

REZONING REPORT

► **FILE #:** 10-J-22-RZ

AGENDA ITEM #: 27

AGENDA DATE: 10/6/2022

► **APPLICANT:** BRANDON WHITE

OWNER(S): Michelle Blazier White

TAX ID NUMBER: 125 I A 012.01

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 7507 Draeger Ln.

► **LOCATION:** West side of Draeger Ln, south of E Governor John Sevier Hwy, north of Kimberlin Heights Rd

► **APPX. SIZE OF TRACT:** 21481 square feet

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Draeger Ln, a local street with a 14-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Burnett Creek

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

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

► **EXISTING LAND USE:** Single Family Residential

►

EXTENSION OF ZONE: No

HISTORY OF ZONING: None

SURROUNDING LAND USE AND ZONING: North: Office-warehouse -- A (Agricultural), PC (Planned Commercial)
South: Single family residential, Vacant land -- PR (Planned Residential)
East: Rural residential -- A (Agricultural)
West: Single family residential -- CB (Business and Manufacturing)

NEIGHBORHOOD CONTEXT: This area is developed with single family residential, rural residential, and office-warehouse uses in the A, PR, PC, and CB zones.

STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and surrounding development.**

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. This area has been transitioning from agricultural to residential land use, with PR (Planned Residential) zoning adjacent to the south with a maximum potential density of 5 du/ac, however, it is only subdivided into 4 lots at approximately 1.6 du/ac.
2. Many of the surrounding residential lots in the A (Agricultural) zone are nonconforming to the 1 acre minimum lot size in the A zone and are more consistent with the RA zone.

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

1. The RA zone is intended for residential areas with low population densities. This definition reflects the existing residential intensity of many parcels surrounding the subject property.
2. The size of the property is currently nonconforming to the A (Agricultural) zone because it is less than 1 acre in size. If rezoned to RA, the property size will be conforming.

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 RA zone is not anticipated to cause any adverse impact on surrounding areas. The property cannot be subdivided into smaller lots without obtaining new access through adjacent properties.

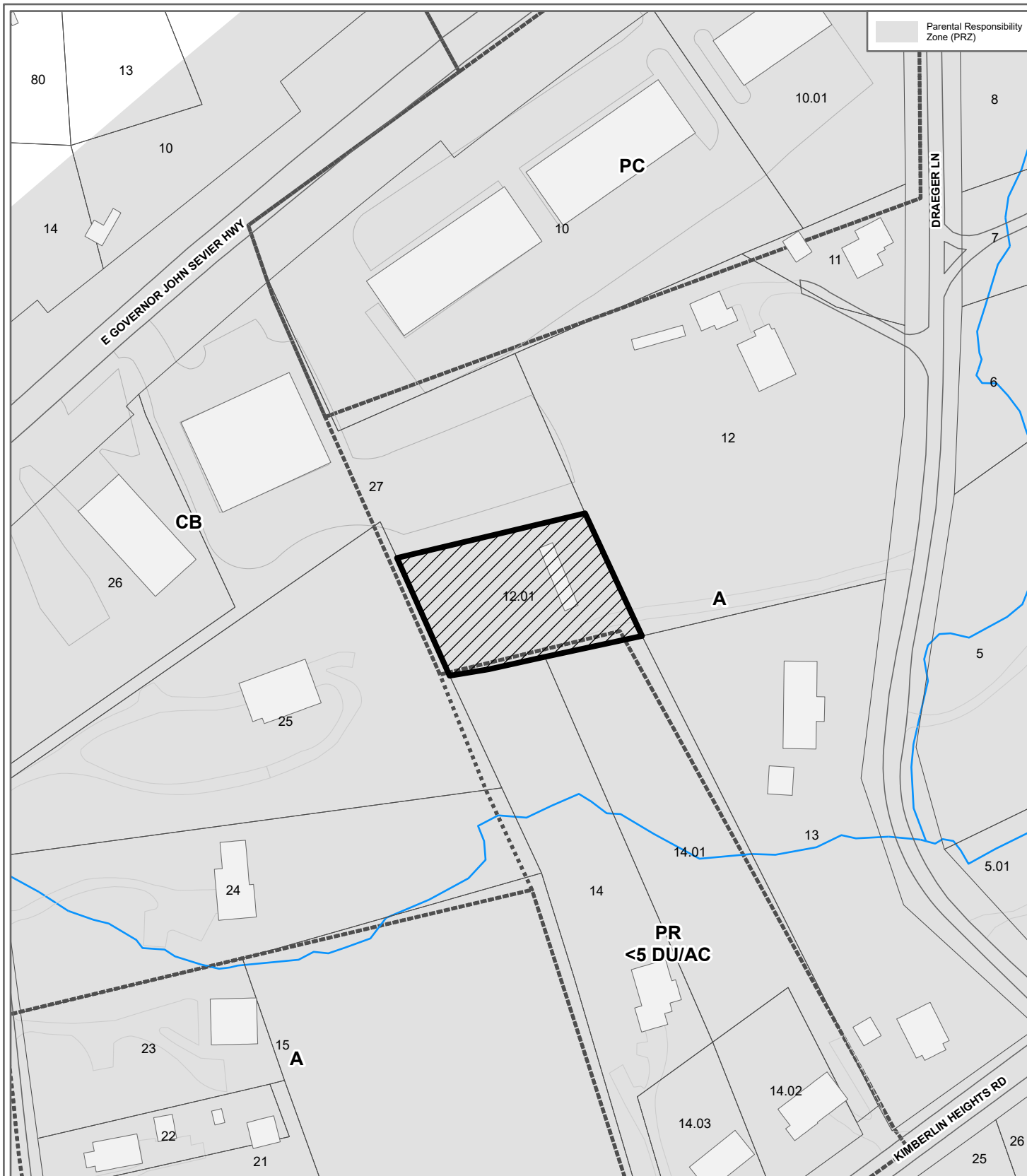
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The RA zone is consistent with the South County Sector Plan's LDR (Low Density Residential) land use designation for the property.
2. The property is within the Planned Growth Area of the Growth Policy Plan.
3. The proposed rezoning 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 11/21/2022. 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.



