



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 12-A-19-RZ **AGENDA ITEM #:** 13
12-A-19-SP **AGENDA DATE:** 12/12/2019

► **APPLICANT:** JOSEPH AND REBECCA LONGMIRE

OWNER(S): Joseph & Rebecca Longmire

TAX ID NUMBER: 15 004 AND 00401 [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 9901 E. Emory Road and 9853 E. Emory Road

► **LOCATION:** North side of E. Emory Road southeast of its intersection with Dan McBee Road

► **TRACT INFORMATION:** 1.54 acres total. 9901 E. Emory Rd. (015 004) is 0.86 acres; 9853 E. Emory Rd. (015 00401) is 0.68 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: E. Emory Road is a major arterial in this location. It has a pavement width of 17 feet and a right-of-way width of 40 feet.

UTILITIES: Water Source: Luttrell-Blaine-Corryton Utility District

Sewer Source: N/A

WATERSHED: Flat Creek

► **PRESENT PLAN DESIGNATION/ZONING:** Single Family Residential and Agricultural/Forestry/Vacant / A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** Rural Residential / PR (Planned Residential)

► **EXISTING LAND USE:** Single Family Residential; detached houses

► **PROPOSED USE:** The applicant would like to have these properties platted (they are currently only deeded)

DENSITY PROPOSED: 2 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this property

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

| | |
|--------|---|
| North: | Agricultural/Forestry/Vacant - Agricultural - A (Agricultural) zone |
| South: | Agricultural/Forestry/Vacant and Single Family Residential - Agricultural - A (Agricultural) zone |
| East: | Agricultural/Forestry/Vacant and Rural Residential - Agricultural - RA (Low Density Residential) zone |
| West: | Agricultural/Forestry/Vacant - Agricultural - A (Agricultural) zone |

NEIGHBORHOOD CONTEXT: This is a rural area with large lots along both sides of E. Emory Road. The smaller lots in the area average 1.08 acres in size.

STAFF RECOMMENDATION:

- ▶ **Postpone the sector plan amendment request for 30 days to the January 9, 2020 meeting per the applicant's request.**

Staff received an email from the applicant requesting postponement on 12/5/2019.

- ▶ **Postpone the rezoning request for 30 days to the January 9, 2020 meeting per the applicant's request.**

