

REZONING REPORT

▶ **FILE #:** 7-E-19-RZ

AGENDA ITEM #: 32

AGENDA DATE: 7/11/2019

▶ **APPLICANT:** CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT / RICK EMMETT

OWNER(S): Julie Blalock

TAX ID NUMBER: 122 I C 015.00

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 Lynbrulee Ln

▶ **LOCATION:** **Property is at the southeastern intersection of Montlake Drive and Lynbrulee Lane.**

▶ **APPX. SIZE OF TRACT:** **2.08 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Currently, the site is accessed from Montlake Drive, a minor collector with a pavement width of 20 feet and a right-of-way width of 50 feet. The parcel has frontage on both Montlake Drive and Lynbrulee Lane, a local road with a pavement width of 20 feet and a right-of-way width of 50 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT ZONING:** **A (Agricultural) (formerly n/a)**

▶ **ZONING REQUESTED:** **A-1 (General Agricultural)**

▶ **EXISTING LAND USE:** **Agricultural/Forestry/Vacant**

▶ **PROPOSED USE:** **Agricultural/Forestry/Vacant**

EXTENSION OF ZONE: A-1 (General Agricultural)

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Single Family Residential

South: Agricultural/Forestry/Vacant

East: Agricultural/Forestry/Vacant

West: Single Family Residential

NEIGHBORHOOD CONTEXT: Surrounding land is predominantly single family residential or vacant land. Immediately adjacent properties to the north and west are single family detached houses on roughly half-acre lots.

STAFF RECOMMENDATION:

▶ **Staff recommends approval of designating the zoning of this property as A-1 (General Agricultural District).**

A-1 (General Agricultural District) is the City's most comparable zone to the County's A (Agricultural) zone. The sector plan's land use designation will remain Low Density Residential, which lists A-1 as a zone to consider.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 CITY/COUNTY GENERALLY:

1. The property is located in the Planned Growth Area of the Growth Policy Plan.
2. City Council approved the annexation of this property into the City of Knoxville on 7/2/2019. It now requires a City of Knoxville zoning classification.

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

1. The proposed amendment to A-1 zoning is intended to provide space for agricultural uses which together comprise an important part of the economy of Knox County and the City of Knoxville. The intent here is to permit lands best suited for agriculture to be used for agriculture purposes, and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.
2. Further, this district is intended to provide suitable locations on the fringes of the urban area for urbanization which will occur in the foreseeable future. It is not intended that this district provide a location for a lower standard of residential, commercial or industrial development than is authorized in other districts. Rather, this district should promote an organized, efficient pattern of urban development by providing conditions conducive to continued use of land for agricultural purposes in appropriate locations, thereby reducing economic pressures which would otherwise lead to a scattered, inefficient, inconvenient pattern of urban activities. The types of uses, area and intensity of use of land authorized in this district are designed to encourage and protect any agriculture uses until urbanization is warranted and the appropriate changes in districts can be made.

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

1. A-1 (General Agricultural District) is the most comparable zone to the County's A (Agricultural) zone.
2. The sector plan designation would remain LDR (Low Density Residential), which is the designation for all parcels in this area. The sector plan lists A-1 as a possible zone to consider for the LDR land use designation.
3. This property has recently been filled and graded, so there is no longer a swale running through the property (culverts below ground), and there are no longer any parts of the property in the Hillside and Ridgetop Protection Area.
4. This property has been designated by FEMA as lying within Flood Zone X.

