

REZONING REPORT

▶ **FILE #:** 12-B-23-RZ

AGENDA ITEM #: 23

AGENDA DATE: 12/14/2023

▶ **APPLICANT:** DENNIS VAULTON

OWNER(S): Dennis Vaulton

TAX ID NUMBER: 55 L B 001.09

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 2920 MAYBERRY WAY

▶ **LOCATION:** East side of Mayberry Way, north of Ball Campground Rd.

▶ **APPX. SIZE OF TRACT:** 0.98 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mayberry Way, a private road with a pre-existing joint permanent access easment with 18-ft of pavement/gravel within a 28-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

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

▶ EXTENSION OF ZONE: Yes, this in an extension of the plan designation.

HISTORY OF ZONING: None noted.

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

South: Single family residential - RB (General Residential)

East: Single family residential - RA (Low Density Residential)

West: Rural residential - RAE (Agricultural, Estate)

NEIGHBORHOOD CONTEXT: The area is comprised mostly of single family detached residential development. There are several amenities in the near area, including a public library, gas station, restaurants and pharmacy within walking distance.

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 COUNTY GENERALLY:

1. The area surrounding the subject property is primarily residential. There is an increased demand for housing. This rezoning creates the opportunity for development that helps to meet this demand.

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

1. The RA zone provides for residential areas with low population densities. A rezoning to the RA zone on the subject property is consistent with the zoning intent and area in general since the surrounding area has a variety of housing types and lot sizes.

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. Since the RA zoning is intended to provide areas for low population density, no adverse impacts are anticipated by the rezoning of this property. Bell Campground Pike is a minor collector, so no traffic is required through residential streets to access this property.

2. The site is in the Hillside and Ridgetop Protection Area and does contain steep slopes. The steepest slopes are concentrated at the rear of the site and will likely hinder development of the rear of the property. The steepest slopes are concentrated at the rear of the site and will likely hinder development of the rear of the property.

3. There is also a closed contour line in the northwest corner of the site, indicating the potential presence of a sinkhole. A 50-ft sinkhole buffer may be required from the closed contour line, and this would be determined during the permitting process.

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:

