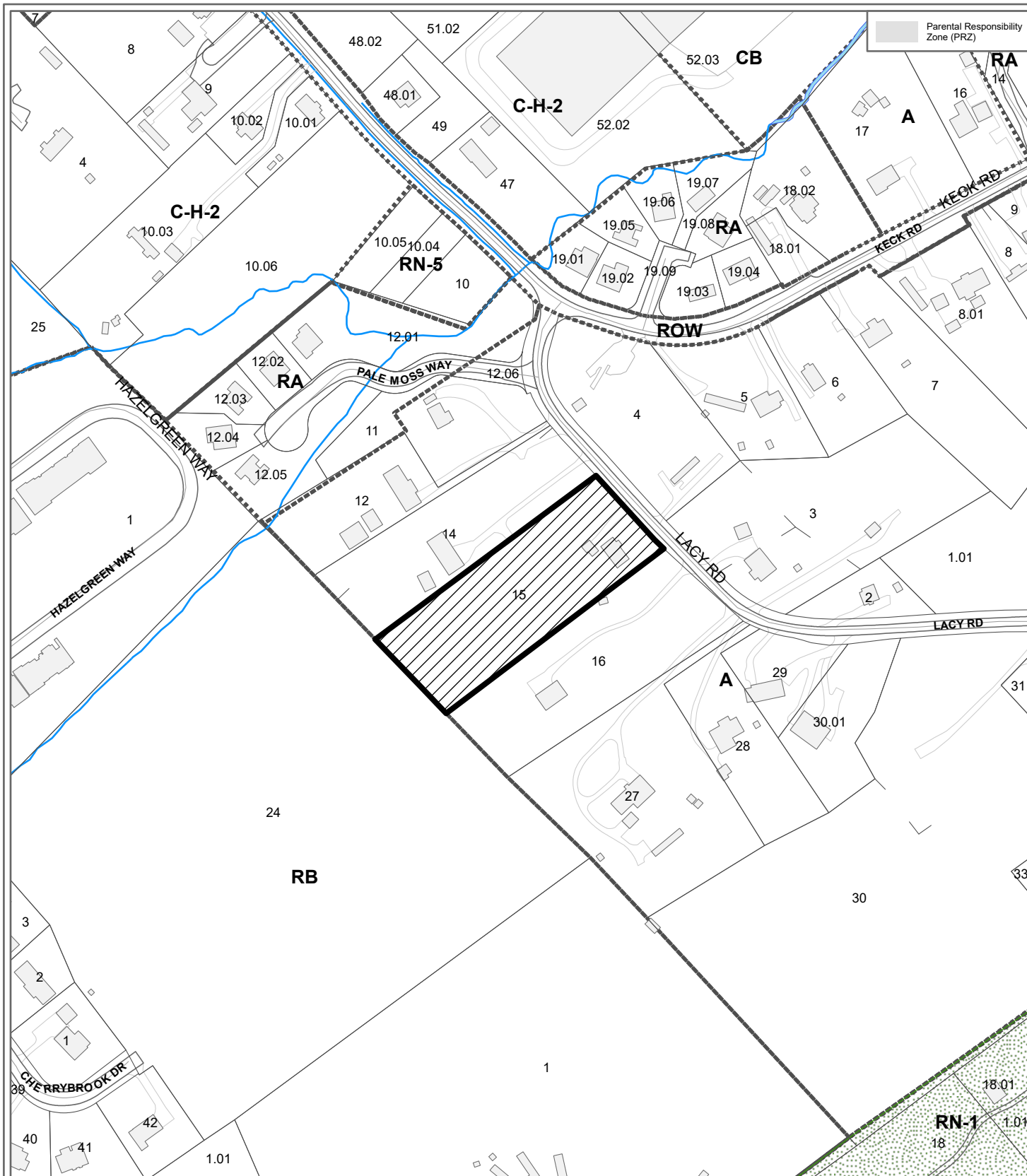
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan's LDR (Low Density Residential) designation supports RA zoning and is compatible with the context of this property.
2. The proposed amendment is not in conflict with any other adopted plans.

