

REZONING REPORT

► **FILE #:** 11-B-24-RZ

AGENDA ITEM #: 40

AGENDA DATE: 11/14/2024

► **APPLICANT:** TERRY & WILMA C. GAYLOR

OWNER(S): Terry & Wilma C. Gaylor

TAX ID NUMBER: 105 A A 005

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1915 ANDES RD

► **LOCATION:** Southwest side of Andes Rd, north of Reagan Woods Ln

► **APPX. SIZE OF TRACT:** 0.51 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andes Road, a major collector street with a pavement width of 21 ft within a right-of-way width of 60 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

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

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

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

►
EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted

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

South: Single family residential, rural residential - PR (Planned Residential)
up to 7 du/ac and up to 3 du/ac

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is 0.25 miles southeast of the forthcoming Schaad Road extension and is primarily a mix of single family residential and multi-family dwellings in subdivisions off of side streets.

STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and the 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends in the surrounding area have primarily been residential in nature, consisting of single-family dwellings and townhouse developments. In the last ten years, multiple residential rezonings have occurred within a half-mile of the subject property, with densities ranging from 3 to 7 du/ac.
2. The Schaad Road project, which is in progress a quarter mile west of the subject property, aims to improve connectivity and roadway safety in the area.
3. The subject property has a lot area size of 0.51 ac. The minimum lot area under the A (Agricultural) zone is one acre. Approving the requested RA (Low Density Residential) zone will bring the subject property into compliance, as it meets the minimum standards for the RA zone, which is 10,000 sq ft.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone is intended to provide for residential areas with low population densities. The requested RA zone is compatible with the surrounding zoning, which includes properties zoned RA and PR (Planned Residential) with densities ranging from up to 3 to up to 7 du/ac.
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 allowable uses in the RA zone, which are primarily residential and civic in nature, align with the area's surrounding character.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The RA zone is considered a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which is mainly residential.
2. Based on the minimum lot area alone, the subject property could yield up to two lots. The potential development that would be allowed under the RA zone is consistent with the low-density residential developments in the area.

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

1. The subject property's place type is SR (Suburban Residential) in the Comprehensive Plan. The RA zone is listed as directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, which are permitted in the RA zone.
2. The rezoning complies with the Comprehensive Plan's Implementation Policy 9, to coordinate infrastructure improvements with development, and Implementation Policy 9.3, to focus growth in areas already served by adequate infrastructure. The property is accessed from Andes Road, a major collector street with a 21-ft pavement width. The section of Andes Road 615 ft west of the subject property is undergoing improvements as part of the Schaad Road project, which will add a dedicated left-turn lane and flush median at the intersection of Andes Road and Schaad Road to help improve sight distance and reduce crash frequencies.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types in the RA zone support the intent of the Planned Growth Area.

