

# REZONING REPORT

► **FILE #:** 1-M-23-RZ

**AGENDA ITEM #:** 23

**AGENDA DATE:** 1/12/2023

► **APPLICANT:** ADAM WILSON

OWNER(S): Thomas D & Jennifer L Wilson

TAX ID NUMBER: 118 156

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9817 DUTCHTOWN RD

► **LOCATION:** N of Dutchtown Rd, west of Bob Kirby Rd, east of Rennboro Rd

► **APPX. SIZE OF TRACT:** 0.9 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Rd, a minor arterial with a 40-ft pavement width within a 88-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:** PR (Planned Residential)

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

► **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: TO (Technology Overlay) was removed in 1992.

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

South: Single Family residential, Multi-family residential - RB (General Residential), A (Agricultural)

East: Single-family residential, Multi-family residential - PR (Planned Residential), RA (Low Density Residential), A (Agricultural)

West: Single-family residential, Rural residential - PR (Planned Residential), A (Agricultural), CA (General Business)

NEIGHBORHOOD CONTEXT: This area is primarily single family residential with some multi family and large agricultural lots.

## STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone up to 5 du/ac 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. Dutchtown Road underwent major improvement in 2009, including the widening of the road and the addition of a new center turn lane and sidewalks.
2. The property to the east was rezoned from CN (Neighborhood Commercial) to PR (Planned Residential) up to 5 du/ac in 2020. While the property to the west was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in 2022.

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

1. The regulations established in this zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

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 PR (Planned Residential) zoning up to 5 du/ac would serve as a minor extension of the PR zone to the west and east of the subject property.
2. The proposed amendment would not adversely impact the surrounding area because the adjacent area consists of low-density residential uses.

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 proposed PR zone of 5 du/ac is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use designation and Planned Growth Area of the Growth Policy Plan.
2. The proposed zone change is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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 2/21/2023. 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.



# **1-M-23-RZ REZONING**

From: A (Agricultural)

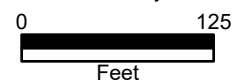
To: PR (Planned Residential)