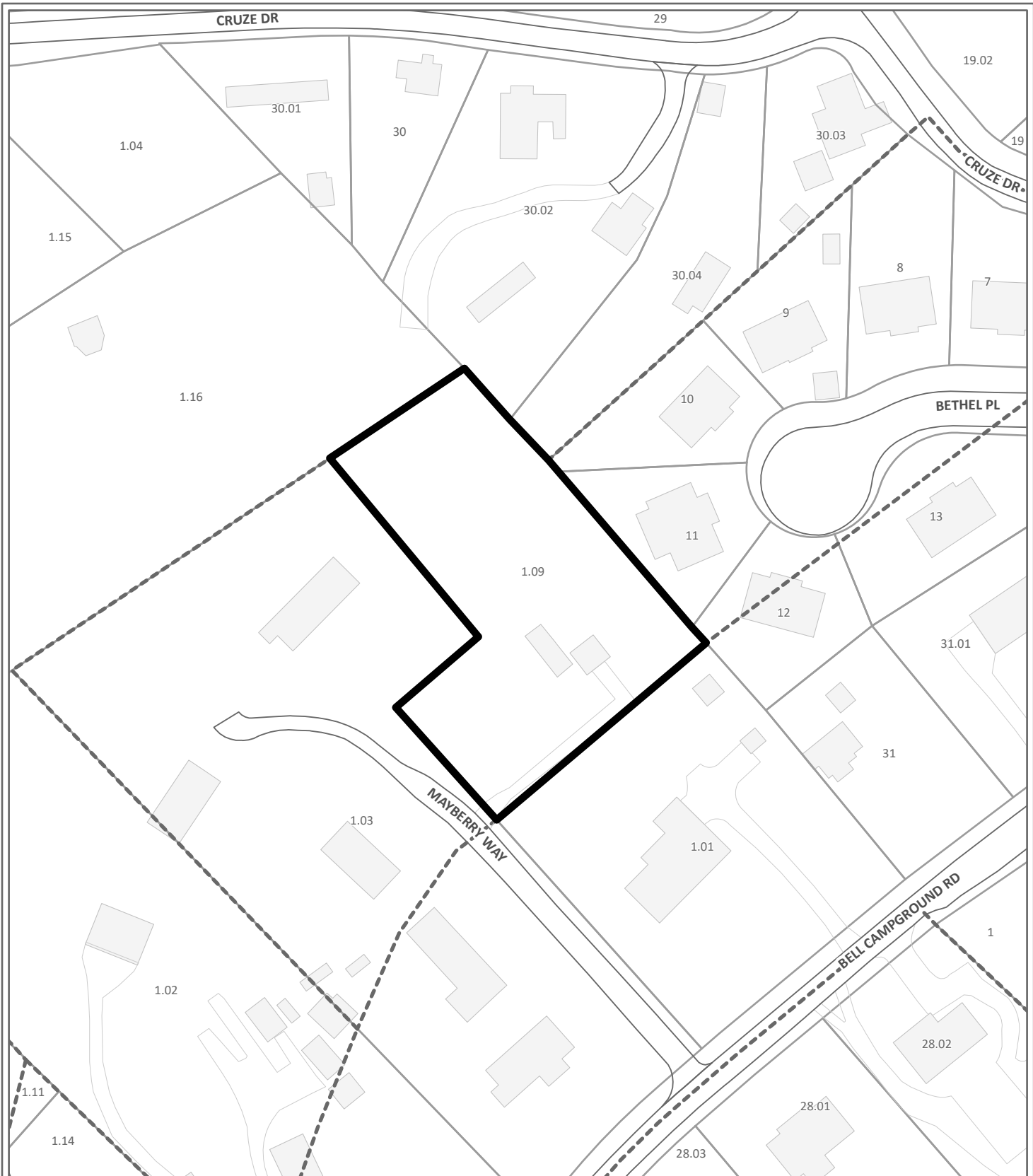
1. The subject property is designated with the LDR (Low Density Residential) land use classification in the North County Sector Plan, which allows consideration of the RA zone in the Planned Growth Areas of the Growth Policy Plan.

2. The requested rezoning is consistent with the General Plan's development policy 9.3, the intent of which is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2024. 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.



