

REZONING REPORT

► **FILE #:** 3-A-22-RZ

AGENDA ITEM #: 12

AGENDA DATE: 3/10/2022

► **APPLICANT:** GARY DUNCAN

OWNER(S): Larry D. Strunk

TAX ID NUMBER: 68 H B 003

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6308 Lacy Rd.

► **LOCATION:** East side of Lacy Road, southeast of intersection of Keck Road

► **APPX. SIZE OF TRACT:** 2.5 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via lacy Rd, a local road with a pavement width of 17 ft within a right-of-way width of approximately 37 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Fork 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: Single Family Residential, Agricultural/Forestry/Vacant - A (Agricultural)

South: Single Family Residential, Rural Residential - A (Agricultural)

East: Rural Residential - A (Agricultural)

West: Rural Residential - A (Agricultural)

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 Northwest City 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 from a commercial node south of Callahan Dr, a minor arterial road capable of handling high traffic volumes and offers additional employment opportunities. In addition, this property is located approximately 0.6 miles north of Clinton Highway, a major arterial road capable of handling high volumes of traffic and is a major commercial corridor offering employment opportunities.

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

1. The regulations established in the RA zone are intended to provide for residential areas with low population densities.

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. This property is transitional in character which includes a mix of residential and commercial development in the area. The transitional nature of this property lends itself to a higher development potential than what A (Agricultural) zoning will allow. It is not anticipated that the proposed amendment to RA zoning will adversely affect adjacent properties.

2. RA zoning requires a minimum lot size of 10,000 sq ft. If subdivided, this 2.5 acre property could yield a total of approximately 10 lots.

3. A portion of this property is located within the Hillside and Ridgetop Protection Area and has some steep topography. A slope analysis was completed, and of the total 2.5 acres, it is recommended that disturbance on the property be limited to 1.9 acres.

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 plan.

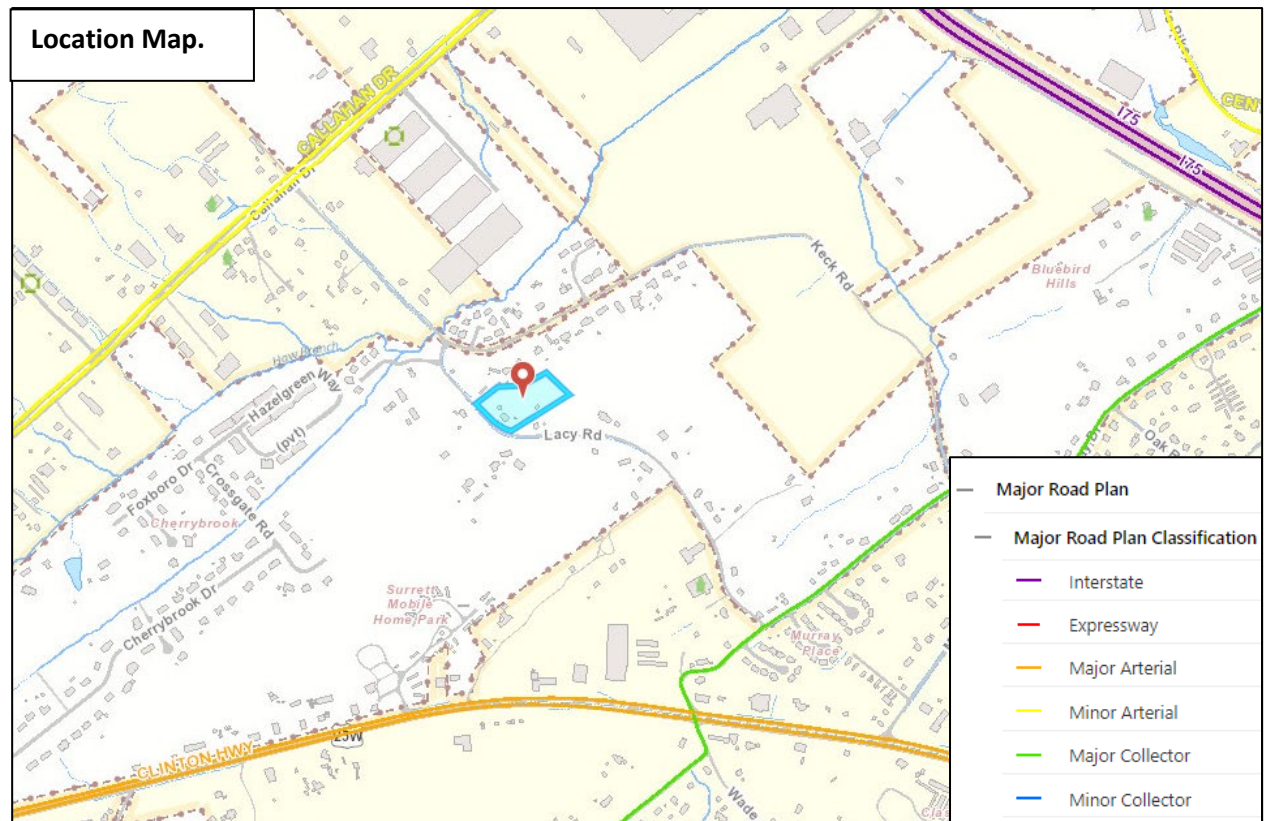
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/25/2022. 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.

