

# REZONING REPORT

► **FILE #:** 2-B-23-RZ

**AGENDA ITEM #:** 16

**AGENDA DATE:** 2/9/2023

► **APPLICANT:** ROBERT T. WHITEHEAD

OWNER(S): Robert T. Whitehead

TAX ID NUMBER: 57 M A 016

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 5913 NATURE LN

► **LOCATION:** Southwest of Nature Ln, north of Dry Gap Pk

► **APPX. SIZE OF TRACT:** 1.19 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Nature Ln, a local road with a 15-ft pavement width within a 30-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Knoxville Utilities Board, Hallsdale-Powell U

WATERSHED: Knob Fork Creek

► **PRESENT ZONING:** PR (Planned Residential), A (Agricultural)

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

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

►  
EXTENSION OF ZONE: No

HISTORY OF ZONING: The rear portion of the property was rezoned to PR (Planned Residential) from A (Agricultural) and CB (Business and Manufacturing) in 2020.

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

South: Single family residential, multifamily residential - PR (Planned Residential) at 5 du/ac, A (Agricultural)

East: Single family residential - A (Agricultural), PR (Planned Residential) at 5 du/ac

West: Rural residential - PR (Planned Residential) at 5 du/ac

NEIGHBORHOOD CONTEXT: The area is just outside of the city limits and abuts large lot single family residences as well as attached residential units.

## STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and 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 COUNTY GENERALLY:

1. The area surrounding the subject property has been transitioning from agricultural to single family residential land use since 1986.
2. This area is near large lot single family residential to the east and to the north, and a multifamily attached subdivision to the west.

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

1. This residential zone provides for residential areas with low population densities.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 property is 1.19 acres with .99 acres being A (Agricultural) and 0.20 acres PR (Planned Residential) zoning up to 5 du/ac. The 0.20 acres of PR at 5 du/ac is at the rear, which abuts a multifamily subdivision. The subdivision is 8.48 acres with 39 attached residential lots at a density of 4.56 du/ac. If 0.20 acres were rezoned to RA, then the development's density would be 4.71 du/ac, still meeting the zoning requirement of up to 5 du/ac.
2. This RA (Low Density Residential) zoned acreage should not have any adverse effects on any other parts of the county.

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. This rezoning is not conflict with the General Plan or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

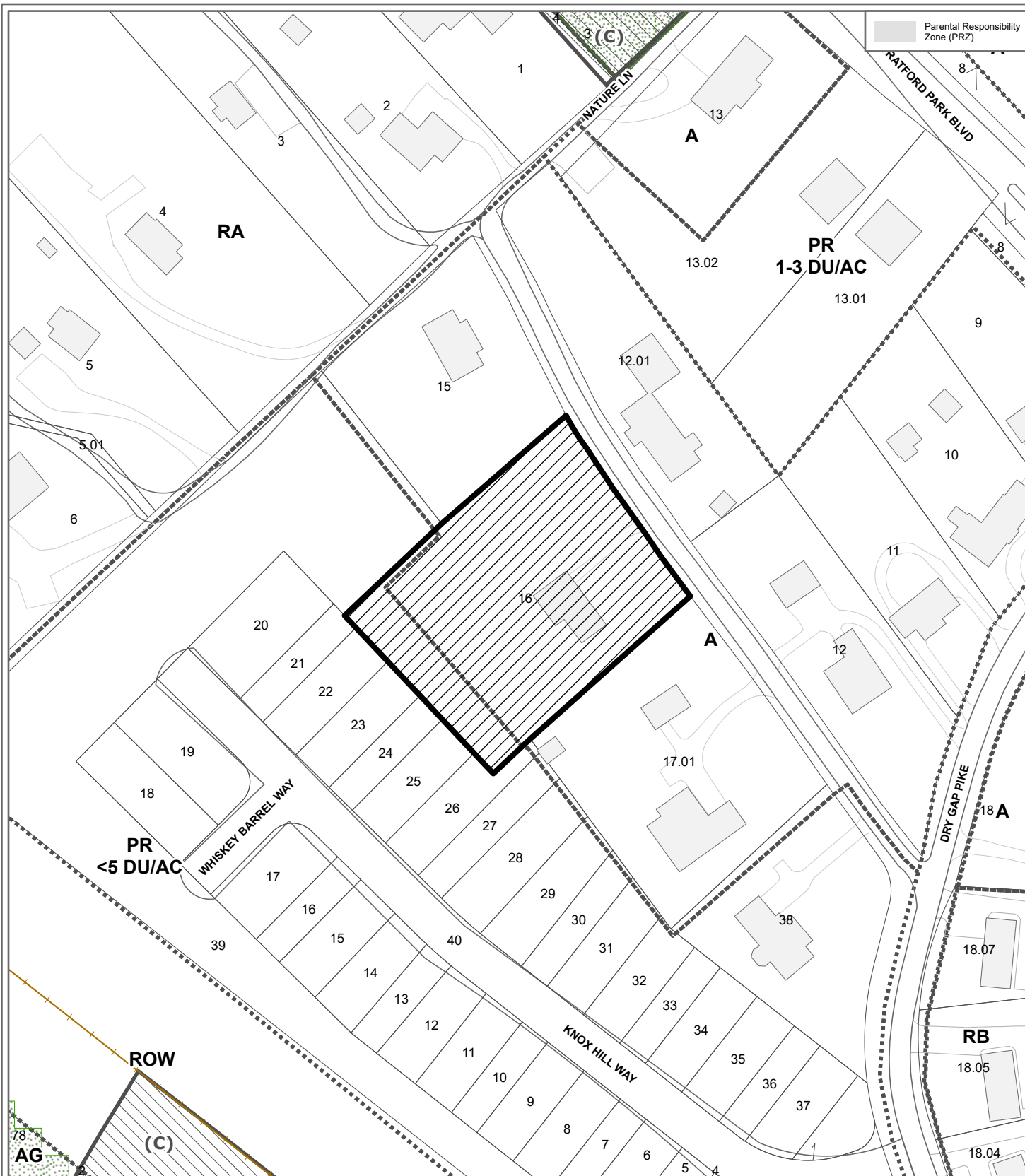
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 3/27/2023. 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.