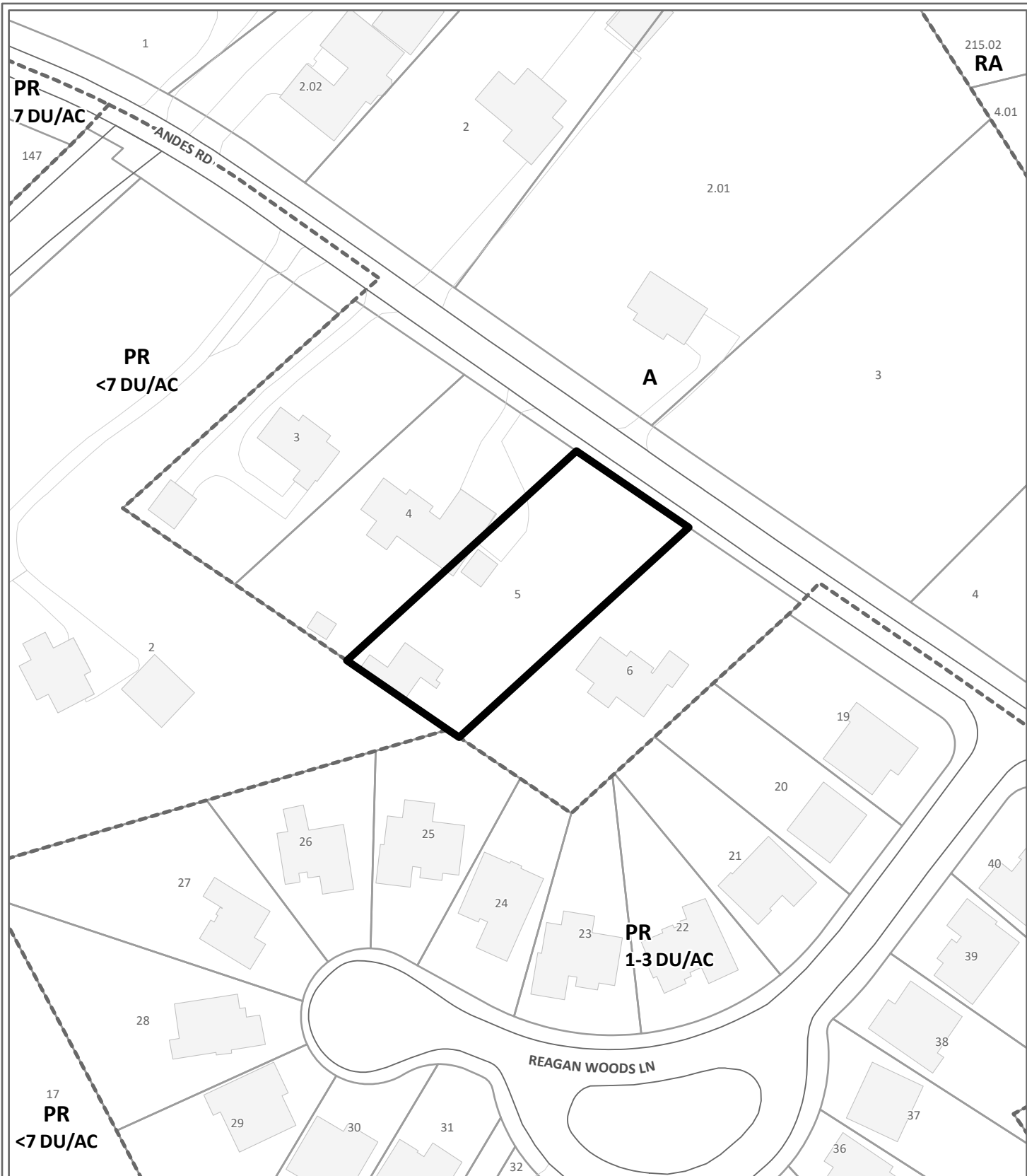
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Ball Camp Elementary, Karns 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 12/9/2024. 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