Petitioner: Adam Wilson

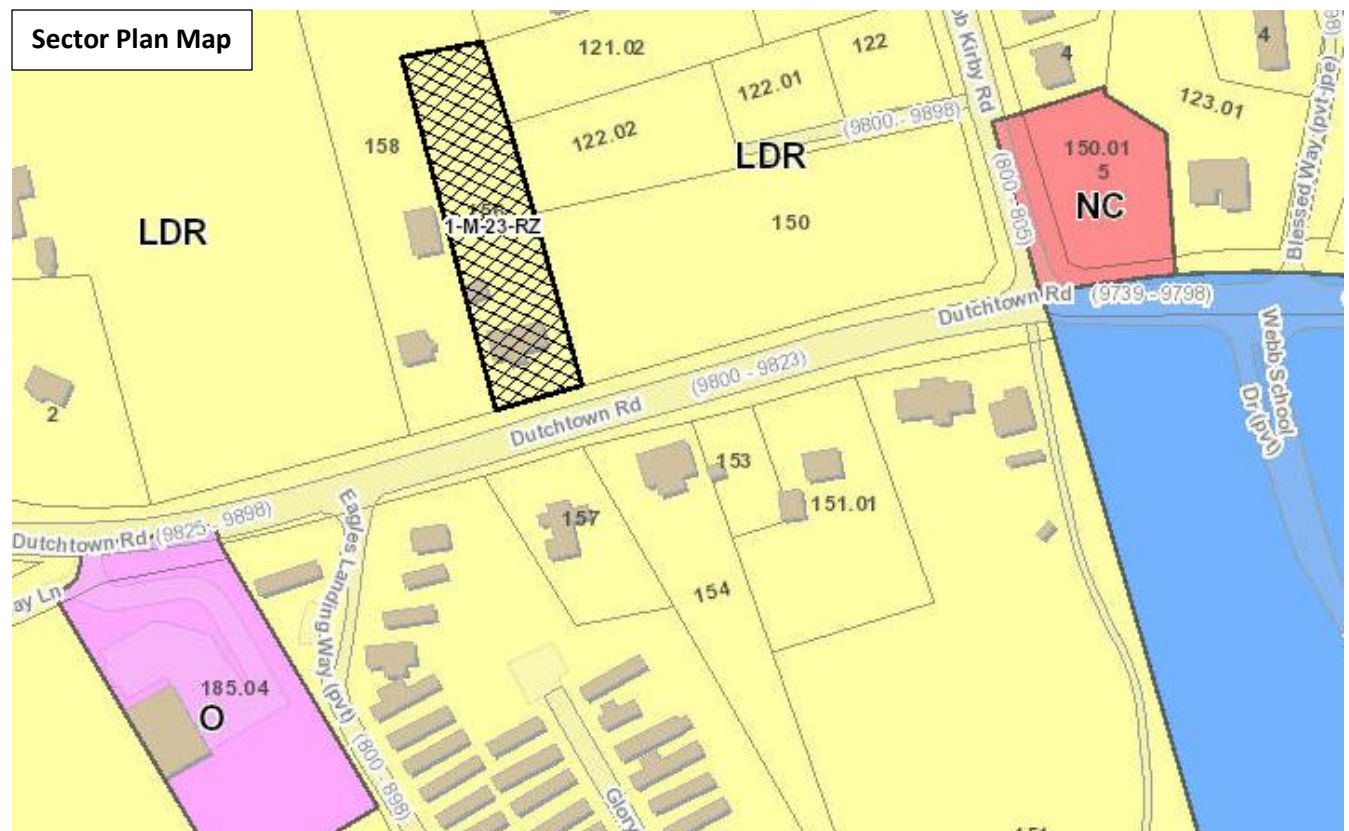
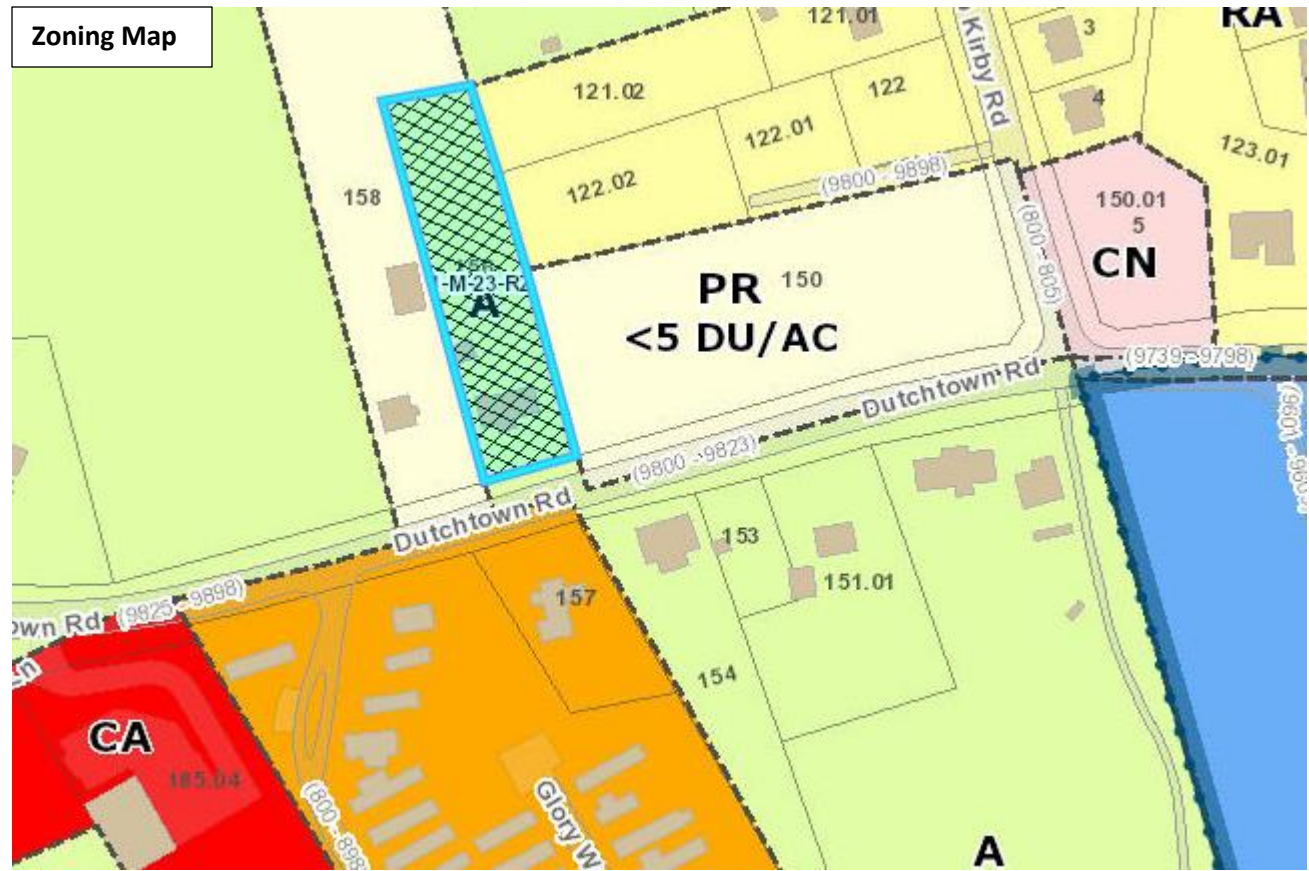
Map No: 118