## 2-B-23-RZ REZONING

From: PR (Planned Residential), A (Agricultural)

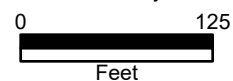
To: RA (Low Density Residential)



Petitioner: Robert T. Whitehead

Map No: 57

Jurisdiction: County

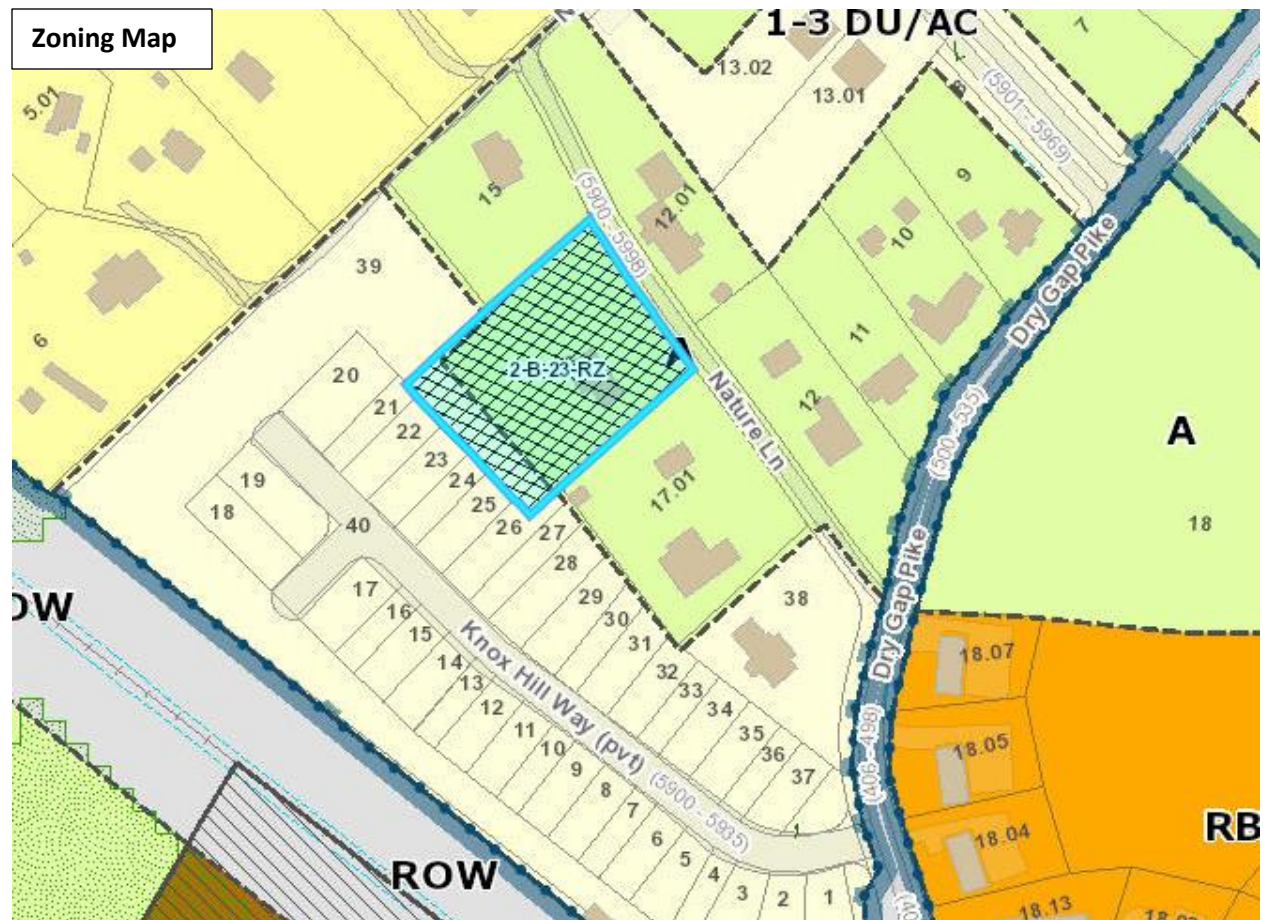


Original Print Date: 1/18/2023

Revised:

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

## Exhibit B. 2-B-23-RZ Contextual Images





## Exhibit B. 2-B-23-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

**Robert T. Whitehead**

Applicant Name

Affiliation

**12/22/2022**

Date Filed

**2/9/2023**

Meeting Date (if applicable)

**2-B-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**Robert T. Whitehead**

Name / Company

**7826 Eden Ln Knoxville TN 37938**

Address

**865-719-5840 / tomw603@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Robert T. Whitehead**

Owner Name (if different)

**7826 Eden Ln Knoxville TN 37938**

Owner Address

**865-719-5840 / tomw603@gmail.com**

Owner Phone / Email

**5913 NATURE LN**

Property Address

**57 M A 016**

Parcel ID

**1.19 acres**

Tract Size

**Knoxville Utilities Board, Hallsdale-Powell U**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southwest of Nature Ln, north of Dry Gap Pk**

General Location

☐ City

**Commission District 7**

District

**PR (Planned Residential), A (Agricultural)**

Zoning District

**Rural Residential, Single Family Residential**

Existing Land Use

**North City**

Planning Sector

**LDR (Low Density Residential)**

Sector Plan Land Use Classification

**Urban Growth Area (Outside City Limit)**

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

**Robert T. Whitehead**

**12/22/2022**

Applicant Signature

Please Print

Date

Phone / Email

**Robert T. Whitehead**

**12/22/2022**

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.