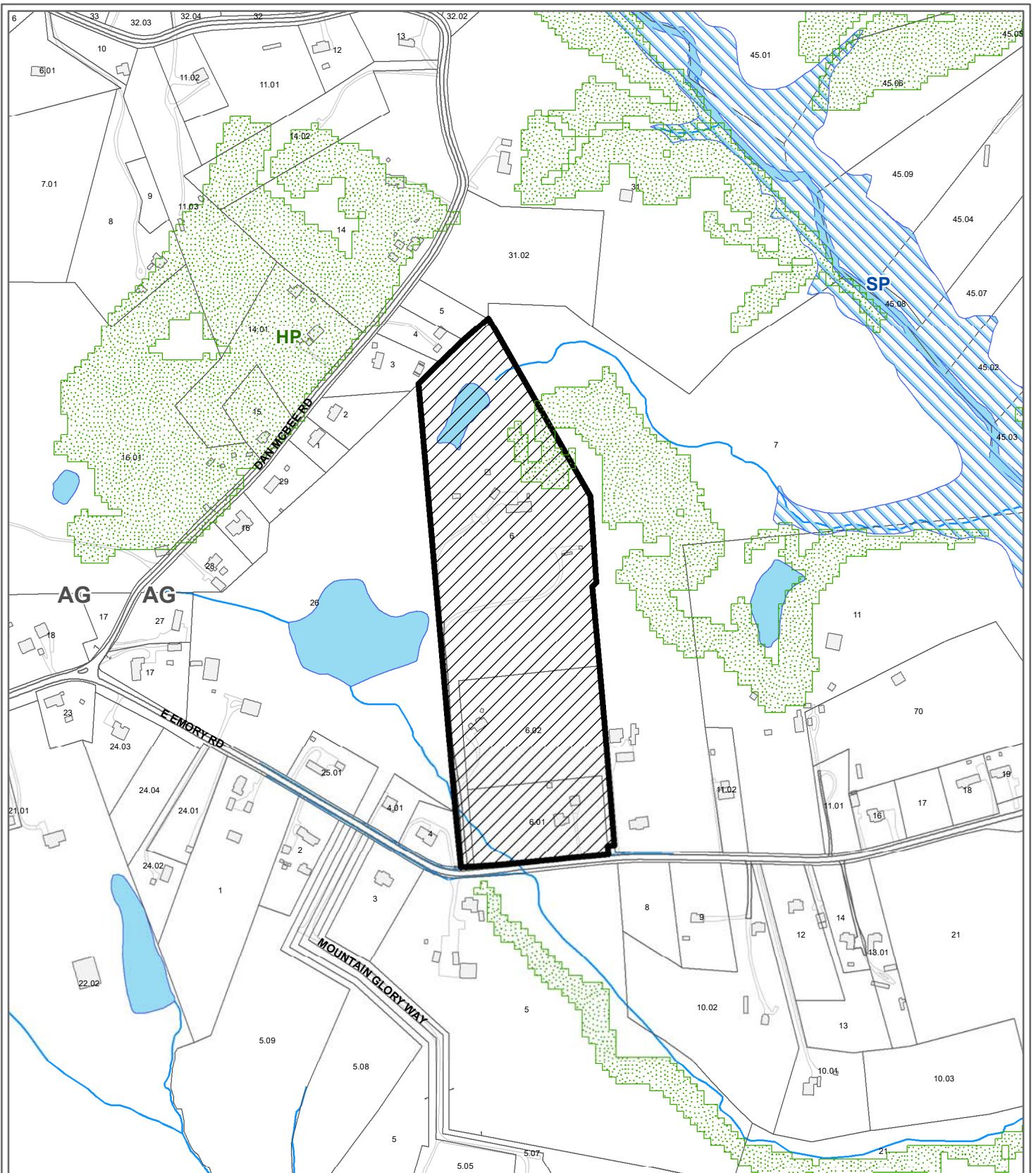
Staff received an email from the applicant requesting postponement on 12/5/2019.

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/27/2020. 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.



**12-A-19-SP / 12-A-19-RZ
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**



From: AG/RR (Agricultural)
To: RR (Rural Residential)