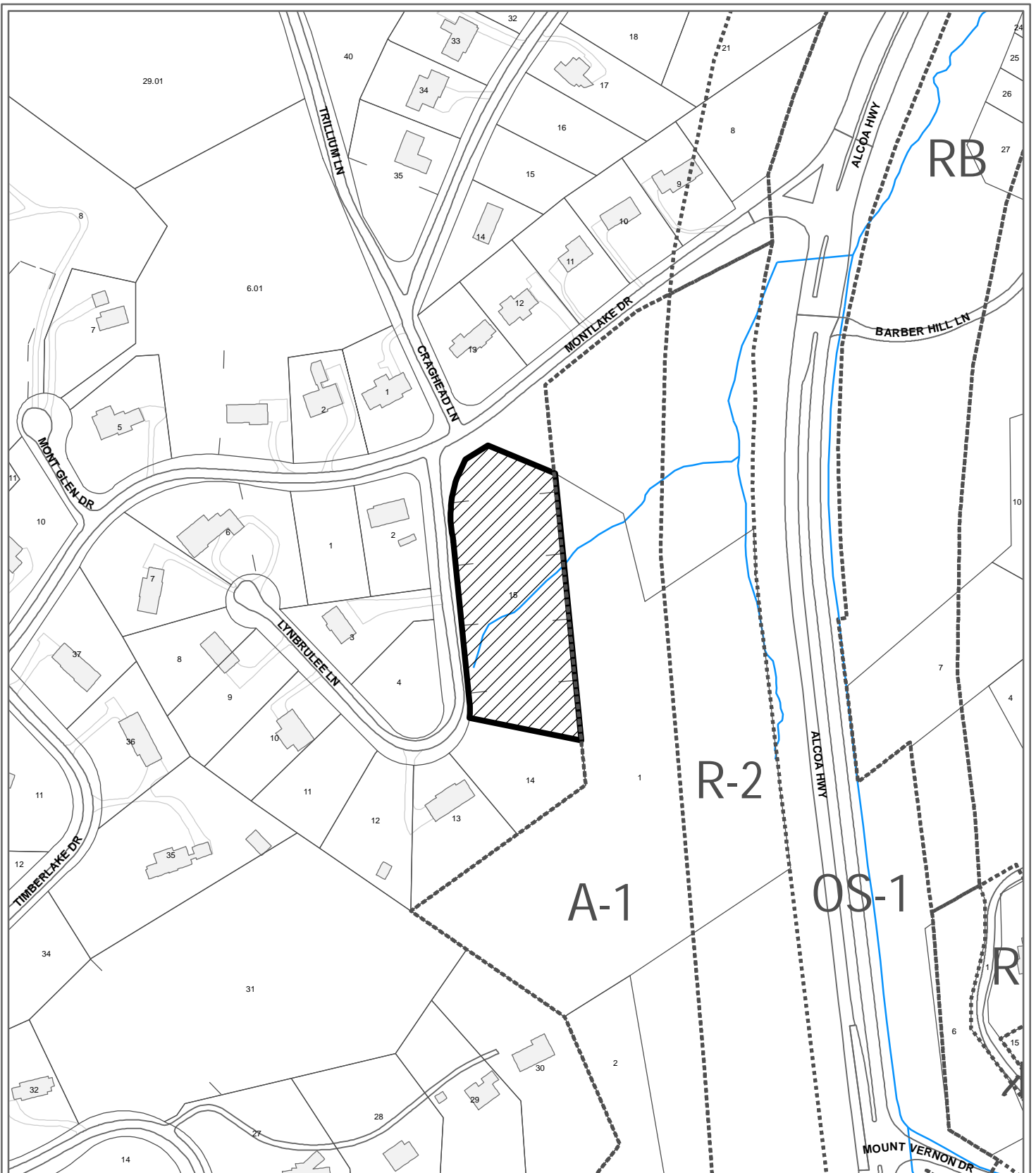
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The One-Year Plan will be amended per its regular annual update, at which time any annexed properties would be added.
2. The proposed rezoning is consistent with all other plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/13/2019 and 8/27/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the County.



**7-E-19-RZ
GOVERNMENTAL REZONING**

From: A (Agricultural)

To: A-1 (General Agricultural)



Petitioner: City of Knoxville Office of
Redevelopment / Rick Emmett

Map No: 122

Jurisdiction: County



Original Print Date: 6/18/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Planning

KNOXVILLE | KNOX COUNTY

400 Main Street, Suite 403
Knoxville, Tennessee 37902
865-215-2500
www.knoxplanning.org

ANNEXATION REZONING

Date Filed: 5/20/2019

Name of Applicant: CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT RICK EMMET

Meeting Date: 7/11/2019

Application Accepted By: Gerald Green

Rezoning File Number: 7-E-19-RZ

Plan Amendment File Number:

