

REZONING REPORT

► **FILE #:** 5-J-22-RZ

AGENDA ITEM #: 14

AGENDA DATE: 5/12/2022

► **APPLICANT:** RALPH SMITH

OWNER(S): Kimberly Sheetz

TAX ID NUMBER: 105 10102 & 10103

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 Andes Rd.

► **LOCATION:** South side of Andes Road, due north of La Paloma Drive

► **APPX. SIZE OF TRACT:** 2.07 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andes Road, a local road with an 18-ft pavement width within a 50-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:** RA (Low Density Residential)

► **EXISTING LAND USE:** Forested

► EXTENSION OF ZONE: Yes, RA zoning is to the east.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural), PR (Planned residential)

South: Rural residential - A (Agricultural)

East: Single family residential - RA (Low density residential)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is comprised of a mix of single family residential properties on small lots zoned PR, RA, and A, with some large tracts of land located nearby.

STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) zoning because it is consistent with the sector plan and trend of 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. Since the 1990s this area has been transitioning from agricultural zoned parcels to single family residential lots, being primarily built out under RA, and PR zoning. The addition of more low density residential development is consistent with the development trend in this area.

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

1. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. In the RA zone, the minimum lot size for one dwelling with sewer is 10,000 square feet. This proposed rezoning application is for two adjacent properties, both of which meet the minimum lot size requirement in the RA zone.

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 rezoning to RA could yield a maximum of 9 dwelling units if subdivided, and is consistent with the trend of development in this area. These are preliminary calculations and do not take into consideration road infrastructure.

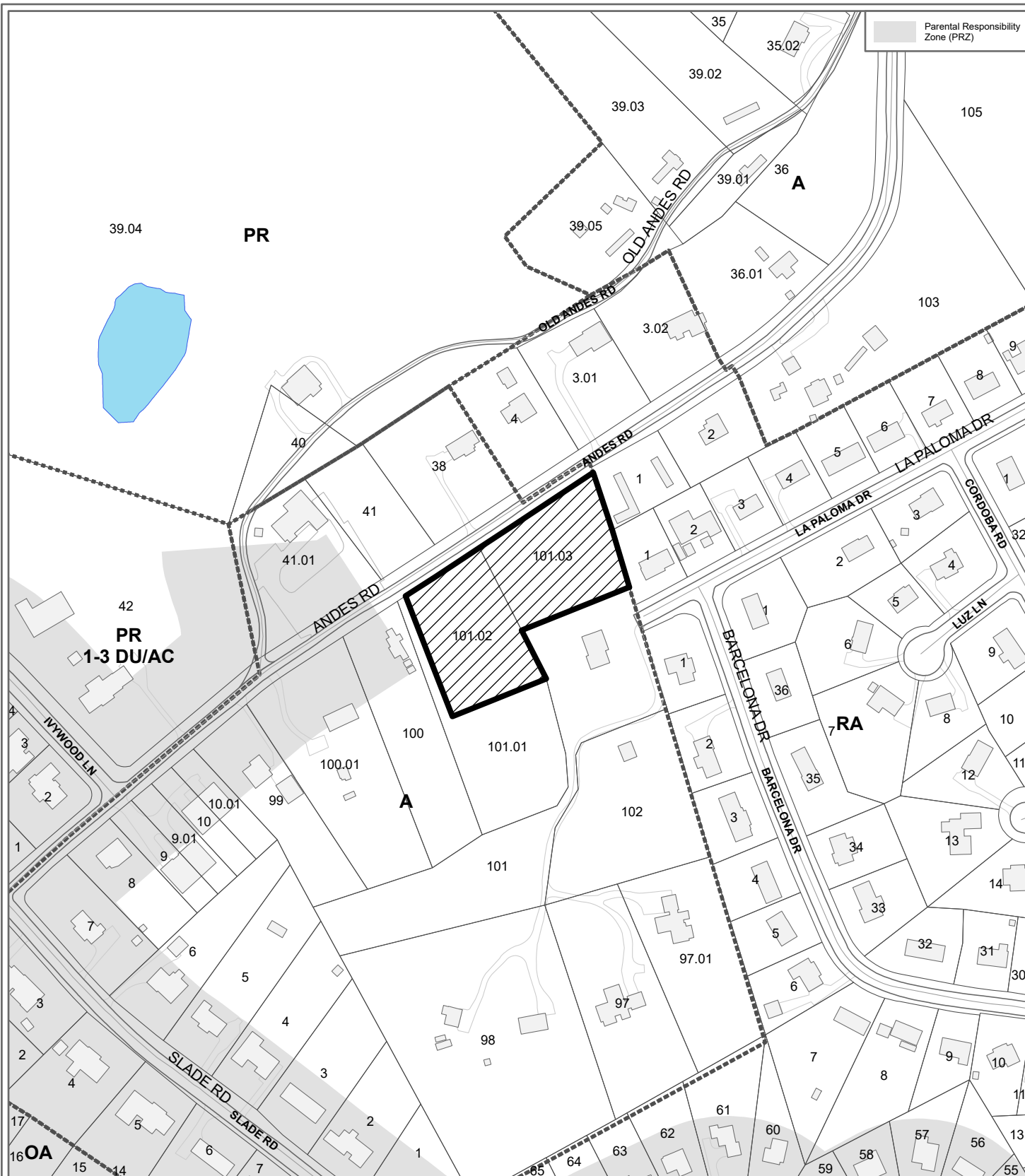
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan's land use classification of LDR recommends RA zoning.
2. The proposed amendment is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