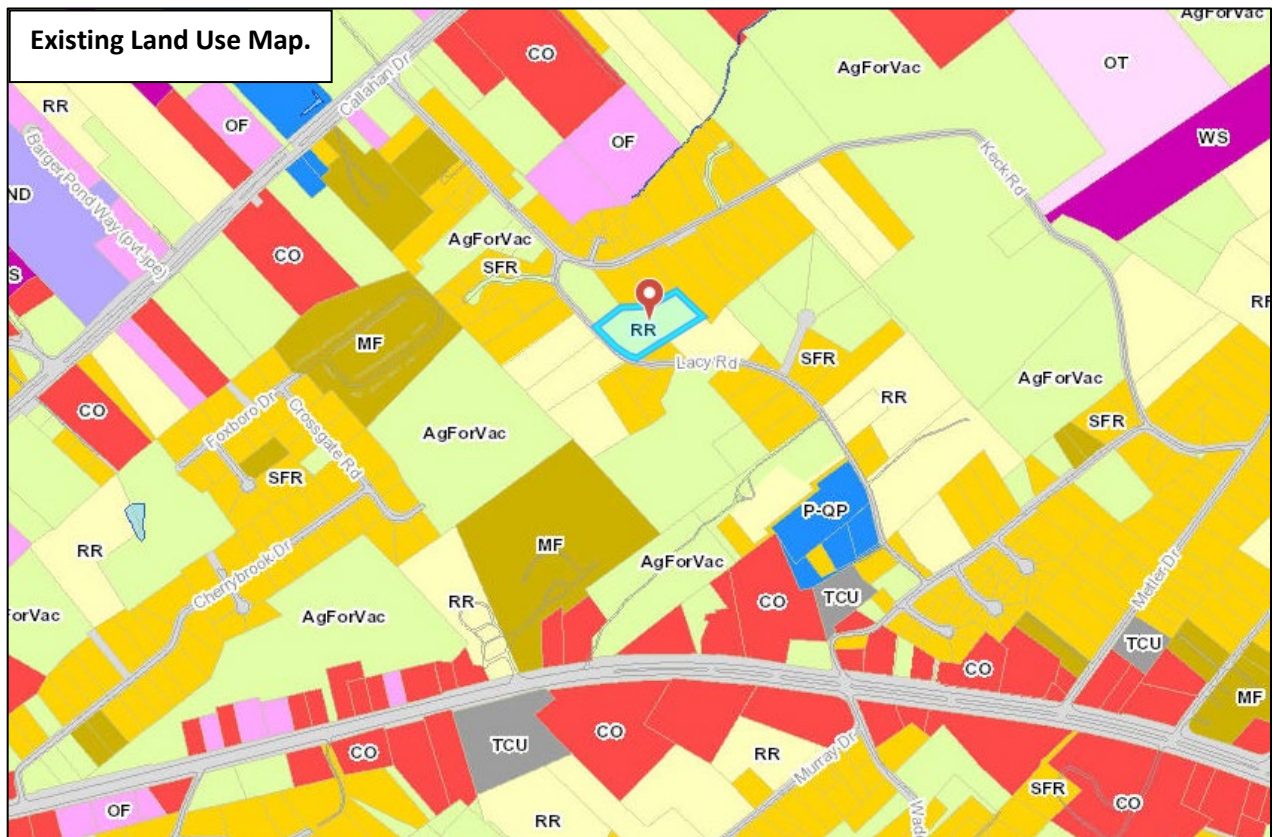
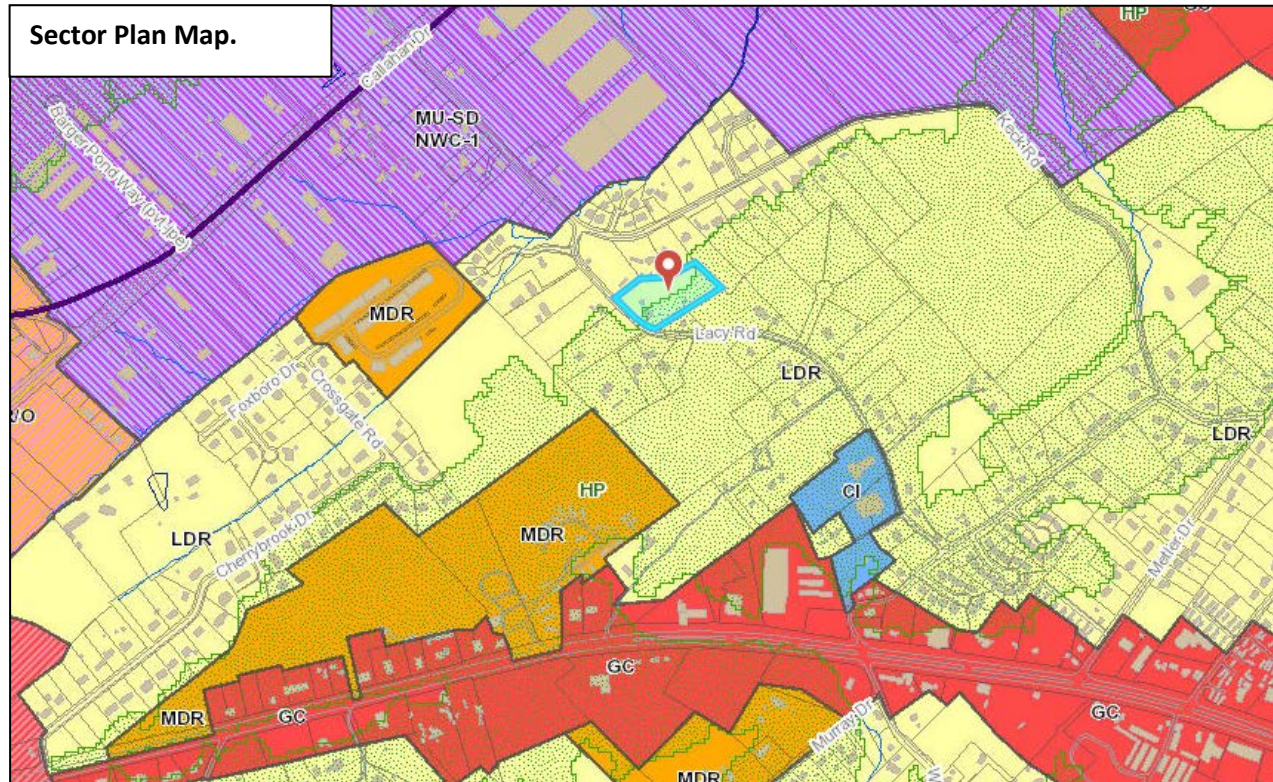
3-A-22-RZ