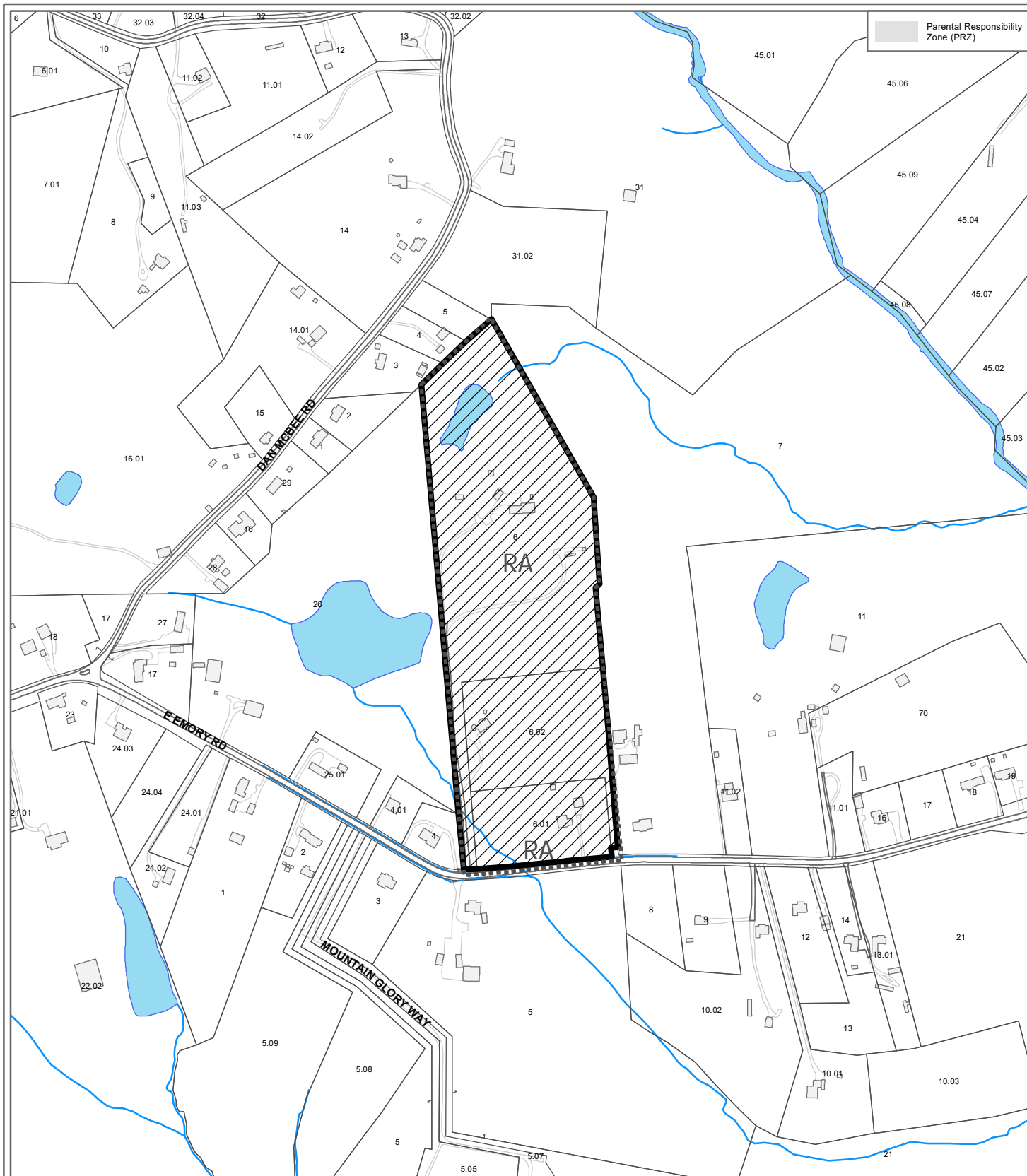
Petitioner: Longmire, Joseph and Rebecca

Map No: 15
Jurisdiction: County

0 500
Feet



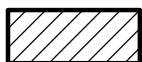
Original Print Date: 11/6/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



12-A-19-RZ REZONING

From: A (Agricultural)

To: PR (Planned Residential)



Original Print Date: 11/6/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Longmire, Joseph and Rebecca

Map No: 15

Jurisdiction: County

0 500
 Feet





Dori Caron <dori.caron@knoxplanning.org>

Fwd: Postpone please**Amy Brooks** <amy.brooks@knoxplanning.org>

Fri, Dec 6, 2019 at 12:45 PM

To: Commission <commission@knoxplanning.org>

Cc: Dori Caron <dori.caron@knoxplanning.org>, Gerald Green <gerald.green@knoxplanning.org>, Michelle Portier

<michelle.portier@knoxplanning.org>

**AUTOMATIC POSTPONEMENTS: 30 DAYS****File #:** 12-A-19-RZ_12-A-19-SP**Meeting Date:** 12-12-2019

----- Forwarded message -----

From: **Rebecca Longmire** <rebeccalongmire@hotmail.com>

Date: Fri, Dec 6, 2019 at 11:28 AM

Subject: Re: Postpone please

To: Amy Brooks <amy.brooks@knoxplanning.org>

Yes, Amy, I want to postpone until the January meeting all aspects relating to the properties at 9853 and 9901, including the sector plan amendment. Thank you.

Rebecca Longmire

Gratitude is the parent of all virtues. (Cicero)

From: Amy Brooks <amy.brooks@knoxplanning.org>**Sent:** Thursday, December 5, 2019 3:58 PM**To:** Rebecca Longmire <rebeccalongmire@hotmail.com>**Subject:** Re: Postpone please

Hi Rebecca,

I wanted to clarify that you were including the request for the sector plan amendment as well as part of this postponement request. Is this correct?