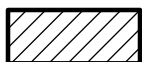
If approved, this item will be forwarded to Knox County Commission for action on 6/27/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



5-J-22-RZ REZONING

From: A (Agricultural)

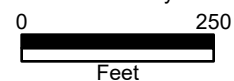
To: RA (Low Density Residential)



Petitioner: Smith, Ralph

Map No: 105

Jurisdiction: County



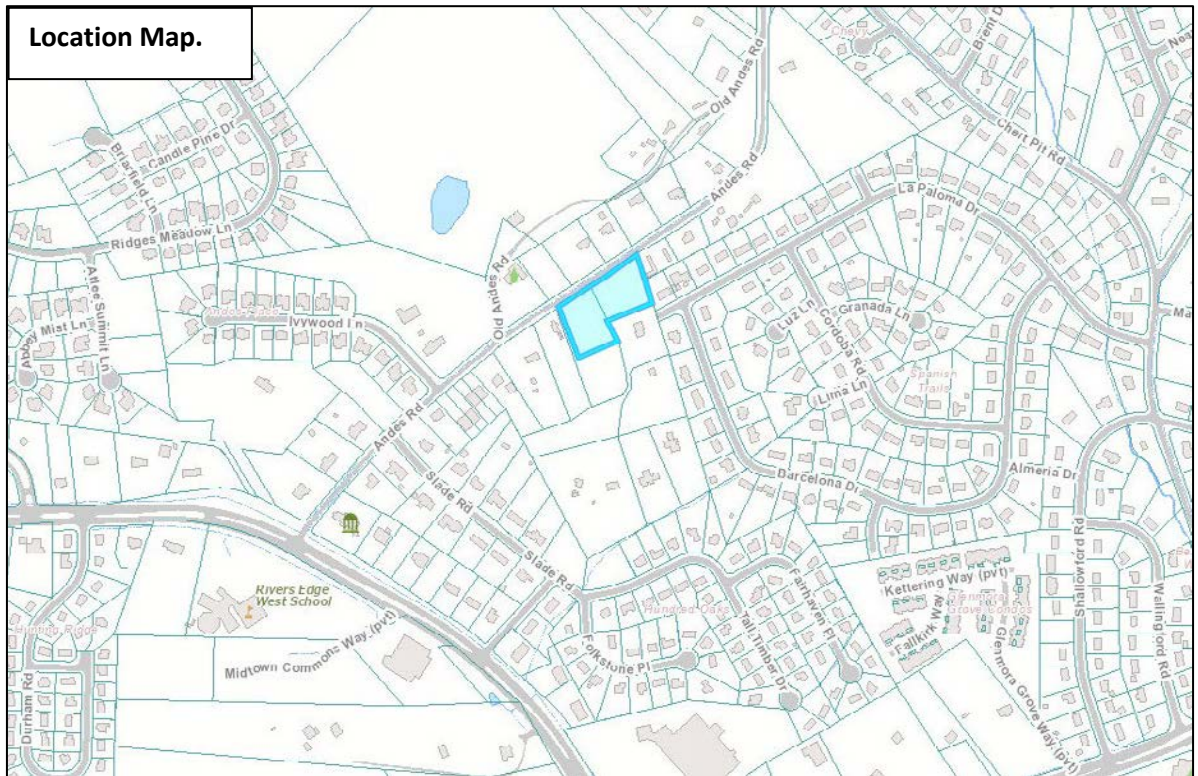
Original Print Date: 4/18/2022

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

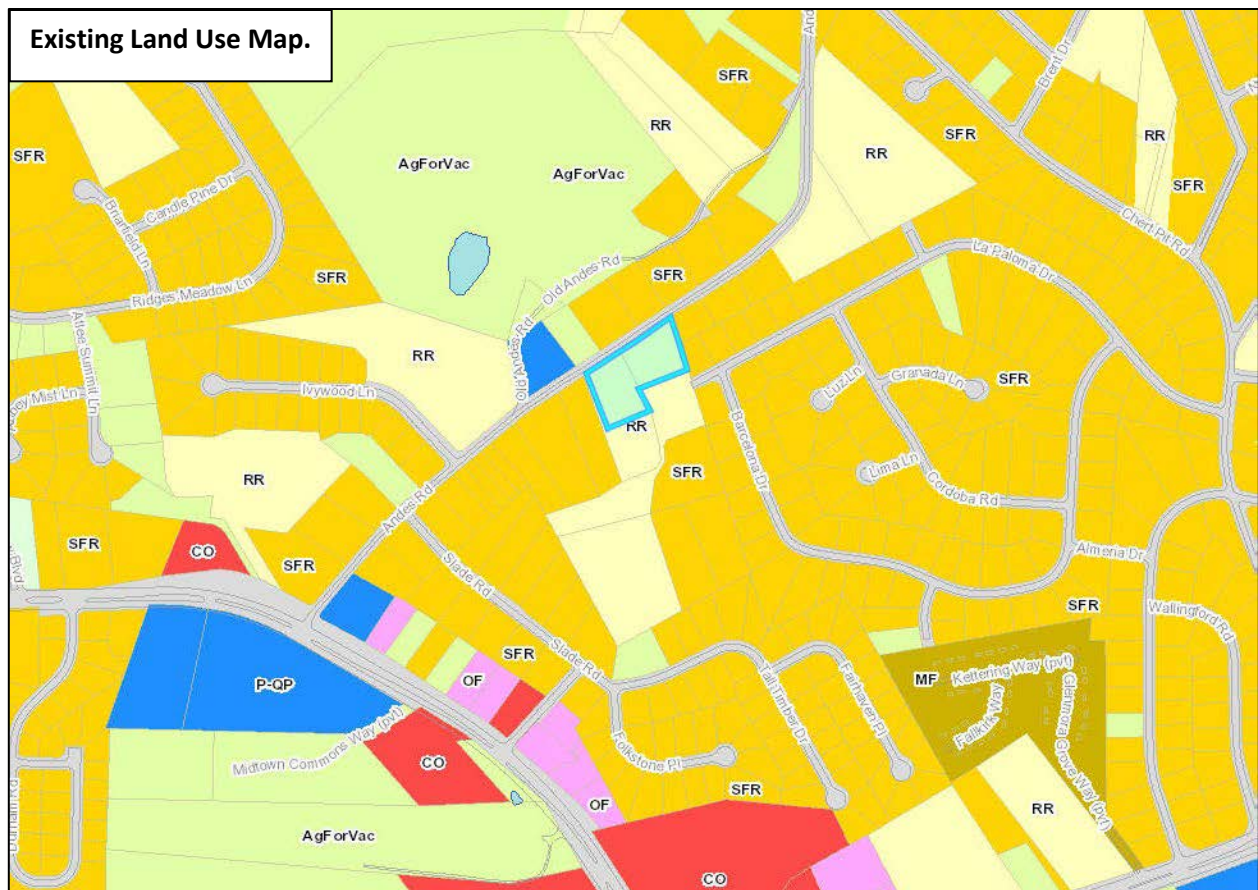
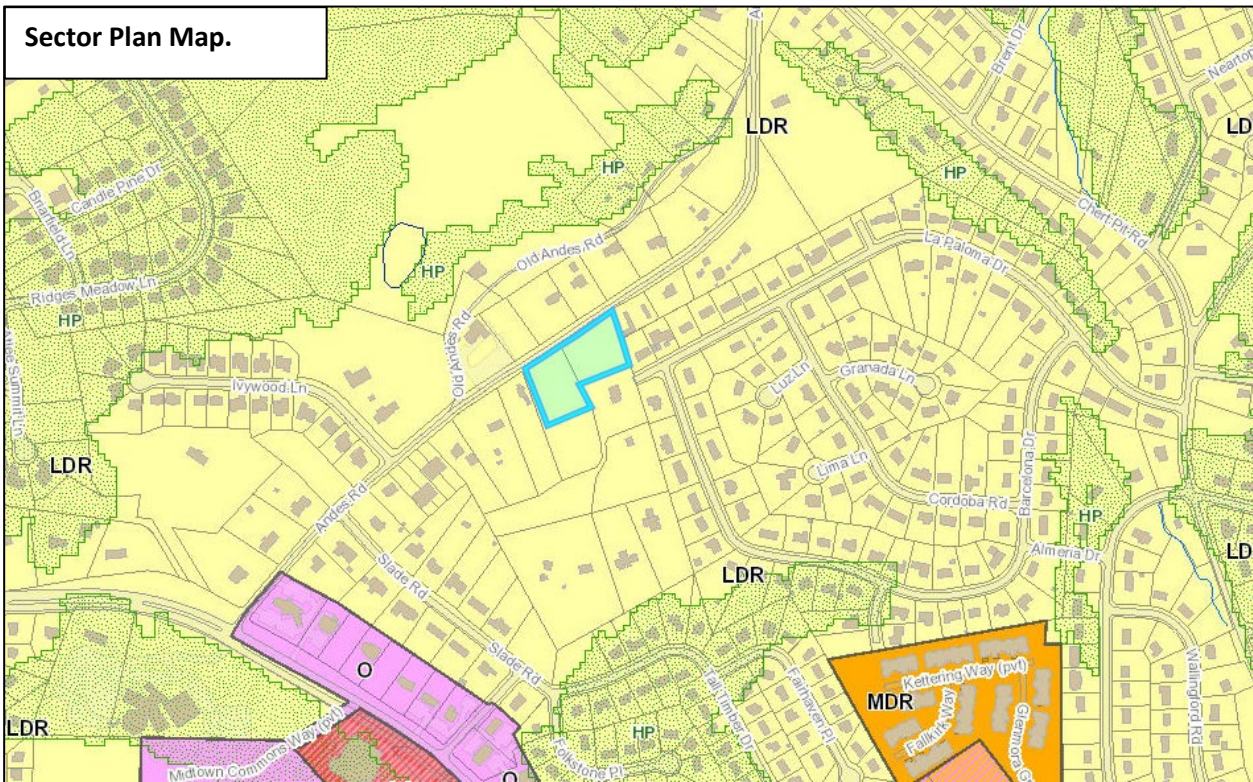
5-J-22-RZ