REZONING

12-B-23-RZ

Petitioner: Dennis Vaulton



From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 55

Jurisdiction: County

Original Print Date: 11/6/2023

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

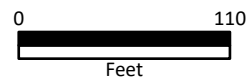
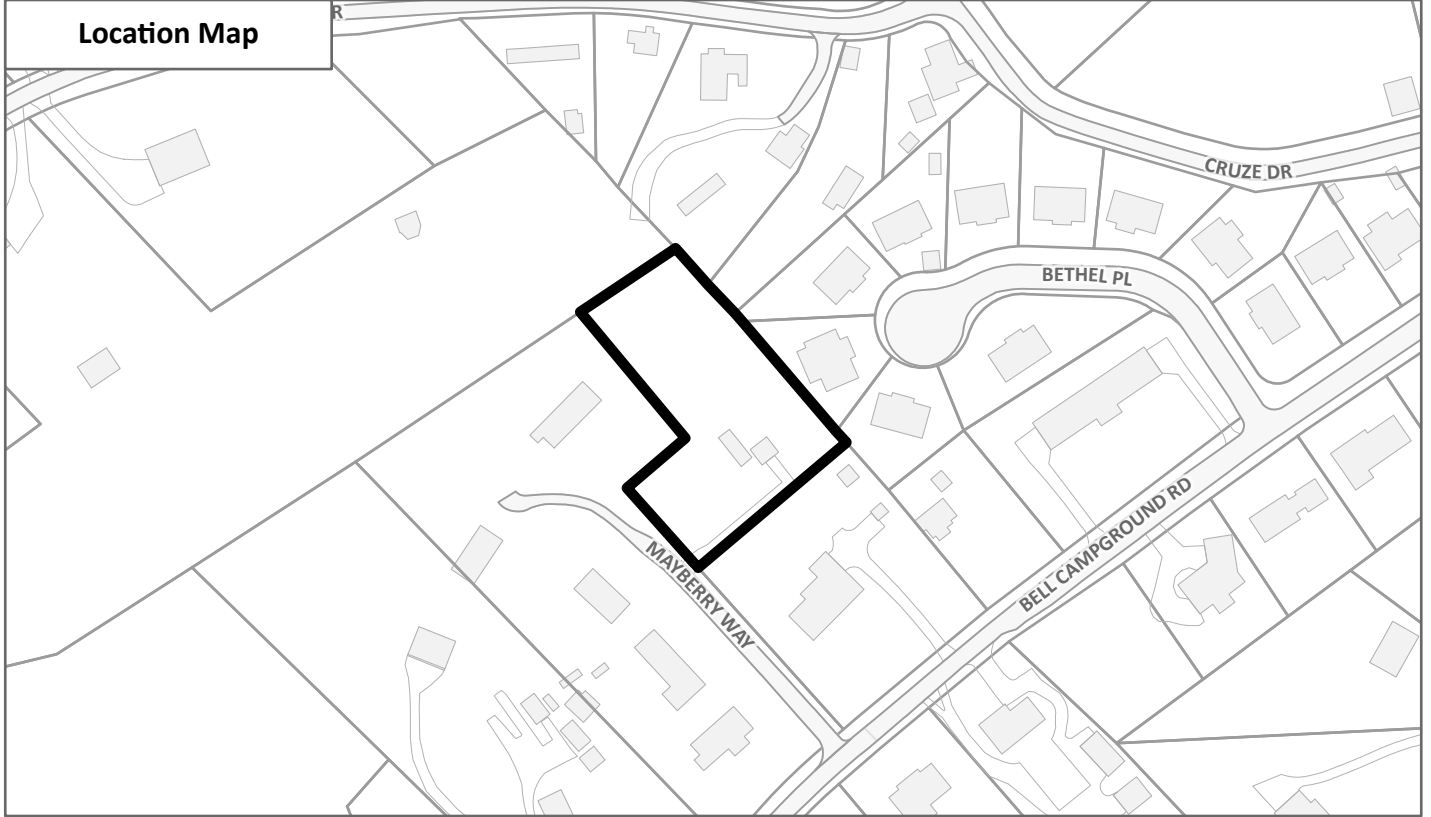