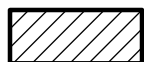
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/25/2022. 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.



6-A-22-RZ REZONING



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 5/5/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Clark, Gary

Map No: 68

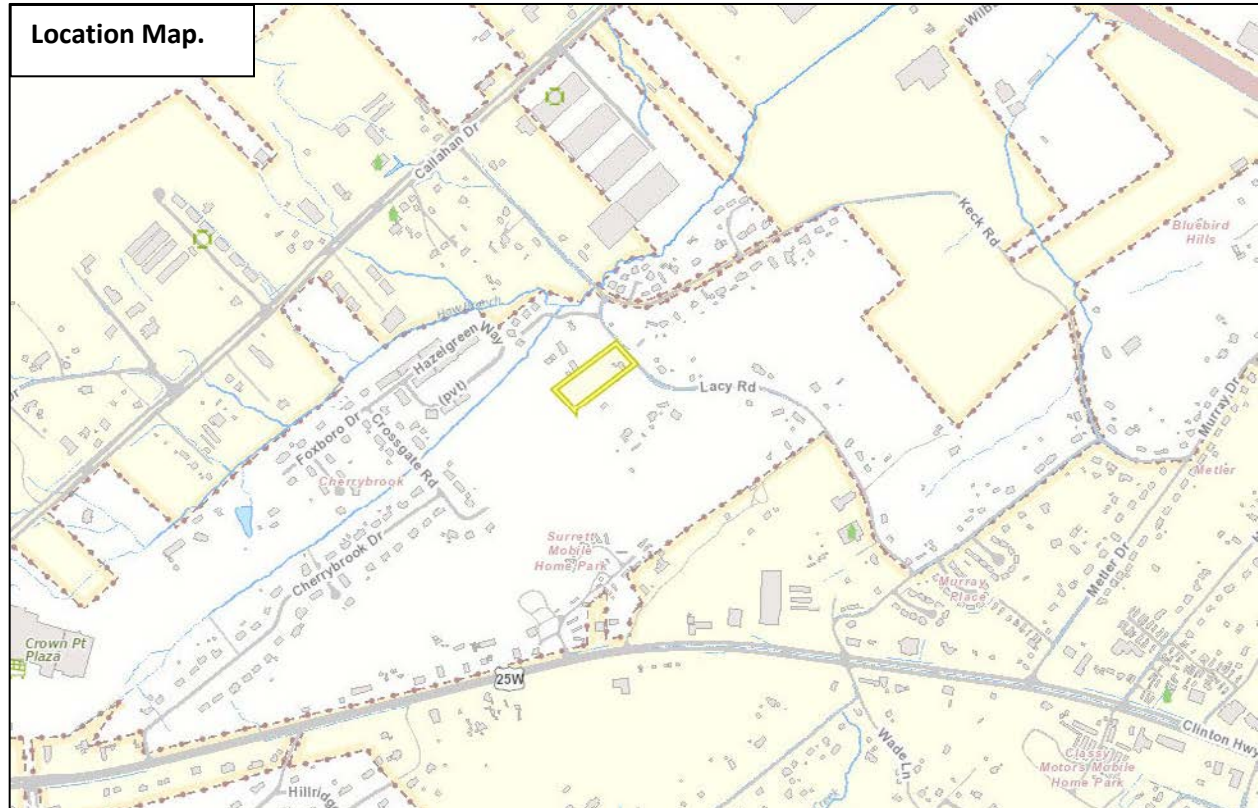
Jurisdiction: County

0 250