EXHIBIT A. Contextual Images



5-J-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

Ralph Smith

Applicant Name

03-28-2022

Date Filed

5-12-22

Meeting Date (if applicable)

Survey company (PLS)

Affiliation

File Number(s)

5-J-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

Ralph Smith

PLS

Name

Company

205 Lamar Ave

Clinton

TN

37716

Address

City

State

ZIP

865-599-1508

ralph6169@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Kimberly Scheetz

1602 LaPaloma Dr

865-310-5697

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Andes Rd (both)

105 10102 & 10103

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Andes Road, due North of La Paloma Dr

2.07 ac. +/-

General Location

Tract Size

☐ City ☒ County

3rd
District

A
Zoning District

AgForVac
Existing Land Use

Northwest County
Planning Sector

LDR
Sector Plan Land Use Classification

Planned
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)

Pending Plat File Number

Proposed Density (units/acre) Previous Rezoning Requests

☐ Other (specify) **See Plat Inst. 20210914-0021842**

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
324	\$600.00	
Fee 2		
Fee 3		

AUTHORIZATION



Ralph Smith

3-28-22

Applicant Signature

Please Print

Date

865-599-1508

ralph6169@gmail.com

Phone Number

Email



Kimberly Scheetz

03-28-22

Property Owner Signature

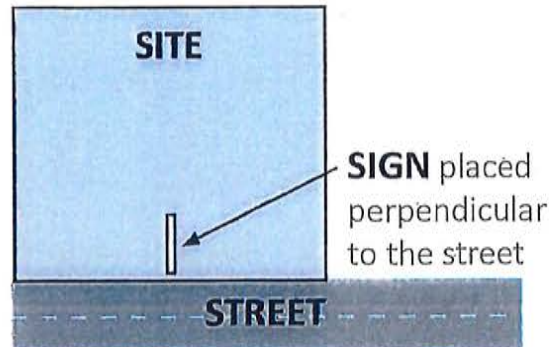
Please Print

Date

MP - 3/28/2022

3/29/2022 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:

April 27, 2022 and May 13, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ralph Smith
 Date: 3/29/2022
 File Number: 5-J-22-RZ



Sign posted by Staff

Sign posted by Applicant