Exhibit A. Contextual Images

Location Map



Aerial Map

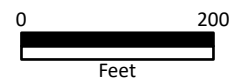


CONTEXTUAL MAPS 1

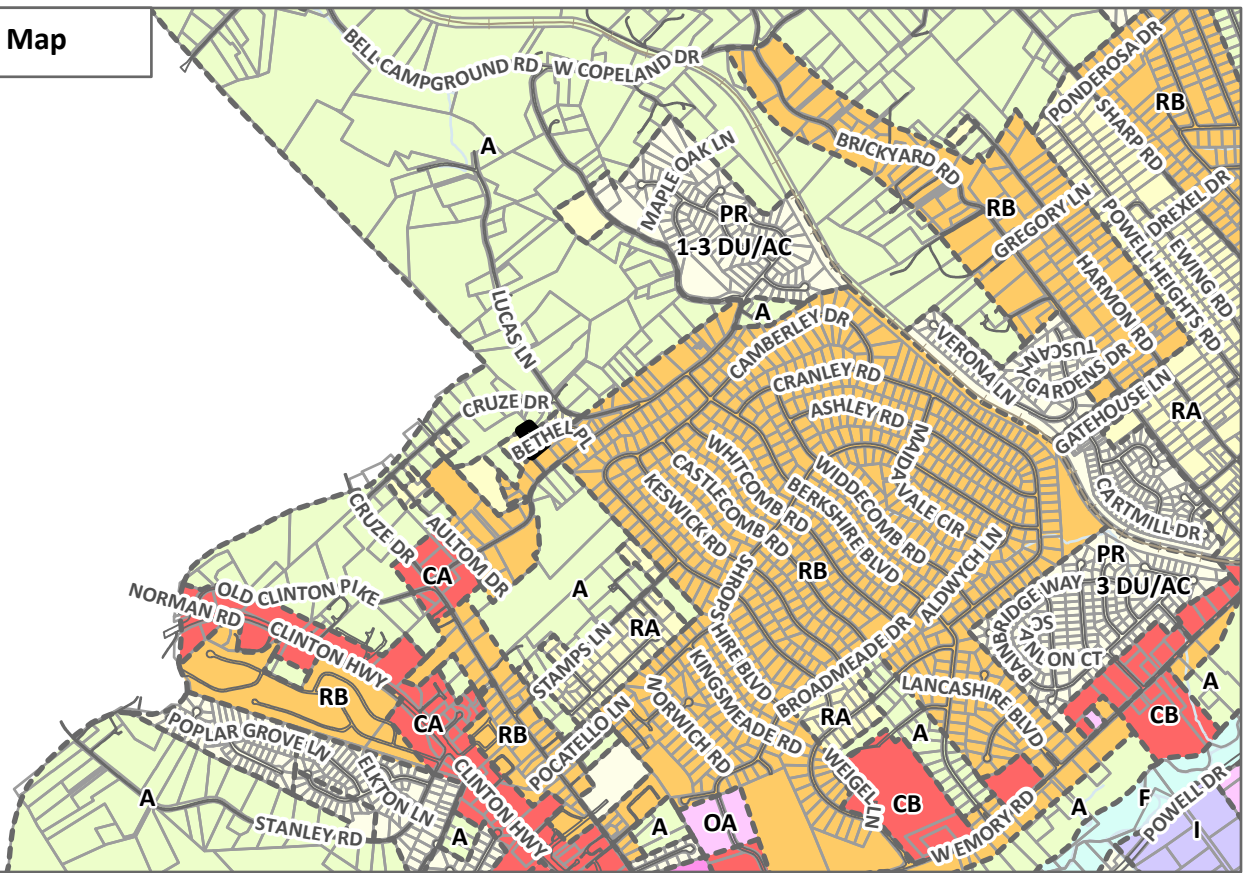
12-B-23-RZ



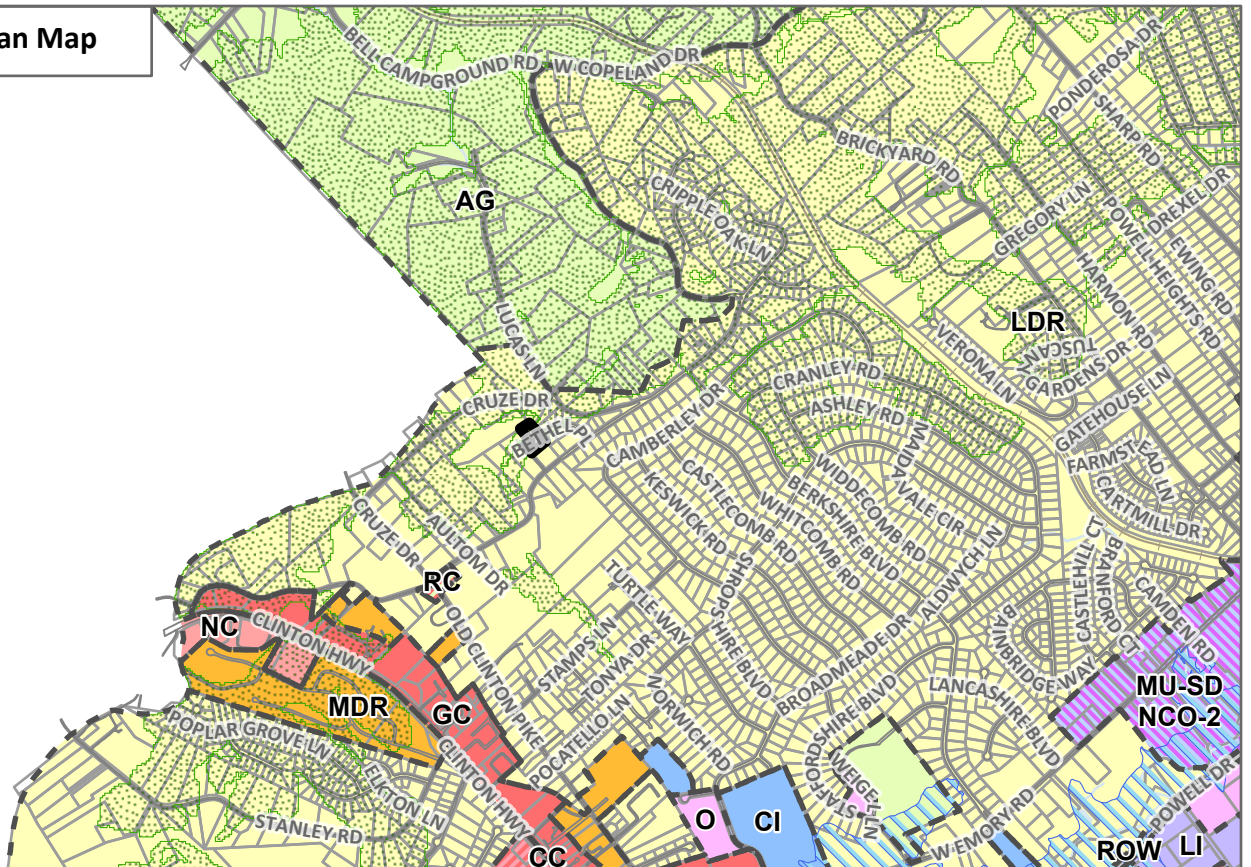
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