11-B-24-RZ

Petitioner: Terry & Wilma C. Gaylor

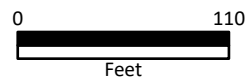


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 105

Jurisdiction: County

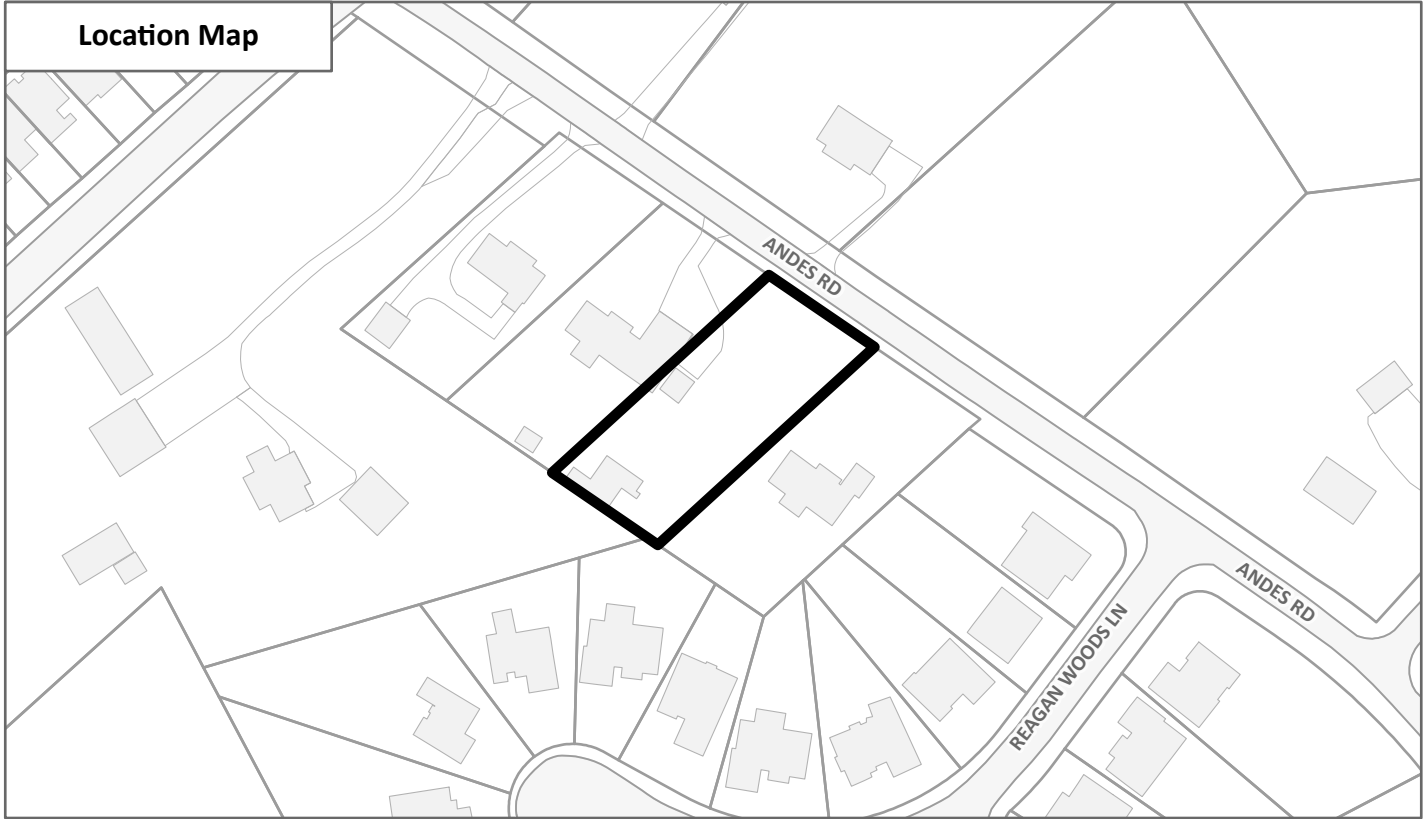


Original Print Date: 10/9/2024

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

Exhibit A. Contextual Images

Location Map



Aerial Map

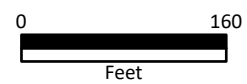


CONTEXTUAL MAPS 1

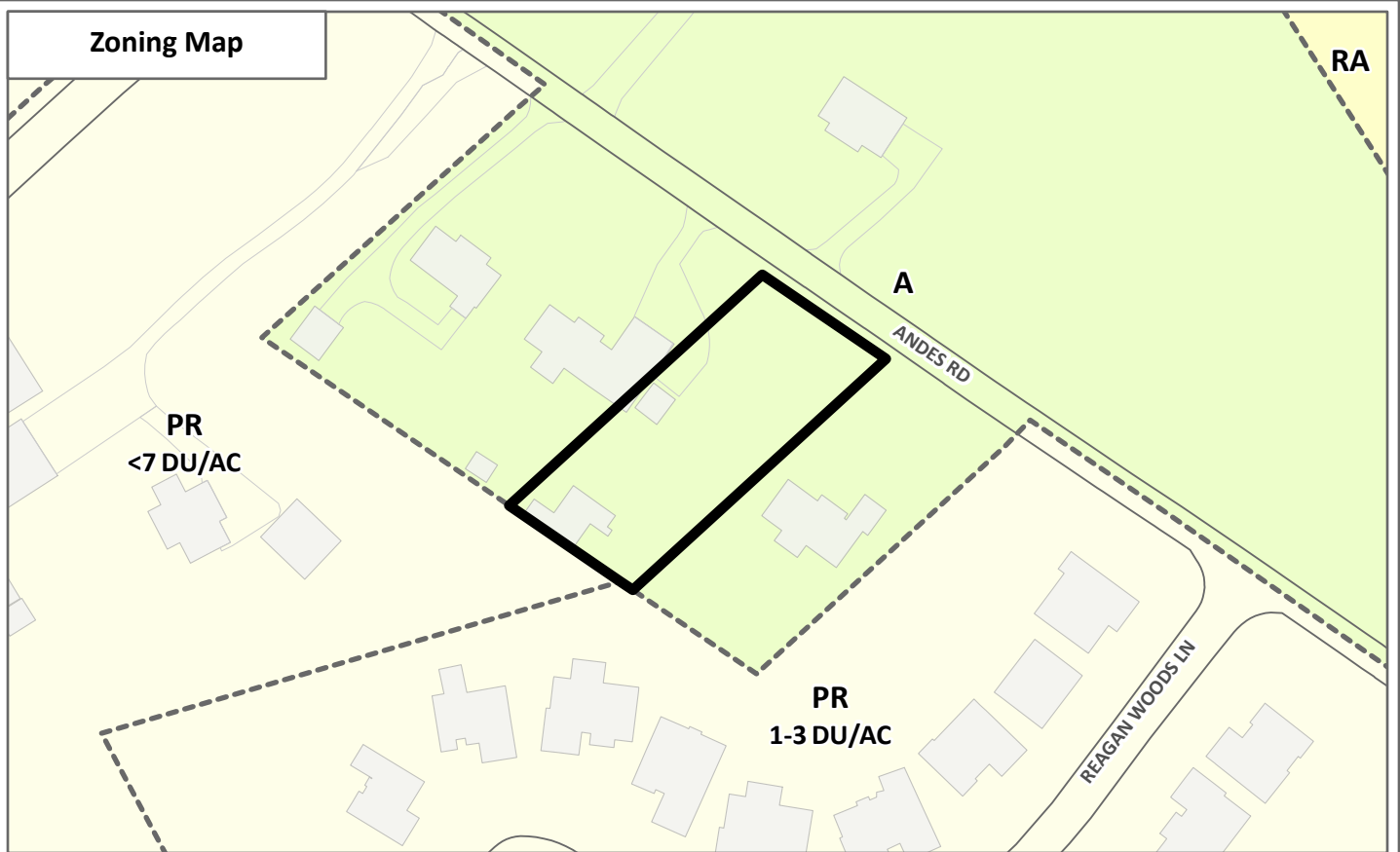
11-B-24-RZ



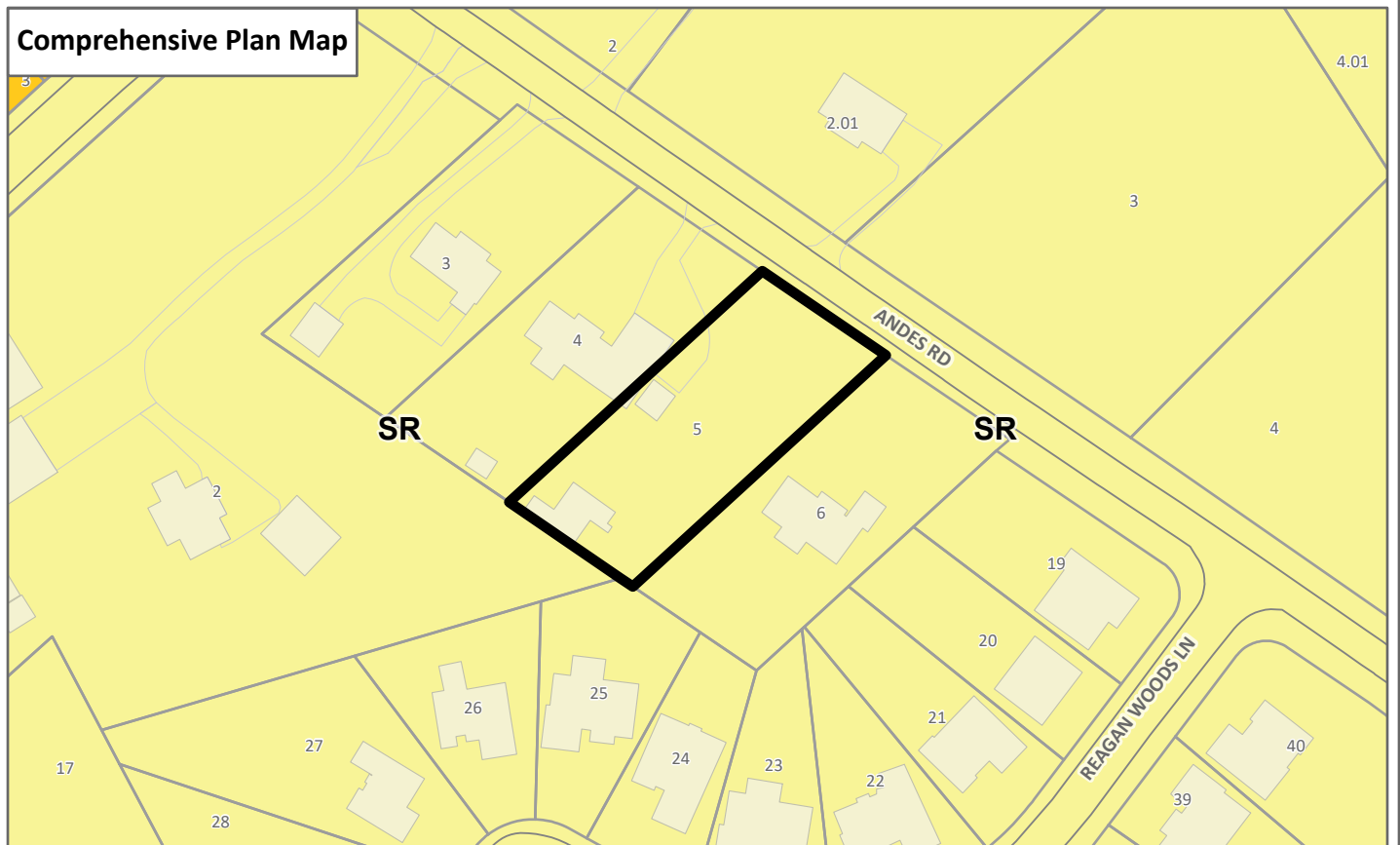
Case boundary



Zoning Map



Comprehensive Plan Map

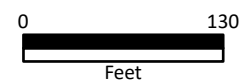


CONTEXTUAL MAPS 2

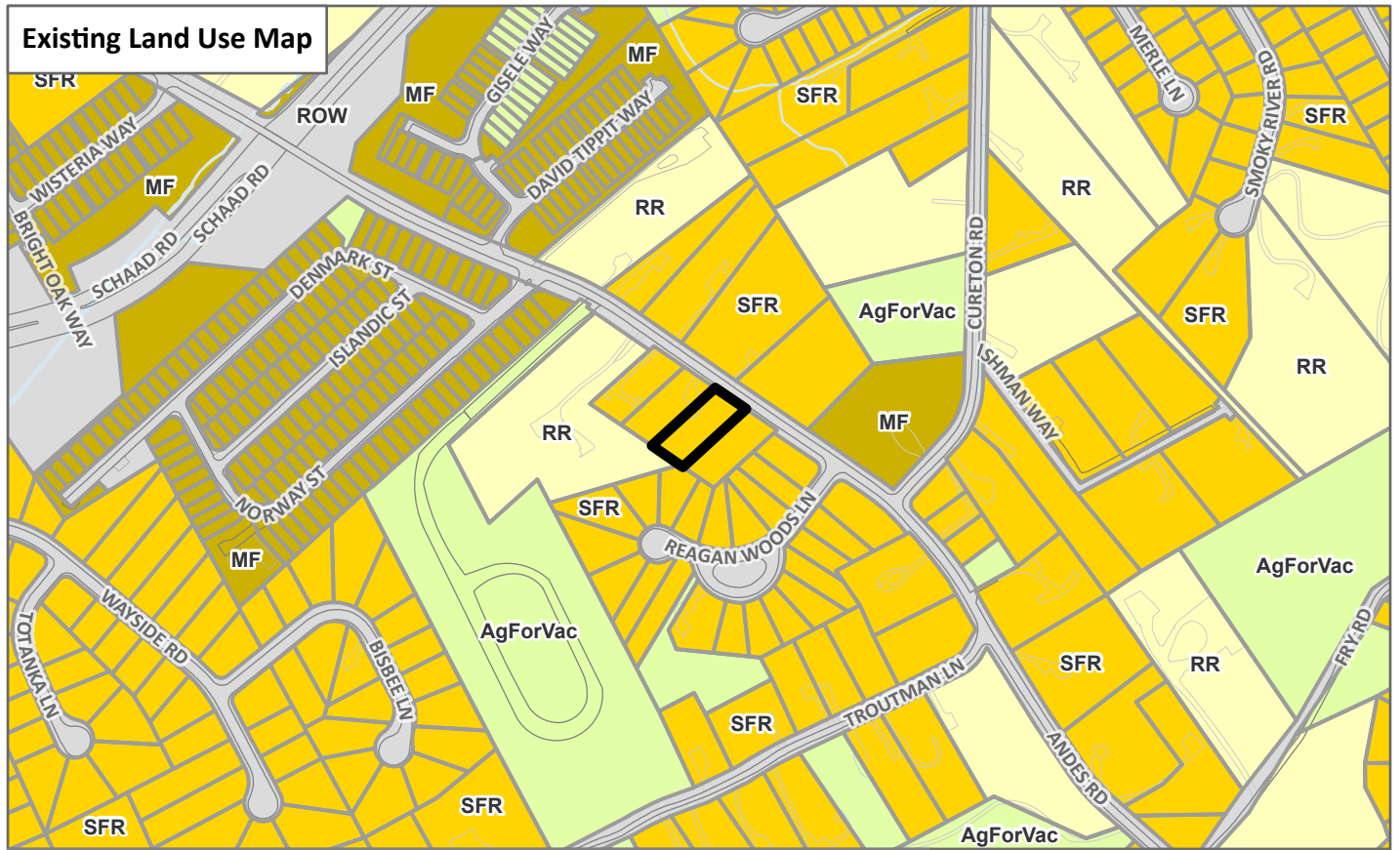
11-B-24-RZ



Case boundary



Existing Land Use Map

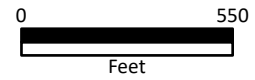


CONTEXTUAL MAPS 3

11-B-24-RZ



Case boundary





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Terry & Wilma C. Gaylor