Feet



6-A-22-RZ

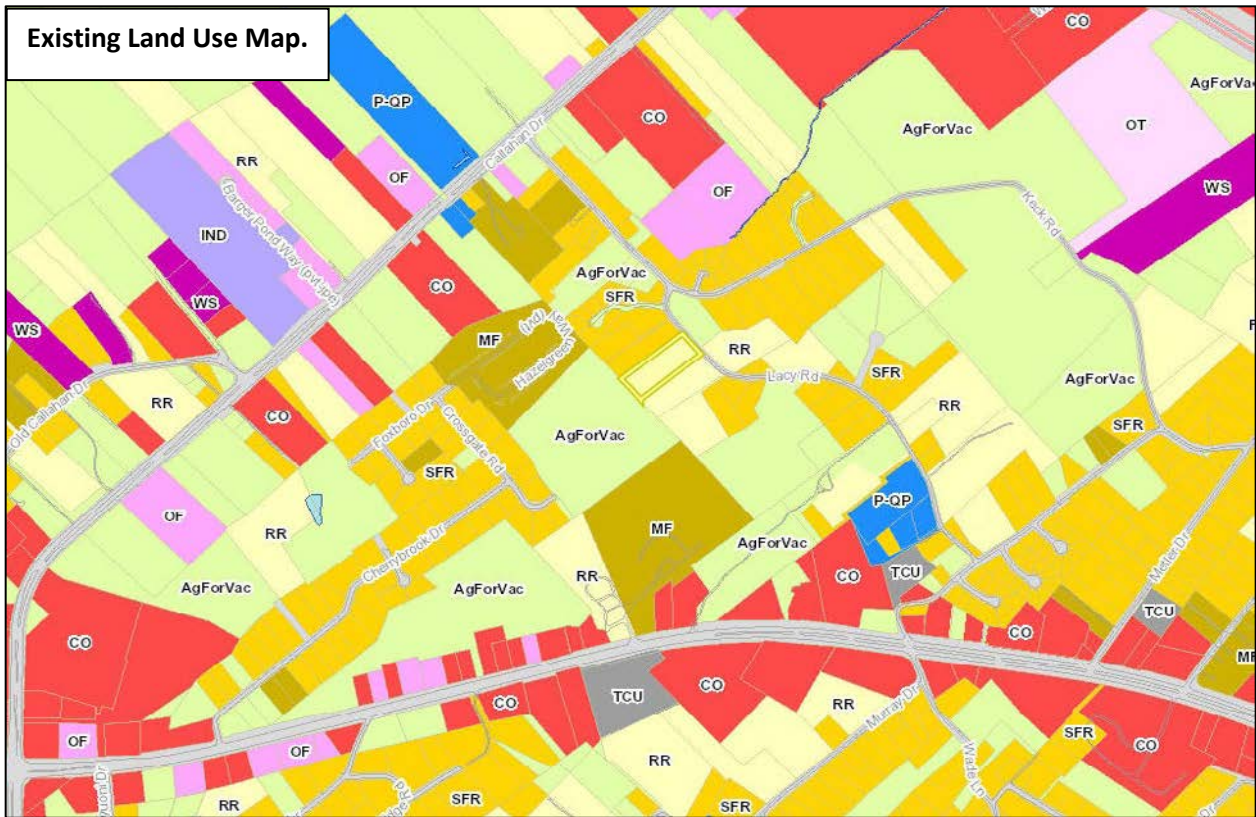
EXHIBIT A. Contextual Images



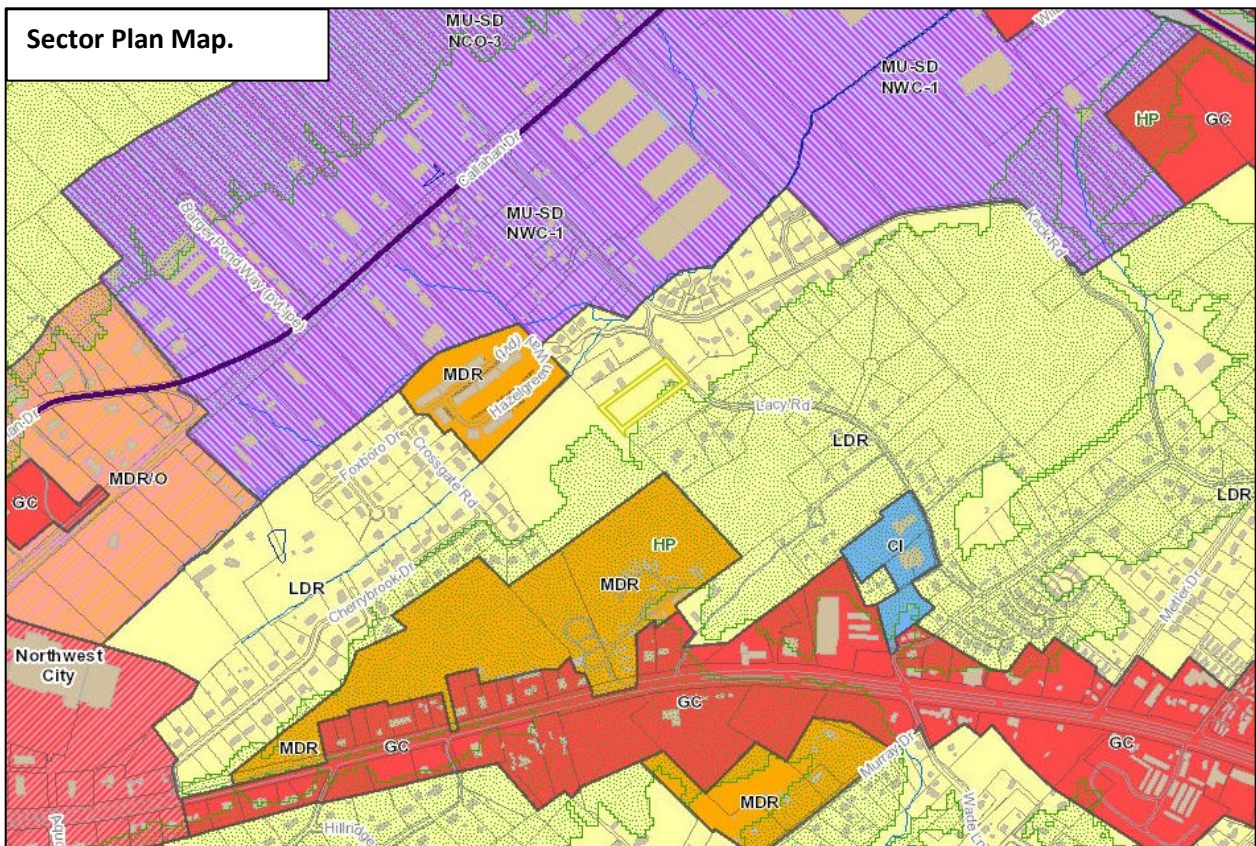
6-A-22-RZ

EXHIBIT A. Contextual Images

Existing Land Use Map.