EXHIBIT A. Contextual Images



3-A-22-RZ

EXHIBIT A. Contextual Images



3-A-22-RZ

EXHIBIT A. Contextual Images

Eagle views of property and surrounding area





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 Duncan

Applicant Name

Affiliation

1-5-2021

Date Filed

3-10-2021

Meeting Date (if applicable)

File Number(s)

3-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

Energy Land & Infrastructure, LLC

Name

Company

6013 Centerwood Drive

Knoxville

TN

37920

Address

City

State

ZIP

86865-254-4407

gary.clark@ELI-LLC.com

Phone

Email

CURRENT PROPERTY INFO

Larry D Strunk

6308 Lacy Rd

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6308 Lacy Rd

068HB003

Property Address

Parcel ID

Hallsdale-Powell

Hallsdale-Powell

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Lacy Rd., southeast of intersection of Keck Rd.

2.5 acres

General Location

Tract Size

☐ City ☒ County

7th

District

A

Zoning District

RR

Existing Land Use

Northwest City

Planning Sector

LDR & HP

Sector Plan Land Use Classification

Urban Growth

Growth Policy Plan Designation

November 22, 2021

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

RA

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

2

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

0324

600.00

Fee 2

Fee 3

Total

\$600.00

AUTHORIZATION

Gary Duncan

Please Print

12/31/21

Date

Phone Number

Email

Property Owner Signature

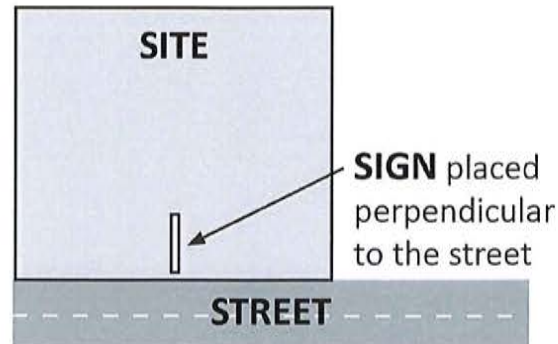
Please Print

Date

Receipt 1/7/22 swm

1/5/22 swm

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:

Feb 23, 2022 and March 11, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Gary Duncan
Date: 1/7/22
File Number: 3-A-22-RZ



Sign posted by Staff



Sign posted by Applicant