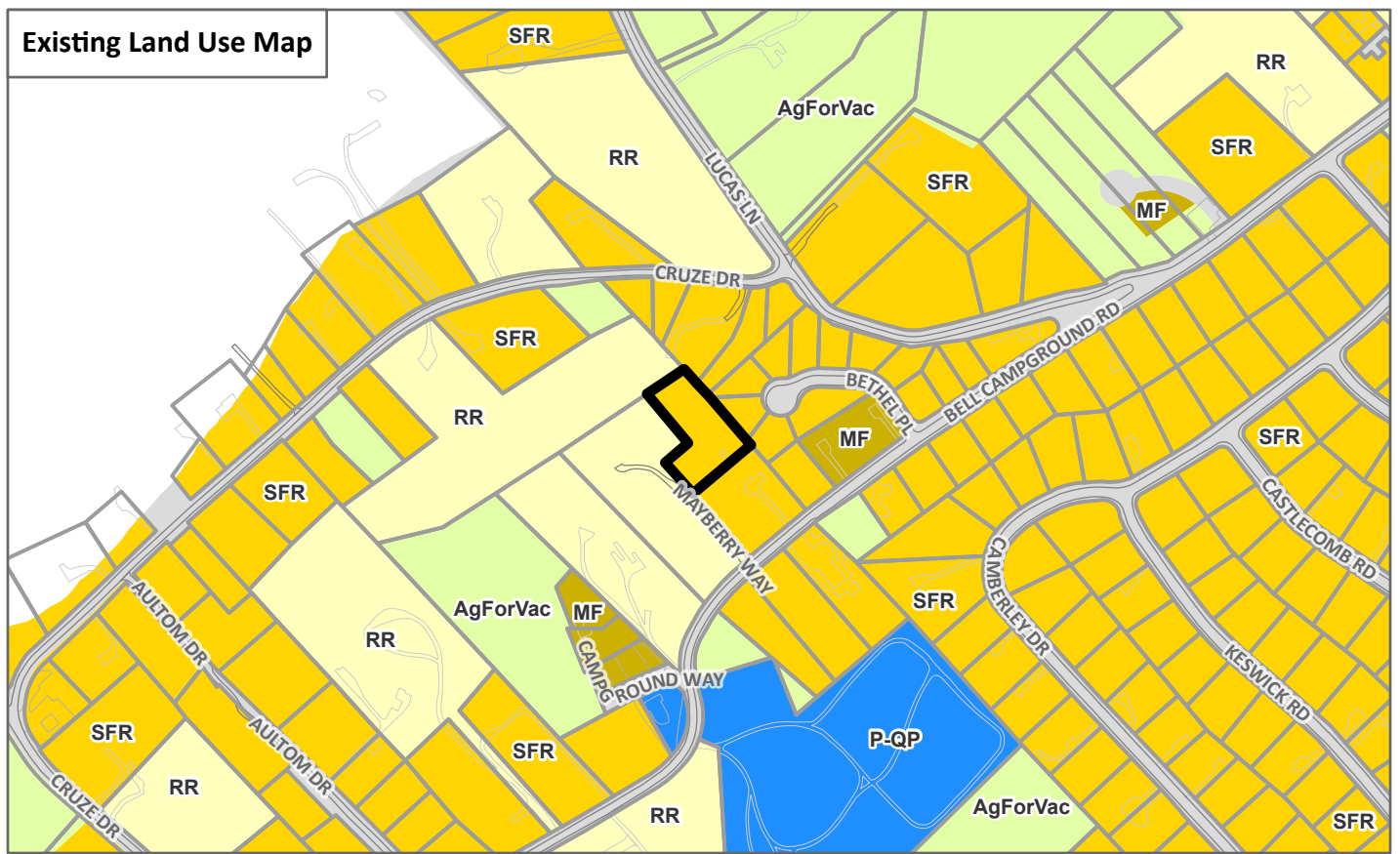
12-B-23-RZ



Case boundary



Existing Land Use Map

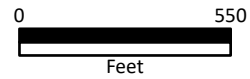


CONTEXTUAL MAPS 3

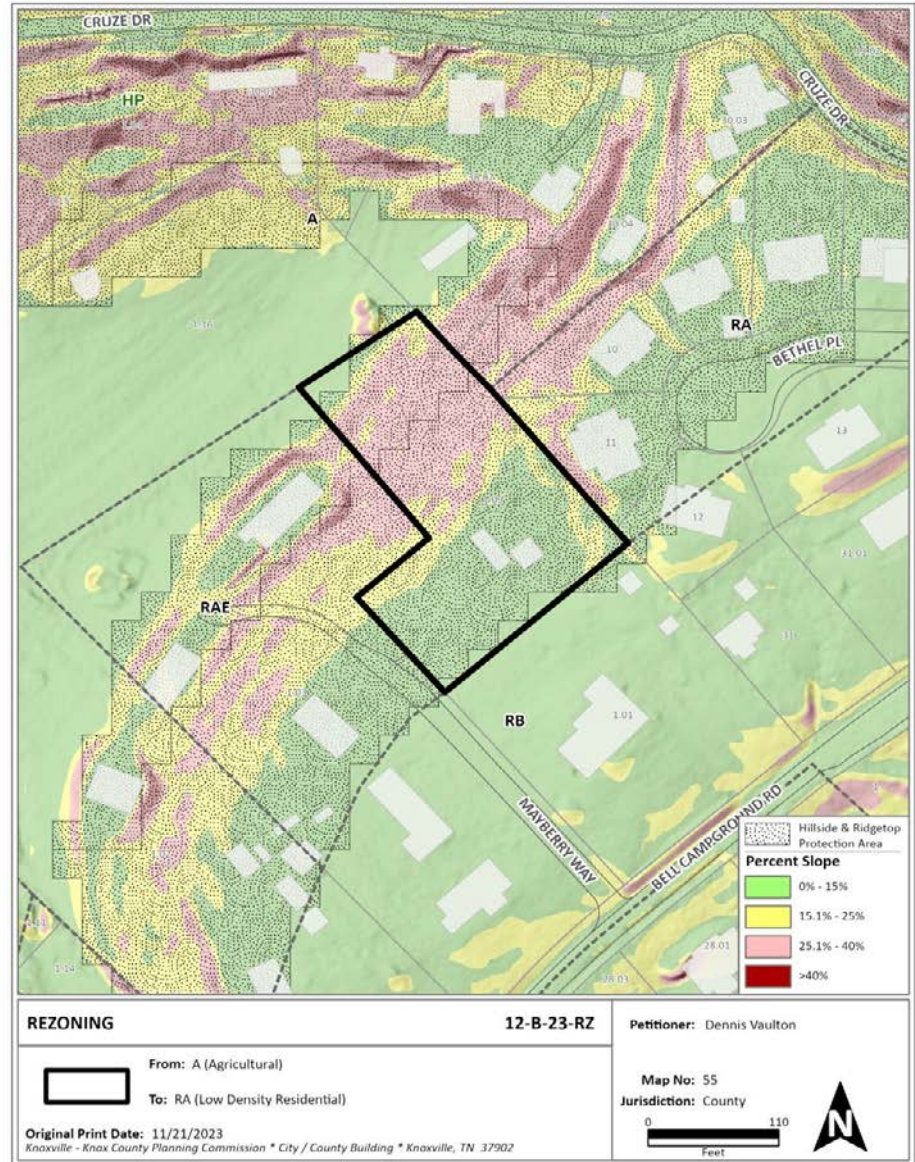
12-B-23-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.0		
Non-Hillside	0.0	N/A	
0-15% Slope	0.4	100%	0.4
15-25% Slope	0.2	50%	0.1
25-40% Slope	0.3	20%	0.1
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.9	Recommended disturbance budget within HP Area (acres)	0.6
		Percent of HP Area	63.2%





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

Dennis Vaulton

Applicant Name

Affiliation

10/18/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-B-23-RZ

File Number(s)

CORRESPONDENCE

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

Dennis Vaulton

Name / Company

2920 Mayberry Way Powell TN 37849

Address

865-209-7799

Phone / Email

CURRENT PROPERTY INFO

Dennis Vaulton

Owner Name (if different)

2920 Mayberry Way Powell TN 37849

Owner Address

865-209-7799

Owner Phone / Email

2920 MAYBERRY WAY

Property Address

55 L B 001.09

Parcel ID

0.98 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of Mayberry Way, north of Ball Campground Rd.

General Location

City

Commission District 7

A (Agricultural)

Single Family Residential

County District

Zoning District

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area, Rural Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RA (Low Density Residential)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> 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	Total
\$650.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Dennis Vaulton Please Print	10/18/2023 Date
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Phone / Email		
Property Owner Signature	Dennis Vaulton Please Print	10/18/2023 Date

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

- Combine Parcels
 Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change 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	0801 650.00	Total 650.00
Fee 2		
Fee 3		

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct:
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Dennis Vaulton
Applicant Signature

DENNIS VAULTON
Please Print

10-17-'23
Date

865-209-7799
Phone Number

Email

Dennis Vaulton
Property Owner Signature

DENNIS VAULTON
Please Print

Date Paid