Thank you,

Amy

On Thu, Dec 5, 2019 at 3:55 PM Rebecca Longmire <rebeccalongmire@hotmail.com> wrote:

Amy, please postpone for one month our request to change the zoning on 9853 and **9901 East Emory Road** in Corryton. Thank you.

Rebecca Longmire

Gratitude is the parent of all virtues. (Cicero)



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Rezoning

OCT 04 2019

Knoxville-Knox County
Planning

Joseph Longmire / Rebecca Longmire

Applicant

10/4/19

Date Filed

12/12/19

Meeting Date (if applicable)

12-A-19-RZ / 12-A-19-SP

File Number(s)

CORRESPONDENCE

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

- ☒ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

JOSEPH Longmire / Rebecca Longmire

Name

Company

9909 East Emory Rd

Address

City

State

Zip

865-607-2966

Phone

Email

rebecca.longmire@hotmail.com

CURRENT PROPERTY INFO

Joseph & Rebecca Longmire

Owner Name (if different)

Owner Address

9909 E Emory

015/004

Owner Phone

9901 East Emory Rd

Property Address

Parcel ID

0015 / 00401

CORRYTON / East Emory - NORTH SIDE

General Location

9901

.83

Tract Size

9853

.66

acres

District 8

Jurisdiction (specify district above)