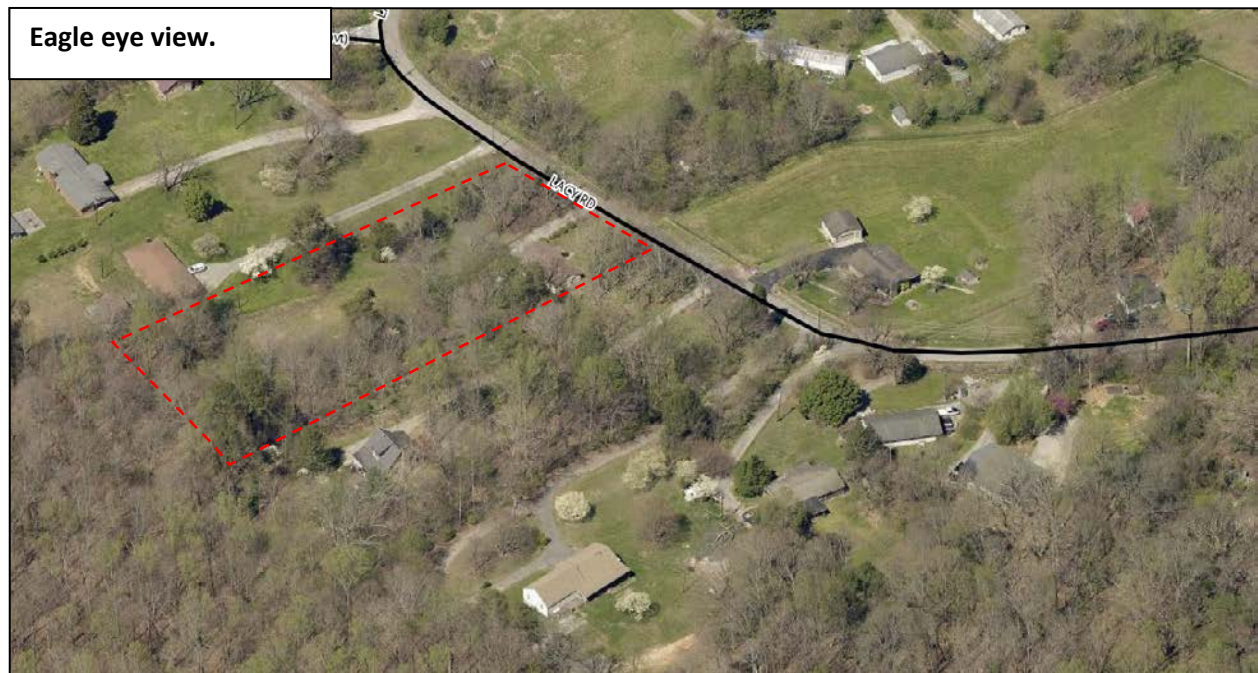


Sector Plan Map.



6-A-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

Gary Clark
Applicant Name

Affiliation

4/4/2022
Date Filed

6/9/2022 @ 1:30 PM
Meeting Date (if applicable)

File Number(s)

6-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
 Gary C Clark, PLS
 Name Energy, Land & Infrastructure, LLC
 6013 Centerwood DR
 Address Knoxville TN 37920
 865-254-4407
 Phone gary.clark@ELI-LLC.com
 Email

CURRENT PROPERTY INFO

Willbanks LLC
 Property Owner Name (if different) 6327 Lacy Rd
 Property Owner Address 865-389-0814
 6327 Lacy Rd
 Property Address 068HA015
 Hallsdale-Powell
 Parcel ID
 Sewer Provider Hallsdale-Powell
 Water Provider N
 Septic (Y/N)

STAFF USE ONLY

Southwest side of Lacy Road, due South of Keck Road
 General Location 2.12 ac. +/-
 Tract Size

☐ City ☒ County 7th
 District A
 Zoning District RR
 Existing Land Use

Northwest City
 Planning Sector LDR
 Sector Plan Land Use Classification Urban
 Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

Related City Permit Number(s)

☐ Residential ☐ Non-Residential

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 ~~XXX~~ RA
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
0324 \$600.00	
Fee 2	
Fee 3	\$600.00

AUTHORIZATION

payment taken by Marc 4/5/22

Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

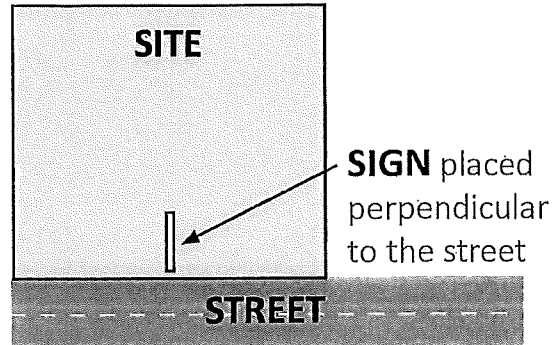
Please Print

Date


865-389-0814

GARY DUNCAN, MEMBER WILLBANKS LLC
WILLBANKS LLC@gmail.com
2/25/2022

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:

5/25/2022 and 6/10/2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Gary Clark/Willbanks LLC
Date: 4/5/2022
File Number: 6-A-22-RZ



Sign posted by Staff



Sign posted by Applicant