Jurisdiction: County



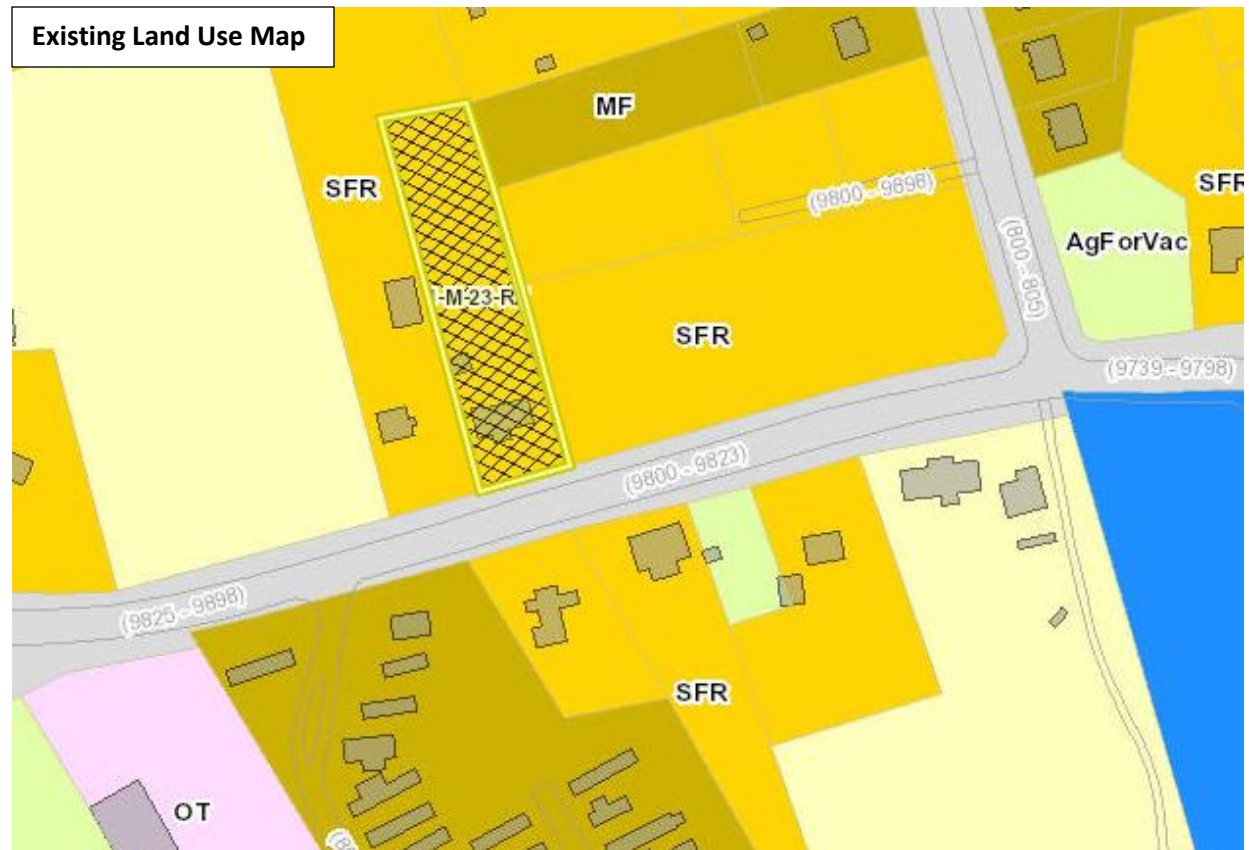
Original Print Date: 12/19/2022 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