☐ City

☒ County

Zoning District

NORTHEAST

Planning Sector

Sector Plan Land Use Classification

Rural Area

Private house

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

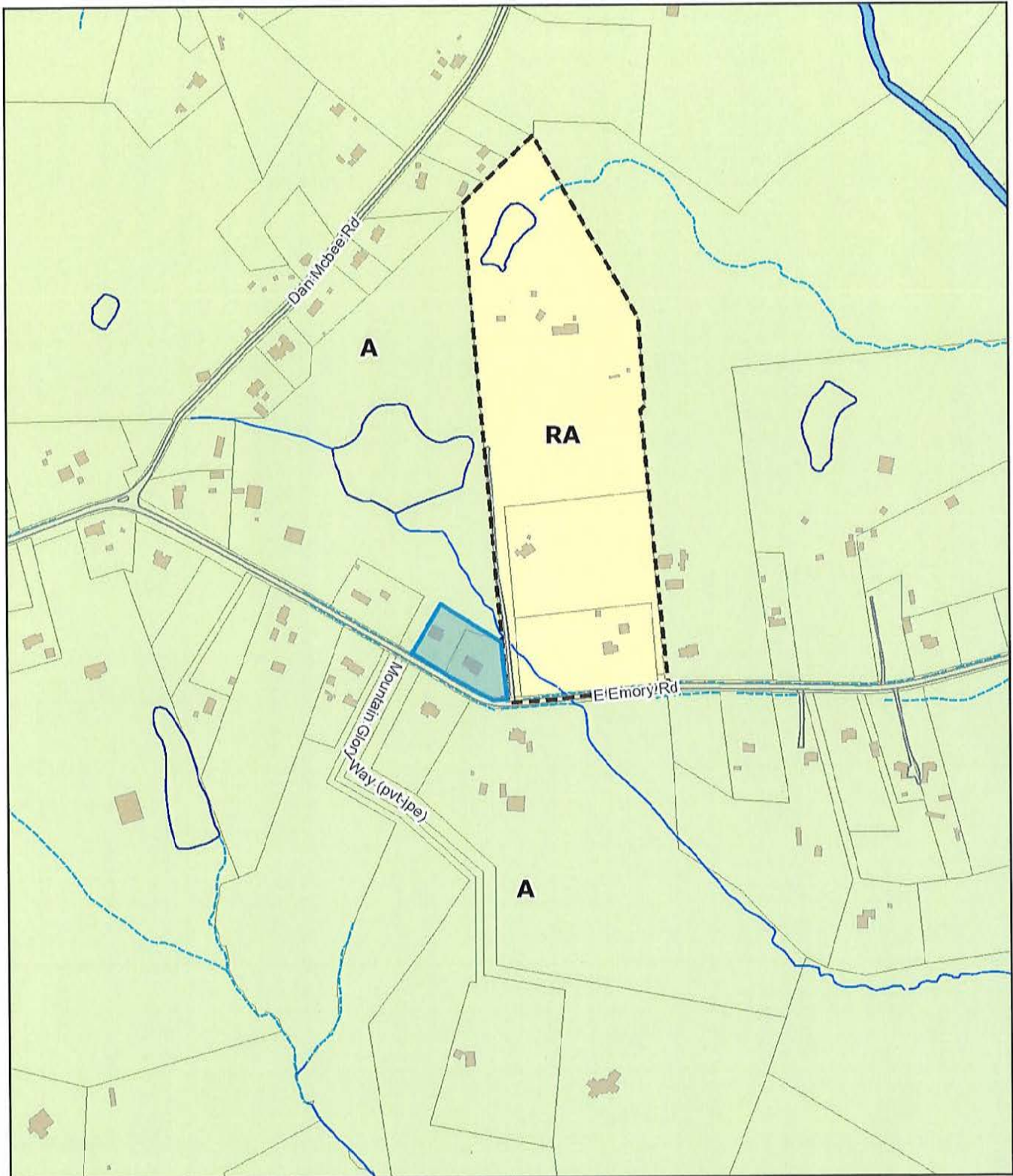
REQUEST

| | | | |
|-------------|---|---|---|
| DEVELOPMENT | <input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____ | | |
| | SUBDIVISION | <input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements _____ | |
| | | ZONING | <input checked="" type="checkbox"/> Zoning Change: <u>PR up to 2 du/ac</u> Proposed Zoning <input checked="" type="checkbox"/> Plan Amendment Change: <u>Rural Residential</u> Proposed Plan Designation(s) <u>Residential</u> <u>2 du/ac</u> <u>N/A</u> <input checked="" type="checkbox"/> Proposed Property Use (specify) Proposed Density (units/acre) Previous Rezoning Requests <input type="checkbox"/> Other (specify): _____ |

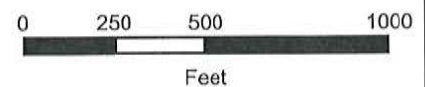
| | | | |
|----------------|--|---|---|
| STAFF USE ONLY | PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study | FEE 1: <u>RZ</u> \$ <u>600.00</u> FEE 2: <u>SP</u> \$ <u>600.00</u> FEE 3: | TOTAL: <u>\$ 1200.00</u> <u>receipt #35878</u> |
|----------------|--|---|---|

AUTHORIZATION

| | | |
|---|---|------------------------|
| <u>[Signature]</u> Staff Signature | <u>Liz Albertson</u> Please Print | <u>10/4/19</u> Date |
| <u>[Signature]</u> Applicant Signature | <u>Rebecca Longmire</u> Please Print | <u>10/4/19</u> Date |