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|--|--|
| <p style="text-align: center;">PROPERTY INFORMATION</p> <p>Street Address: 0 Lynbrulee Ln</p> <p>General Location: Property is at the southeastern intersection of Montlake Drive and Lynbrulee Lane.</p> <p>Tract Size: 2.08 acres</p> <p>Parcel ID: 122 C 015.00</p> <p>Existing Land Use: Agricultural/Forestry/Vacant</p> <p>Planning Sector: South County</p> <p>Growth Plan: Planned Growth Area</p> <p>Census Tract(s): 35</p> <p>Traffic Zone(s):</p> <p>Jurisdiction: County Commission District 9</p> | <p style="text-align: center;">PROPERTY OWNER/OPTION HOLDER</p> <p>Julie Blalock P.O. Box 4750 Sevierville, TN 37864 Telephone: _____ Fax: _____ Email: _____</p> |
| <p style="text-align: center;">APPROVAL REQUESTED</p> <p style="text-align: center;">Rezoning</p> <p>FROM: A (Agricultural)</p> <p>TO: A-1 (General Agricultural)</p> <p style="text-align: center;">Plan Amendment</p> | <p style="text-align: center;">APPLICATION CORRESPONDENCE</p> <p><i>All correspondence relating to this application should be sent to:</i></p> <p>City of Knoxville PO Box 1631 Knoxville, TN 37901 Telephone: 215-3837 Fax: _____ Email: remmett@cityofknoxville.org</p> |
| <p style="text-align: center;">PROPOSED USE OF PROPERTY</p> <p>Agricultural/Forestry/Vacant</p> <p>Density Proposed:</p> <p>Previous Rezoning Requests:</p> | <p style="text-align: center;">APPLICATION AUTHORIZATION</p> <p><i>I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.</i></p> <p>Signature: _____</p> <p>City of Knoxville PO Box 1631 Knoxville, TN 37901 Telephone: 215-3837 Fax: _____ Email: remmett@cityofknoxville.org</p> |



GOVERNMENTAL REZONING

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Jurisdiction: City 1st Councilmanic District County Commission District

Date Filed: May 10, 2019 Fee Paid: N/A File Number: 7-E-19-RZ

Map Number: 122 Zoning District: A City County Sector: South County

Name of Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION:

Address: (Street Number) (see attachments) 0 (Street Name) Lynbrulee Lane

General Location: Being one parcel of land situated in the 9th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, abutting the southern right-of-way of Montlake Dr and the eastern right-of-way of Lynbrulee Ln, being known as (Tax Map 122, Insert I, Group C, Parcel 015.00.)

Description: Parcel(s) (see above) City Block(s)

Other

Size of Tract: 2.273 Acres Square Feet

CHANGE REQUESTED:

I (we) request that the MPC, after appropriate study, recommend an amendment to the official zoning map to change the zoning of the property described above.

FROM: No Zone A (formerly Agricultural) TO: Comparable Zone A-1 (General Agricultural)

Previous Zoning Requests:

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Name: Rick Emmett Address: P.O. Box 1631 City: Knoxville State: Tn. Zip: 37901 Phone: 865-215-3837 Fax

AUTHORIZATION OF APPLICATION:

City of Knoxville Knox County

Signature
D. R. (Rick) Emmett, Jr.

Name (Print)

Policy and Redevelopment

Department
Urban Growth Manager

Title

Knoxville TN 37901 215-3837

City State Zip Phone Fax

APPLICATION ACCEPTED BY:

**May 2019
ANNEXATION ADDRESS LIST**



1-5-19.AX

**B S and J Enterprises LP
Mailing Address: PO BOX 4750 %JULIE BLALOCK
SEVIERVILLE, TN 37864**

**Parcel: 122IC015
Property Address: 0 Lynbrulee Ln**

2-5-19.AX

**Religious Sisters of Mercy
Mailing Address: 1965 MICHIGAN AVE
ALMA, MI 48801**

**Parcel: 134AE039
Property Address: 6832 S. Northshore Drive**

3-5-19.AX

**Epperly Family Partnership LP
Mailing Address: 10304 Cogdill Rd
Knoxville, TN 37932**

**Parcel:131CA008
Property Address: 10308 Cogdill Rd**



Parcel Number: 122IC015

Date: 3/25/2019

Calculated Acres: 2.273

File No. 01-05-19.AX

Scale: 1in = 300 ft





June 20, 2019

Julie Blalock c/o B S and J Enterprises LP
PO Box 4750
Sevierville, TN 37864

Subject: 0 Lynbrulee Lane Parcel ID 122 I C 015.00 PC File No. 7-E-19-RZ

Dear Ms. Blalock:

Your property, as referenced above, is in the final stages of being annexed by the City of Knoxville. The property will be considered by the Knoxville-Knox County Planning Commission for rezoning to a city zoning category at the Planning Commission meeting scheduled for July 11, 2019. The meeting will be held in the Main Assembly Room of the City County Building, located at 400 Main Street in downtown Knoxville at 1:30 p.m.

Your property's proposed zoning district will be A-1 (General Agricultural). The previous county zoning district was A (Agricultural). If you have any questions about this process please call Amy Brooks, Planning Services Director, at 215-4001. As required by the Knoxville Zoning Ordinance, you are being notified by certified mail. You are also being notified by regular mail to ensure timely notification about this process and Planning Commission meeting.

Sincerely,

A handwritten signature in blue ink that reads "Gerald Green".

Gerald Green
Executive Director