## Exhibit A. 1-M-23-RZ Contextual Images





## Exhibit A. 1-M-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

Adam Wilson

Applicant Name

Affiliation

11/15/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-M-23-RZ

File Number(s)

## CORRESPONDENCE

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

Adam Wilson Norsk, LLC

Name / Company

9505 Carry Back Ln Knoxville TN 37923

Address

865-233-8648 / adamgiveme5@gmail.com

Phone / Email

## CURRENT PROPERTY INFO

Thomas D & Jennifer L Wilson

Owner Name (if different)

282 Chimney Rock Dr Lenoir City TN 37771

Owner Address

3042377536

Owner Phone / Email

9817 DUTCHTOWN RD

Property Address

118 156

Parcel ID

0.9 acres

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

## STAFF USE ONLY

N of Dutchtown Rd, west of Bob Kirby Rd, east of Rennboro Rd

General Location

☐ City

Commission District 3

A (Agricultural)

Single Family Residential

☒ Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth 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	<b>PR (Planned Residential)</b>	Pending Plat File Number
	Proposed Zoning	
<input type="checkbox"/> Plan		
Amendment	Proposed Plan Designation(s)	

### up to 5 du/ac

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
<b>\$650.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>Adam Wilson</b>	<b>11/15/2022</b>
Applicant Signature	Date

Phone / Email

<b>Thomas D &amp; Jennifer L Wilson</b>	<b>11/15/2022</b>
Property Owner Signature	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

Adam Wilson

Applicant Name

Affiliation

14 Nov 2022

13 Jan 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

1-M-23-PZ

**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

Adam Wilson

Norsk, LLC.

Name

Company

9505 Carry Back Ln

Knoxville

TN

37923

Address

City

State

ZIP

865-233-8648

adamgiveme5@gmail.com

Phone

Email

**CURRENT PROPERTY INFO**

THOMAS D &amp; JENNIFER L WILSON

282 Chimney Rock Dr Lenoir City, TN 37771 304-237-7536

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9817 Dutchtown Rd Knoxville TN 37923

118 156

Property Address

Parcel ID

WKUD

WKUD

Y

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-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    **Planned Residential**  
 Proposed Zoning

- ☐ Plan Amendment Change    Proposed Plan Designation(s)  
 up to 5 du/ac

Proposed Density (units/acre)    Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

Pending Plat File Number

**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review    ☐ Planning Commission

**ATTACHMENTS**

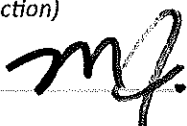
- ☐ Property Owners / Option Holders    ☐ Variance Request

**ADDITIONAL REQUIREMENTS**

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

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION



Authentisign  
**Adam Wilson**  
 Applicant Signature

Adam Wilson  
 Please Print

11/14/2022

Date

865-233-8648  
 Phone Number

adamgiveme5@gmail.com  
 Email

Authentisign  
**Thomas Wilson**  
 Property Owner Signature

Authentisign  
**Jennifer Wilson**  
 11/14/2022 10:55:21 PM EST

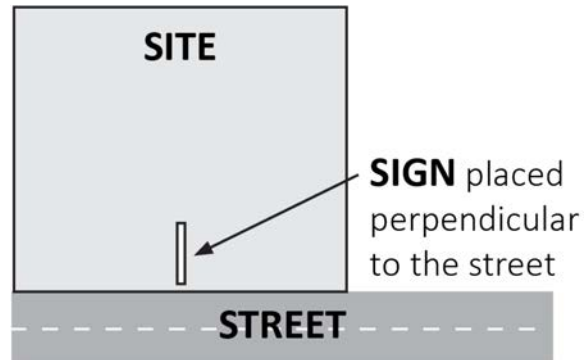
Thomas and Jennifer Wilson  
 Please Print

11/14/2022

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:***

\_\_\_\_\_ 12/31/2022 \_\_\_\_\_ and \_\_\_\_\_ 1/13/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Adam Wilson

**Date:** 11/15/22

**File Number:** 1-M-23-RZ

☒ Sign posted by Staff  
☐ Sign posted by Applicant