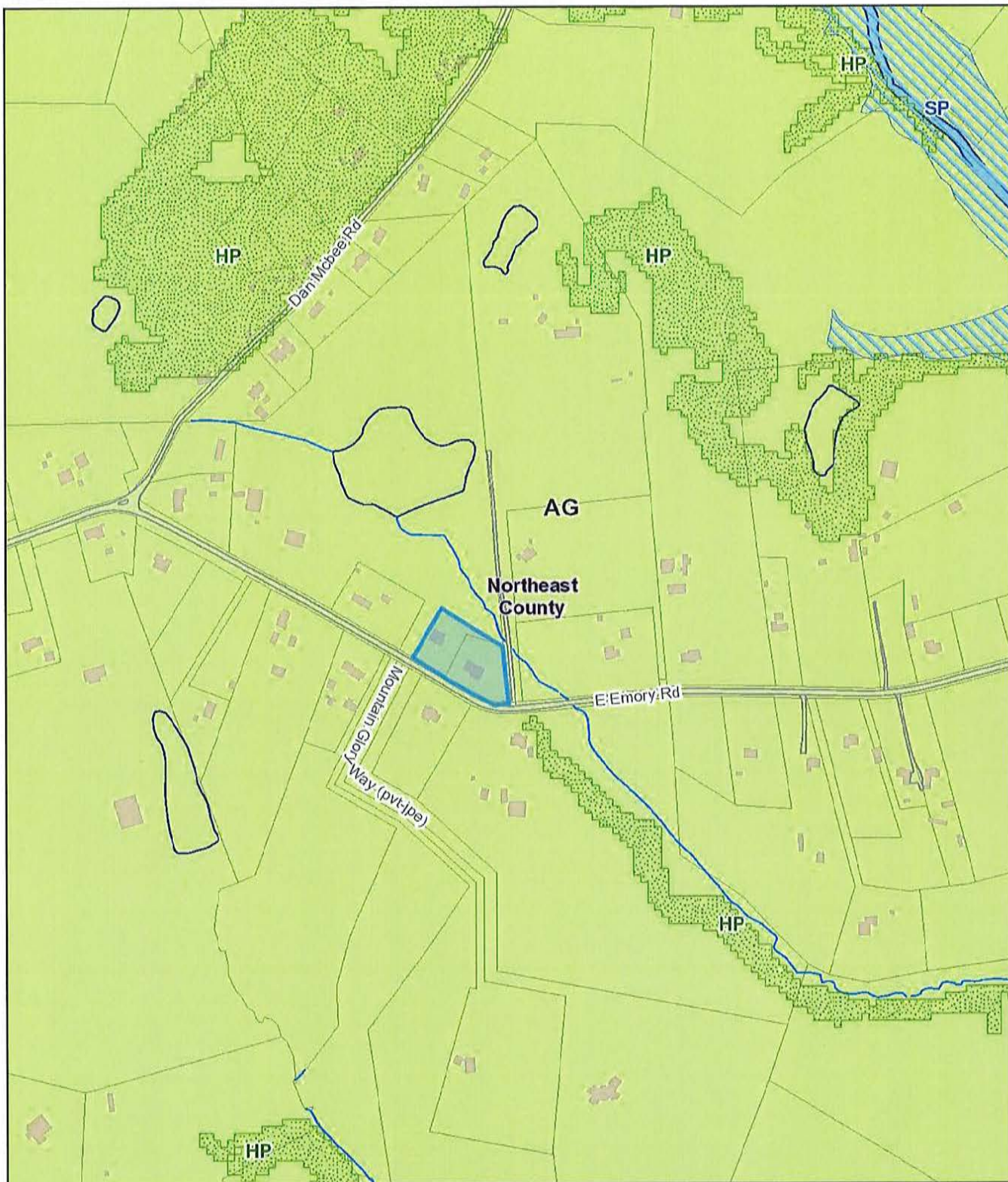
12-A-19-RZ & 12-A-19-SP
Joseph Longmire / Rebecca Longmire



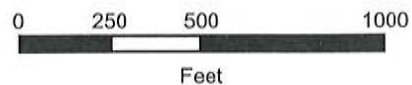
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12-A-19-RZ & 12-A-19-SP
Joseph Longmire / Rebecca Longmire



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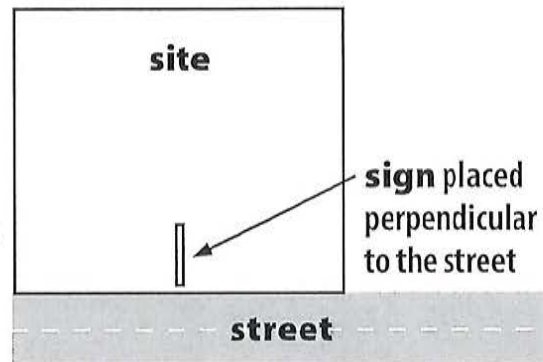
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

11/27/19 and 12/13/19
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Rebecca Longmire

Printed Name: Rebecca Longmire

Phone: 865-607-2966 Email: rebecca.longmire@hotmail.com

Date: 10/4/19

File Number: 12-A-19-RZ & 12-A-19-SP