Applicant Name

Affiliation

9/4/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-B-24-RZ

File Number(s)

CORRESPONDENCE

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

Terry & Wilma C. Gaylor

Name / Company

1917 Andes Rd Knoxville TN 37931

Address

865-216-7543 / tlgpreach@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

Terry & Wilma C. Gaylor

Owner Name (if different)

1917 Andes Rd Knoxville TN 37931

Owner Address

865-216-7543 / tlgpreach@yah

Owner Phone / Email

1915 ANDES RD

Property Address

105 A A 005

Parcel ID

0.51 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

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 Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$650.00

Total

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.

Terry & Wilma C. Gaylor

9/4/2024

Applicant Signature

Please Print

Date

Phone / Email

Terry & Wilma C. Gaylor

9/4/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☒ Rezoning

TERRY & Wilma C. GAYLOR
Applicant Name

Affiliation

9/4/24
Date Filed

November 14, 2024
Meeting Date (if applicable)

File Number(s)

11-B-24-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

TERRY & Wilma C. GAYLOR
Name

Company

1917 ANDES Rd. Knoxville TN 37931
Address City State ZIP

865-216-7543 TLGPREACH@yahoo.com
Phone Email

CURRENT PROPERTY INFO

Same Same Same
Property Owner Name (if different) Property Owner Address Property Owner Phone
1915 ANDES Rd. 105A4005
Property Address Parcel ID
WKUD WKUD No
Sewer Provider Water Provider Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) AGRICULTURAL RESIDENTIAL To RA - Low density RESIDENTIAL

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 AG To ~~RA~~ RA 7D

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

2
Proposed Density (units/acre)

NONE
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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0801	\$650.00	
Fee 2		
		\$650.00
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

Terry Gaylor & Wilma C. Gaylor
Applicant Signature

TERRY & WILMA C. GAYLOR
Please Print

8/30/2024
Date

865-216-7543
Phone Number

TAGPREACH@Ahaa.COM
Email

Terry Gaylor & Wilma C. Gaylor
Property Owner Signature

TERRY GAYLOR WILMA C. GAYLOR
Please Print

09/04/2024, SG
Date Paid

Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

November 1, 2024

November 15, 2024

Date to be Posted

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☐ Yes ☐ No

☒ No, but I plan to prior to the
Planning Commission meeting

Wilma C. Gaylor Terry A. Gaylor
Applicant Signature

Terry A& Wilma C. Gaylor

Applicant Name

9/4/24
Date

11-B-24-RZ

FILE NUMBER