# 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

Robert T. Whitehead

Individual

Applicant Name

Affiliation

12/20/2022

2/9/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

2-B-23-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

Robert T. Whitehead

None

Name

Company

7826 Eden Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-719-5840

tomw603@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Robert Whitehead & Wesley Whitehead

7826 Eden Lane Knoxville TN 37938

865-719-5840

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5913 Nature Lane Knoxville TN 37912

057MA016

Property Address

Parcel ID

None

KUB

Yes

Sewer Provider

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

August 29, 2022



**DEVELOPMENT REQUEST**☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☒ Residential ☐ Non-ResidentialHome Occupation (specify) There is an existing house on this lot. We are requesting toOther (specify) divide the lot in half to create another lot for a single family house

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name

1

☐ Combine Parcels ☒ Divide Parcel

Total Number of Lots Created

☐ Other (specify)☐ Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**☒ Zoning Change**R1 Residential**

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

Robert T. Whitehead

Please Print

12-20-2022

Date

865-719-5840

Phone Number

tomw603@gmail.com

Email



Property Owner Signature

Robert Whitehead

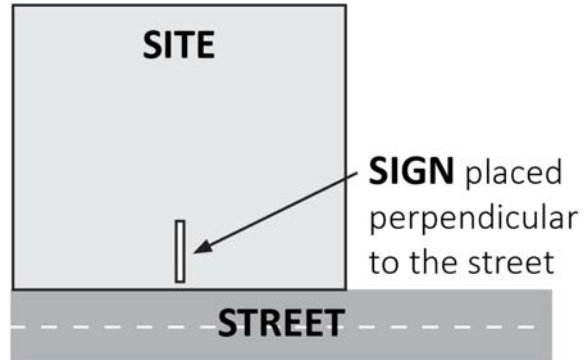
Please Print

12-20-2022

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.

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:***

\_\_\_\_\_ 1/27/2023 \_\_\_\_\_ and \_\_\_\_\_ 2/10/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Robert T. Whitehead

**Date:** 12/22/22

**File Number:** 2-B-23-RZ

☒

Sign posted by Staff

☐

Sign posted by Applicant