10-J-22-RZ REZONING

From: A (Agricultural)

To: RA (Low Density Residential)



Original Print Date: 9/9/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Brandon White

Map No: 125

Jurisdiction: County

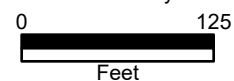


Exhibit A. 10-J-22-RZ Contextual Images

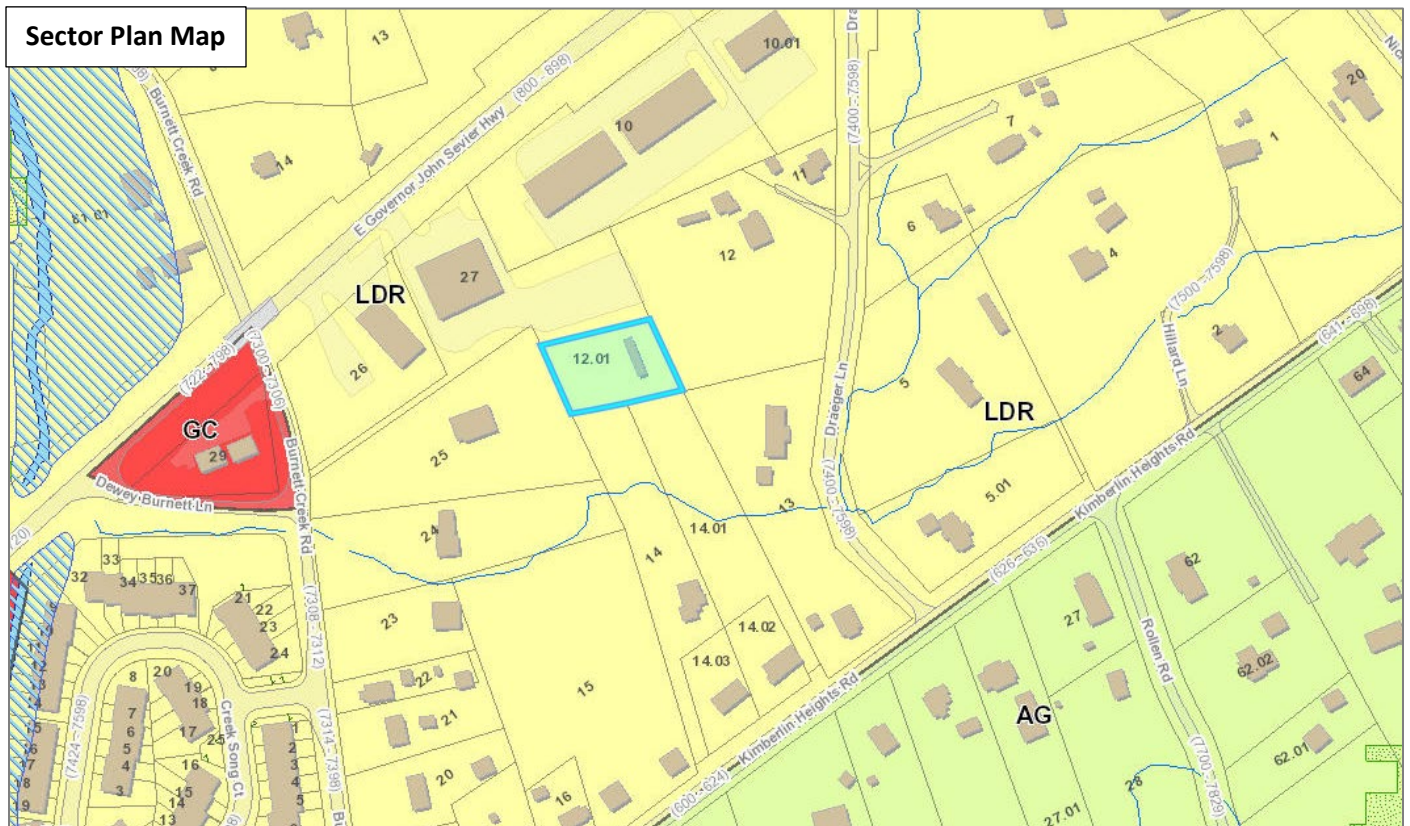
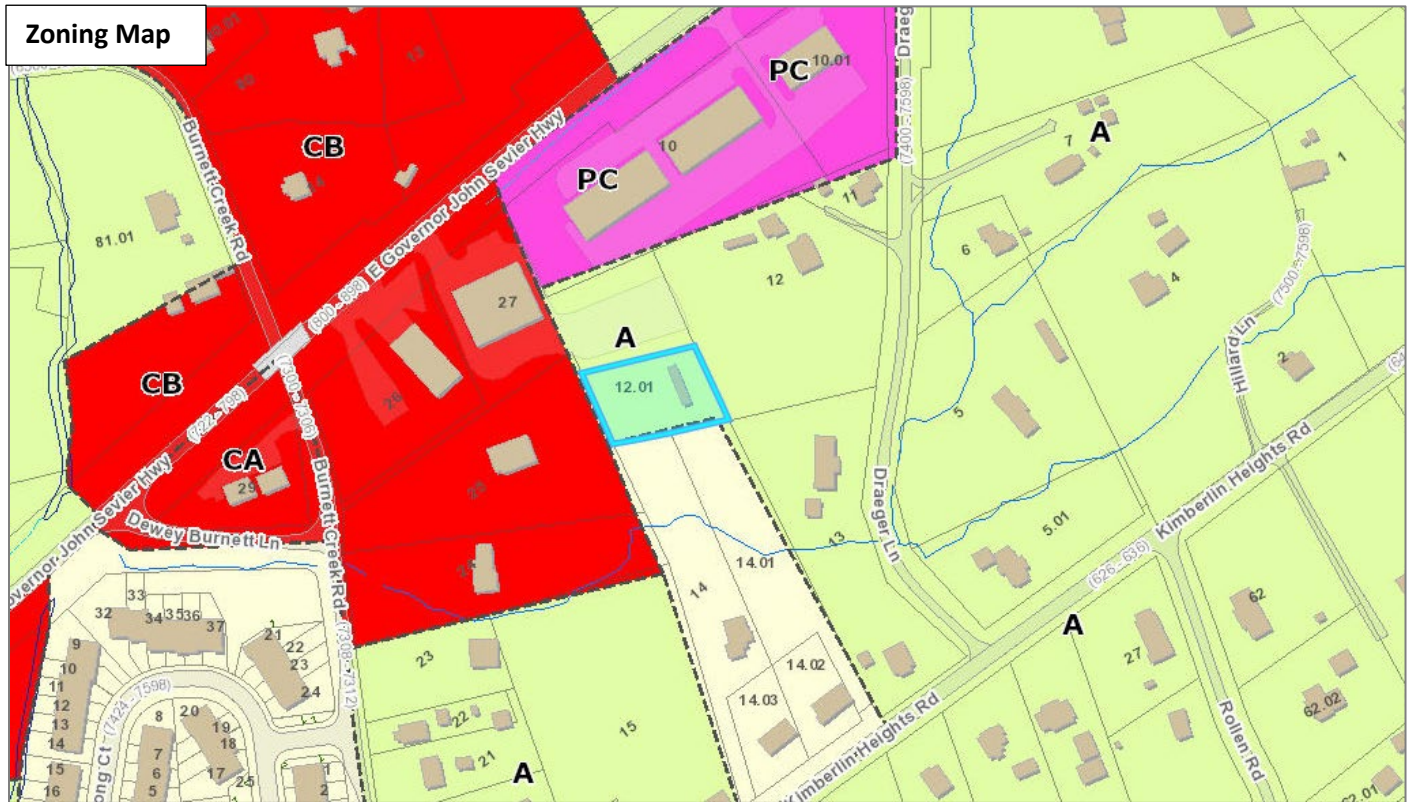
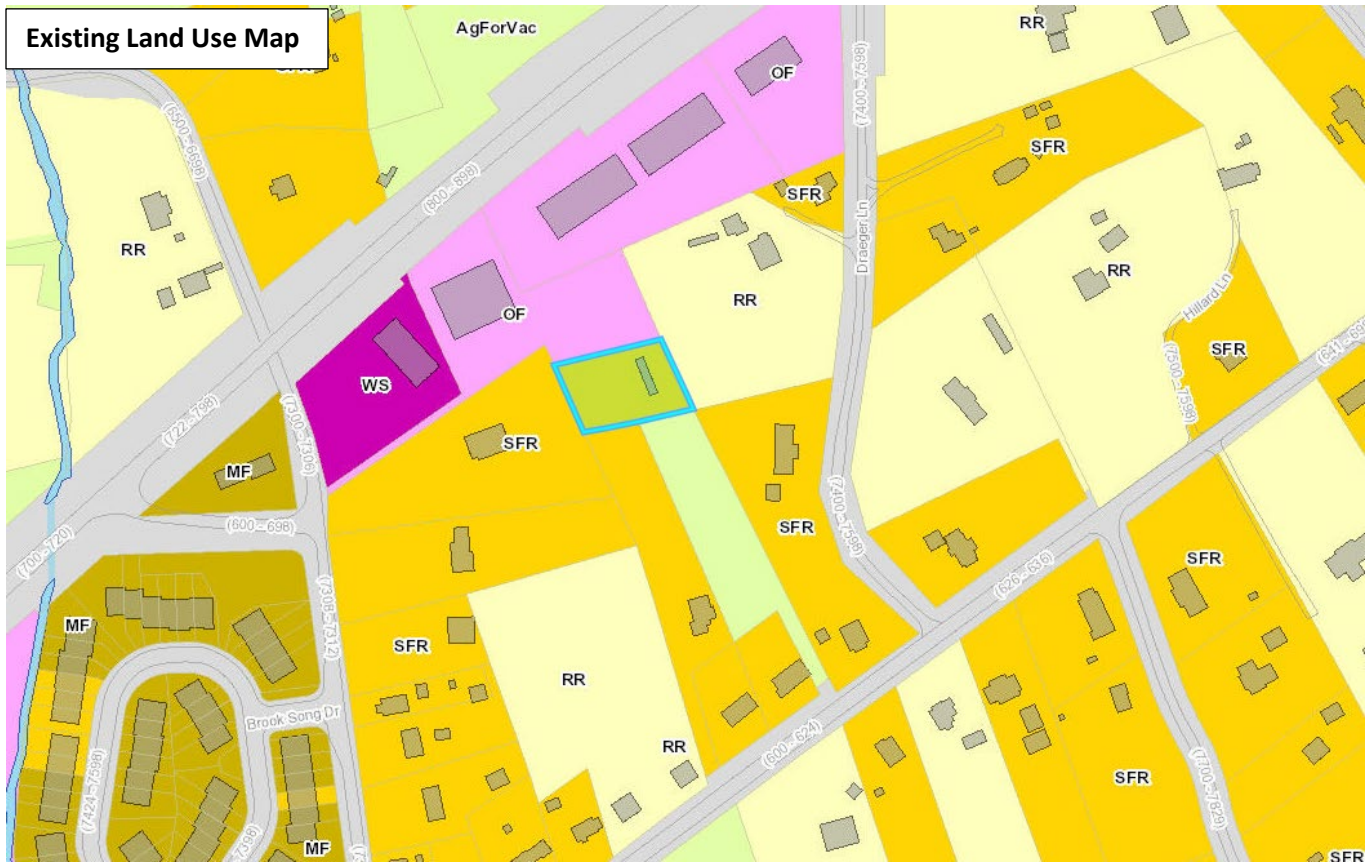


Exhibit A. 10-J-22-RZ Contextual Images





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☒ Rezoning

Brandon White

Applicant Name

Affiliation

8/22/2022

Date Filed

10/6/2022

Meeting Date (if applicable)

10-J-22-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Brandon White

Name / Company

346 Isaiah Cir Seymour TN 37865

Address

865-258-0500 / brandonswhite@charter.net

Phone / Email

CURRENT PROPERTY INFO

Michelle Blazier White

Owner Name (if different)

346 Isaiah Cir Seymour TN 37865

Owner Address

865-548-6487

Owner Phone / Email

7507 DRAEGER LN

Property Address

125 I A 012.01

Parcel ID

21481 square feet

Tract Size

Part of Parcel (Y/N)?

Knox-Chapman Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

west side of Draeger Ln, south of E Governor John Sevier Hwy, north of Kimberlin Heights Rd

General Location

☐ City

Commission District 9

A (Agricultural)

Single Family Residential

☒ Count

District

Zoning District

Existing Land Use

South County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RA (Low Density Residential)**
Proposed Zoning

Pending Plat File Number

- ☐ Plan
Amendment Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$650.00

Total

Fee 2

Fee 3

AUTHORIZATION

Brandon White

8/22/2022

Applicant Signature

Please Print

Date

Phone / Email

Michelle Blazier White

8/22/2022

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.

1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Brandon White
Applicant Name

8/22/2022
Date Filed

10/6/22
Meeting Date (if applicable)

Affiliation

File Number(s)

10-J-22-R2

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

Brandon S White
Name

Company

346 Isaiah Cr
Address

Seymour
City

TN
State

37865
ZIP

865-258-0500
Phone

Brandon S White @ Charter.net
Email

CURRENT PROPERTY INFO

Michelle B. White
Property Owner Name (if different)

346 Isaiah Cr Seymour TN
Property Owner Address

865-548-6487
Property Owner Phone

7507 Draeger LN
Property Address

125IA01201
Parcel ID

Knox Chapman
Sewer Provider

Knox Chapman
Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County
District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

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)

Related City Permit Number(s)

Other (specify)

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)

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

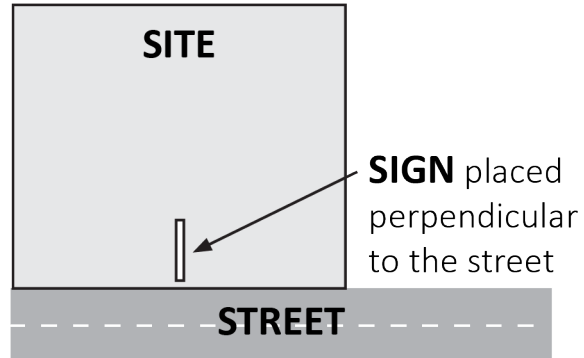
Total

Fee 2

Fee 3

AUTHORIZATION
Applicant Signature*Brandon S White*
Please Print*8/22/2022*
Date*865-258-0500*
Phone Number*BrandonSWhite@Charter.net*
Email
Property Owner Signature*Michelle B. White*
Please Print*8/22/2022*
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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant