



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 7-F-20-RZ

AGENDA ITEM #: 13

7-D-20-SP

AGENDA DATE: 7/9/2020

► **APPLICANT:** TRAVIS WALKER

OWNER(S): Travis Walker

TAX ID NUMBER: 14 031

[View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 7508 Idol Lane

► **LOCATION:** North side of E. Emory Road, east of Roberts Road and west of Graves Lane

► **TRACT INFORMATION:** 2.2 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: The property is a corner lot with frontage on Idol Lane and E. Emory Road. The property is currently accessed off of Idol Lane, which is a local road with a 12.5-foot pavement width inside a 50-foot right-of-way. E. Emory Road is a major arterial with an 18-foot pavement width inside a 50-foot right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Septic

WATERSHED: Flat Creek

► **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / CA (General Business)

► **EXISTING LAND USE:** Single family residential

►
EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this property.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - A (Agricultural)
South: Agricultural/forestry/vacant - A (Agricultural)
East: Rural residential and agricultural forestry/vacant - A (Agricultural)
West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This is a rural area consisting mostly of large-lot, single-family residential uses zoned Agricultural, though there are some utility facilities and a church mixed in.

STAFF RECOMMENDATION:

- ▶ **Deny the GC (General Commercial) designation since it does not meet the criteria for sector plan amendments, is not compatible with the area, and could cause adverse impacts for neighboring residential properties.**

Should the Planning Commission wish to approve the plan amendment request, they would need to vote to adopt resolution # 7-D-20-SP amending this parcel in the Northeast County Sector Plan map to the GC (General Commercial) designation. The reasons stated would be those discussed and decided upon by the Commission at the meeting.

- ▶ **Deny CA (General Business) zoning because it is not consistent with the Northeast County Sector Plan designation and could cause adverse impacts for neighboring residential properties.**

COMMENTS:

Mr. Walker obtained a building permit and installed a large accessory building (see Exhibit A) on his property in the fall of 2018. He used this building to repair diesel vehicles (trucks and farm equipment) until recently, when he was instructed that the use was not in compliance with the zoning and needed to cease business operations or rezone the property.

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no changes to conditions to warrant amending the land use plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There are no new trends in development, population, or traffic that warrant reconsideration of this area of the Northeast County Sector Plan.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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. There are no changes in conditions that would warrant a rezoning.

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

1. The CA (General Business) zone is intended for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.
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. There are several uses in the CA zone that would not be compatible with the surrounding single-family development.

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 CA zone allows some commercial uses that are too intense to be located in an area containing only single family houses.
2. The area consists of detached, single-family residential dwellings on large lots. Commercial zoning of any kind would not be appropriate at this location.
3. The Northeast County Sector Plan has this area designated Agricultural. It includes a wide swathe of land in this designation, and there are no other land use designations nearby. A commercial land use designation would be an anomaly and would not be appropriate.

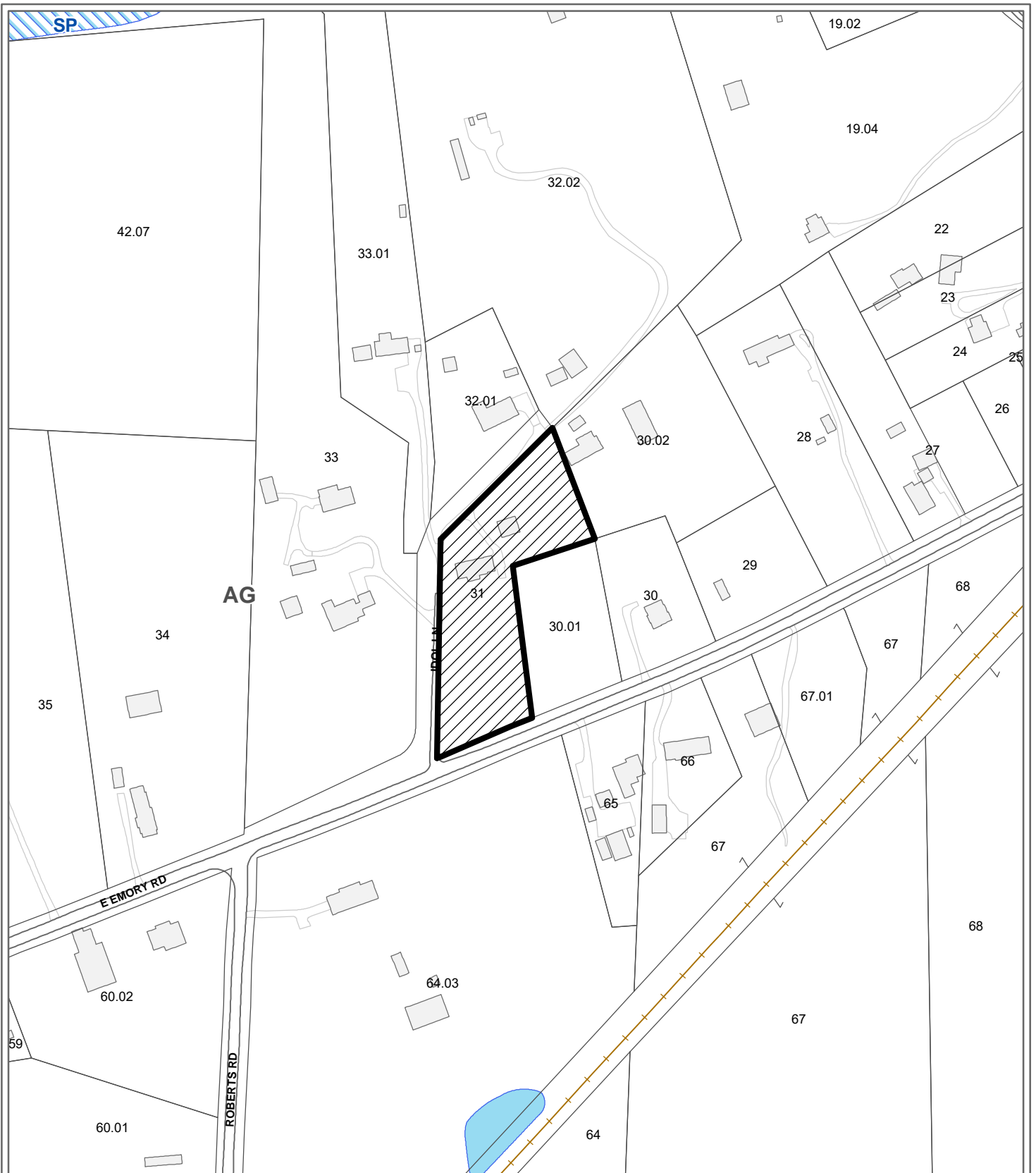
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. CA zoning is not consistent with the current Northeast County Sector Plan's Agricultural land use designation, nor would a sector plan amendment be appropriate at this location.
2. The CA designation on this parcel would allow uses that would be incompatible with the single family residential development in the area.
3. This parcel is located in Flood Zone X, but is not in a floodplain or floodway.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

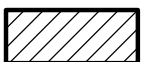
If approved, this item will be forwarded to Knox County Commission for action on 8/24/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**7-D-20-SP / 7-F-20-RZ
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural)

To: GC (General Commercial)



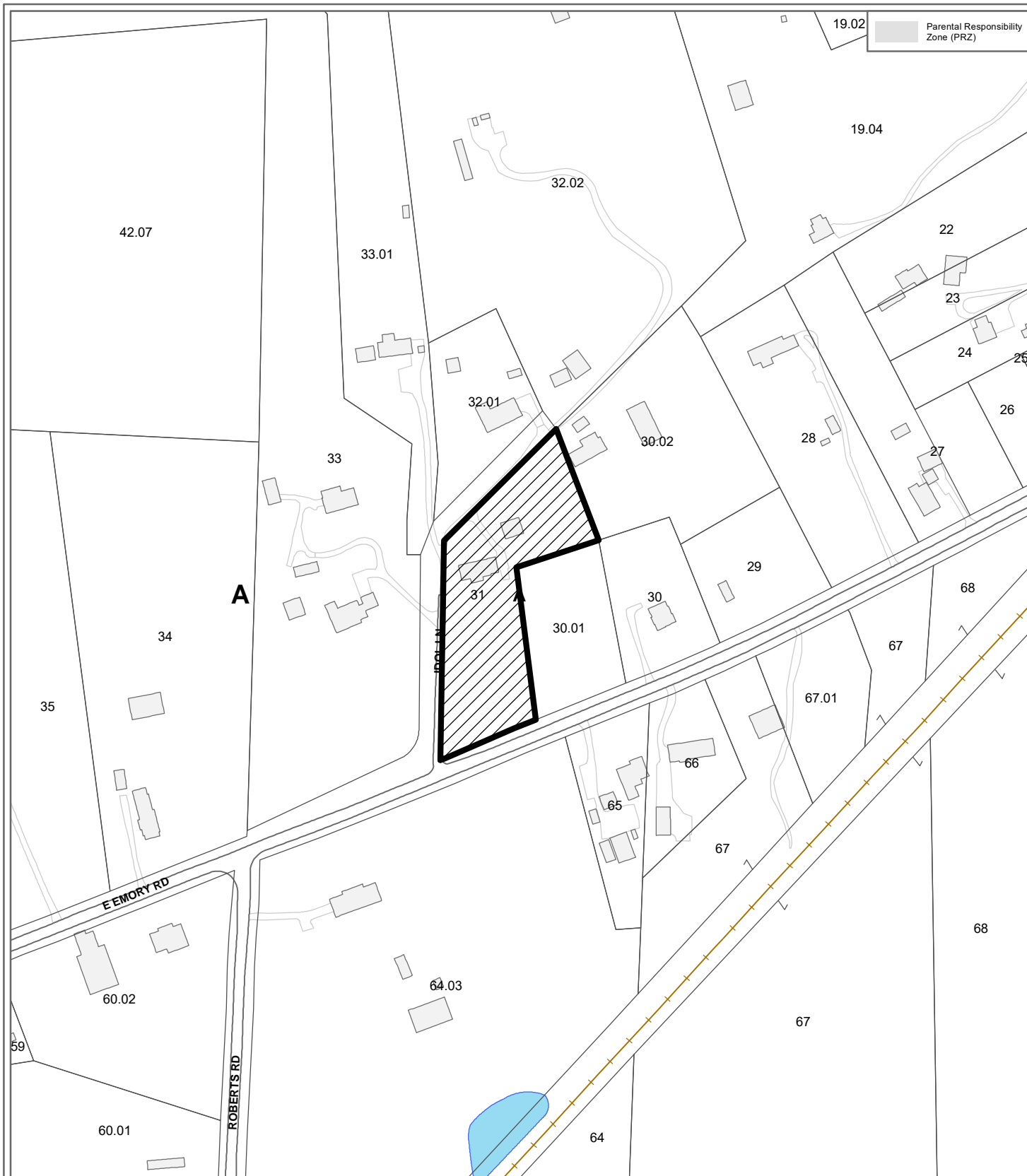
Petitioner: Walker, Travis

Map No: 14

Jurisdiction: County

Original Print Date: 6/16/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





7-F-20-RZ REZONING

From: A (Agricultural)

To: CA (General Business)



Petitioner: Walker, Travis

Map No: 14

Jurisdiction: County



Original Print Date: 6/16/2020

Revised:

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

7-F-20-RZ / 7-D-20-SP
Exhibit A. Contextual Images

View from intersection of Idol Lane and E. Emory Road, pre-construction



Looking towards property from E. Emory Road, pre-construction



View from Idol Lane, pre-construction

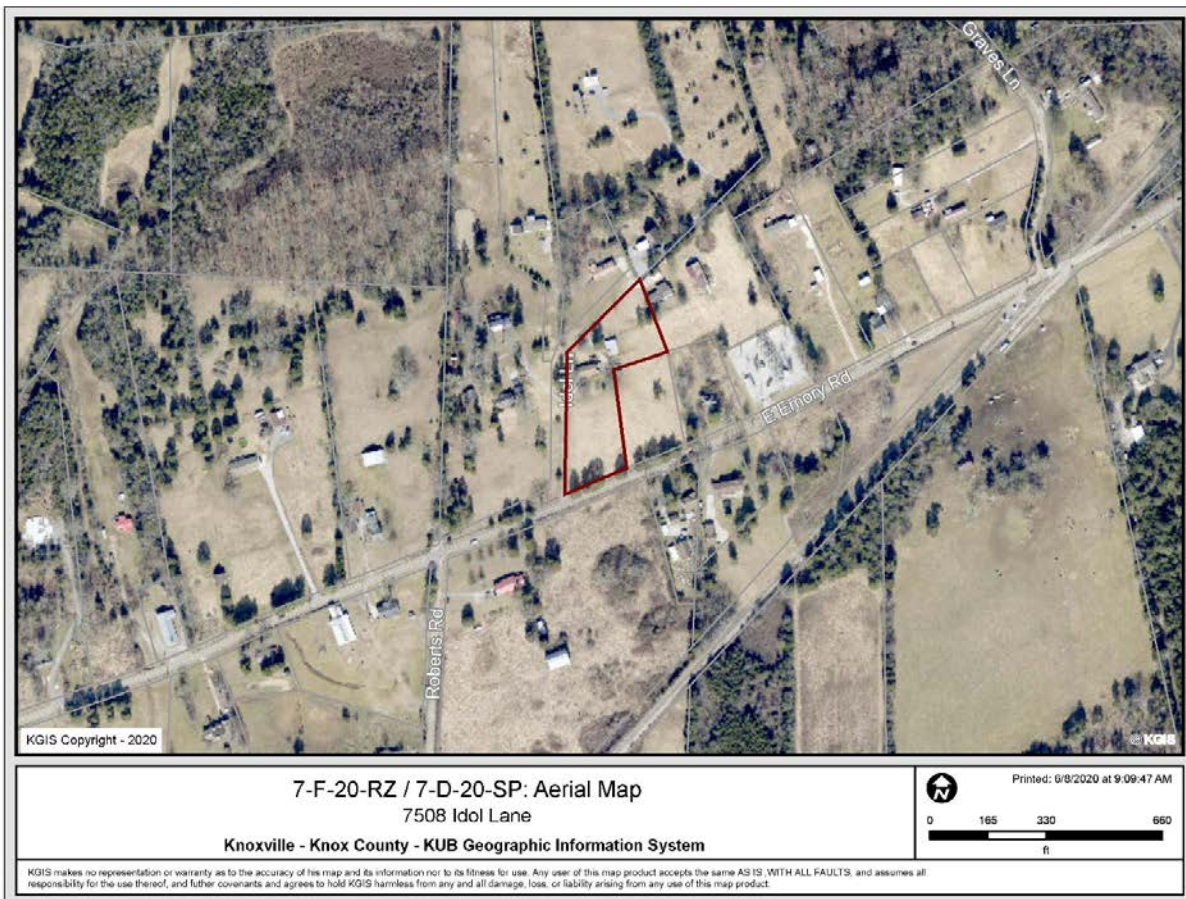
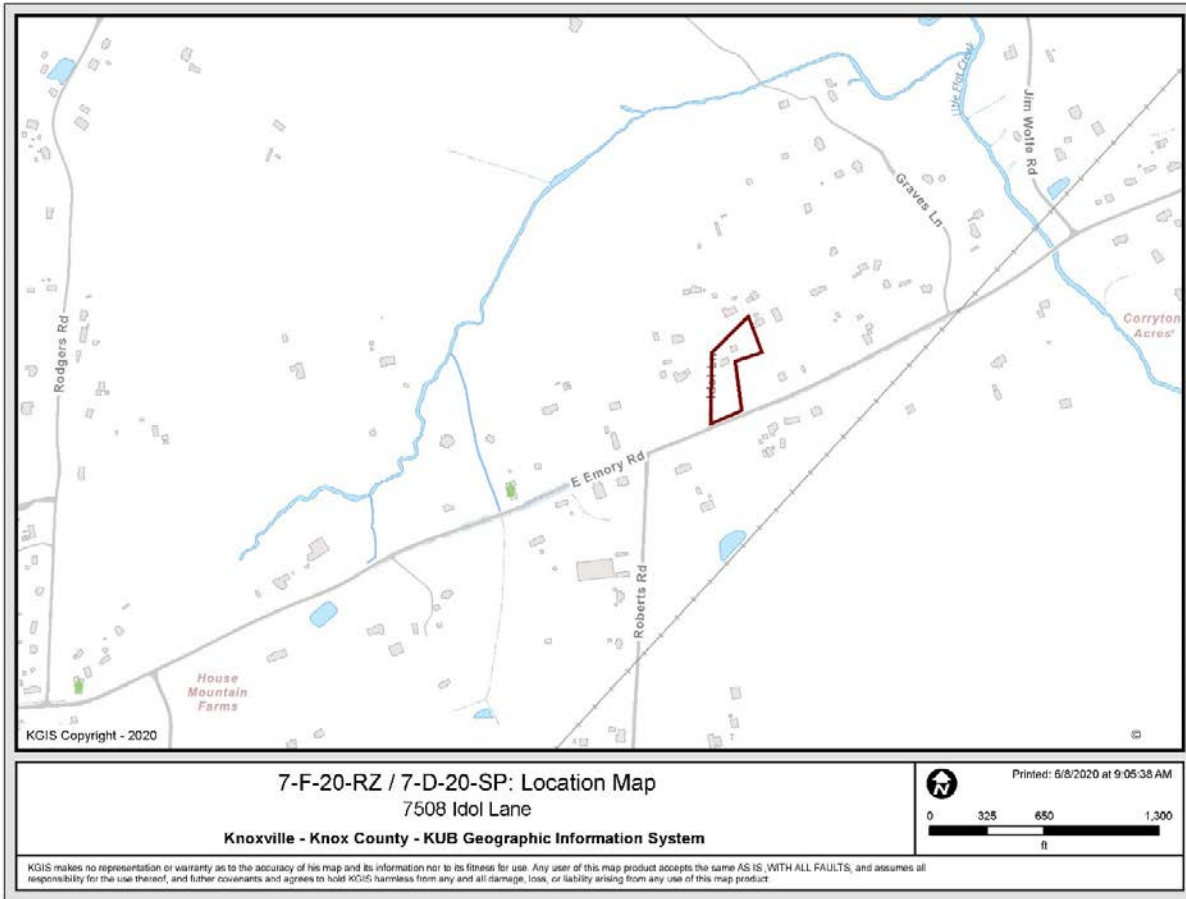


7-F-20-RZ / 7-D-20-SP
Exhibit A. Contextual Images

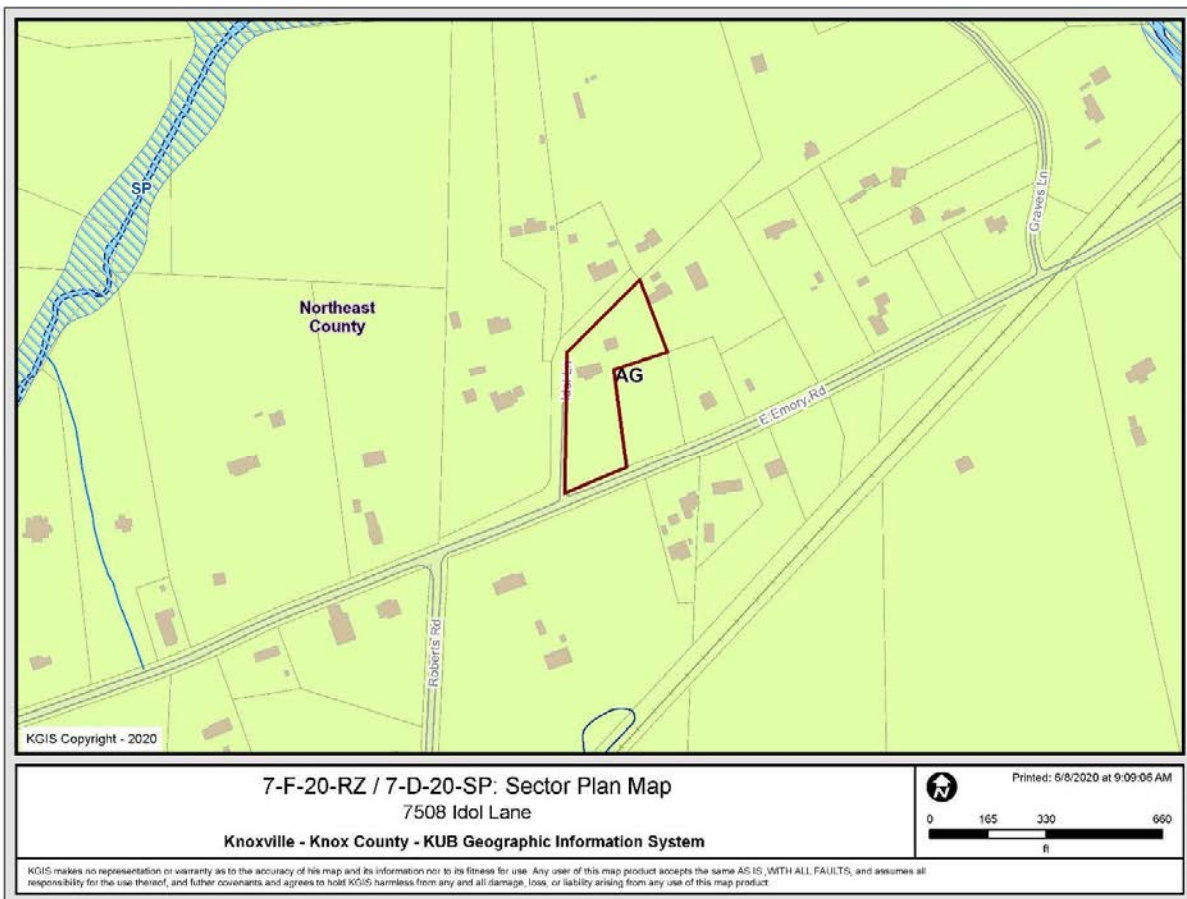
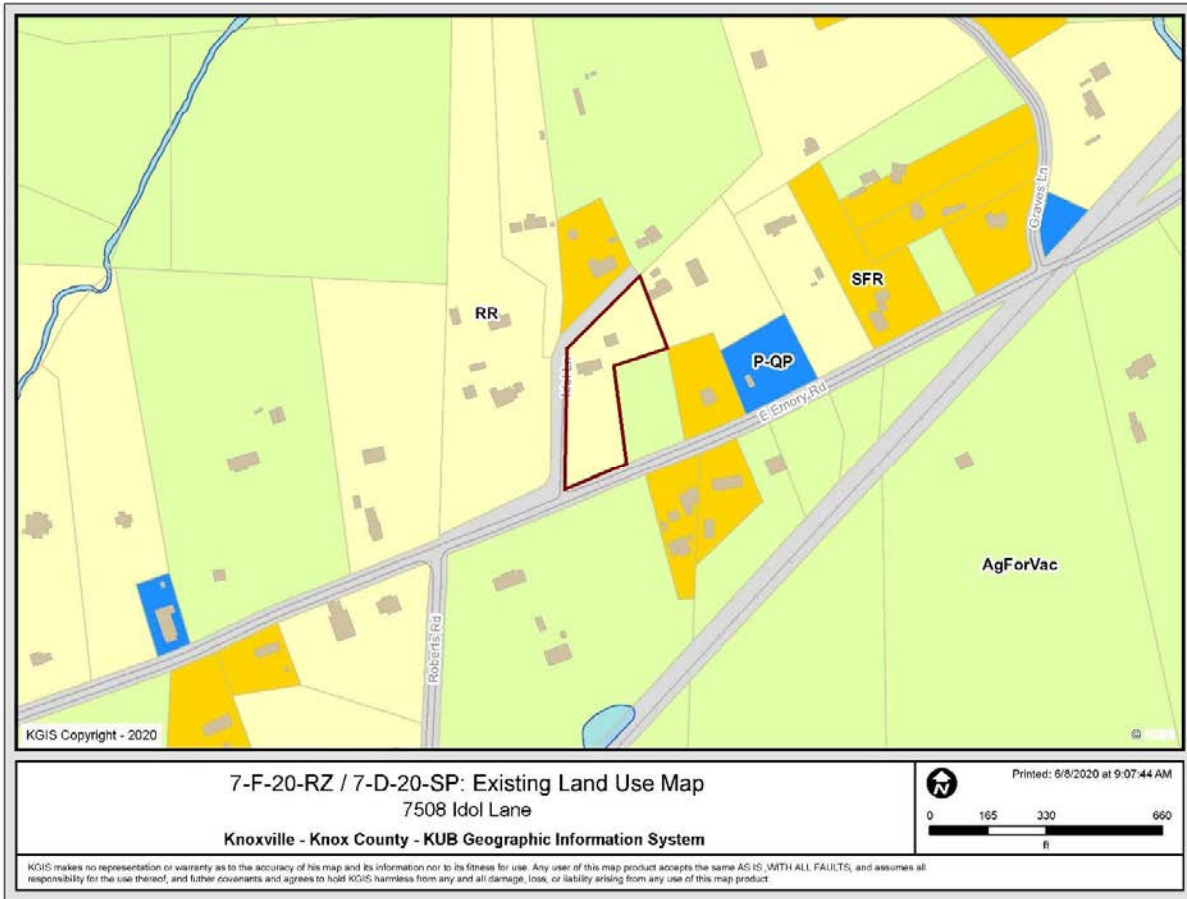
Garage housing vehicle repair business



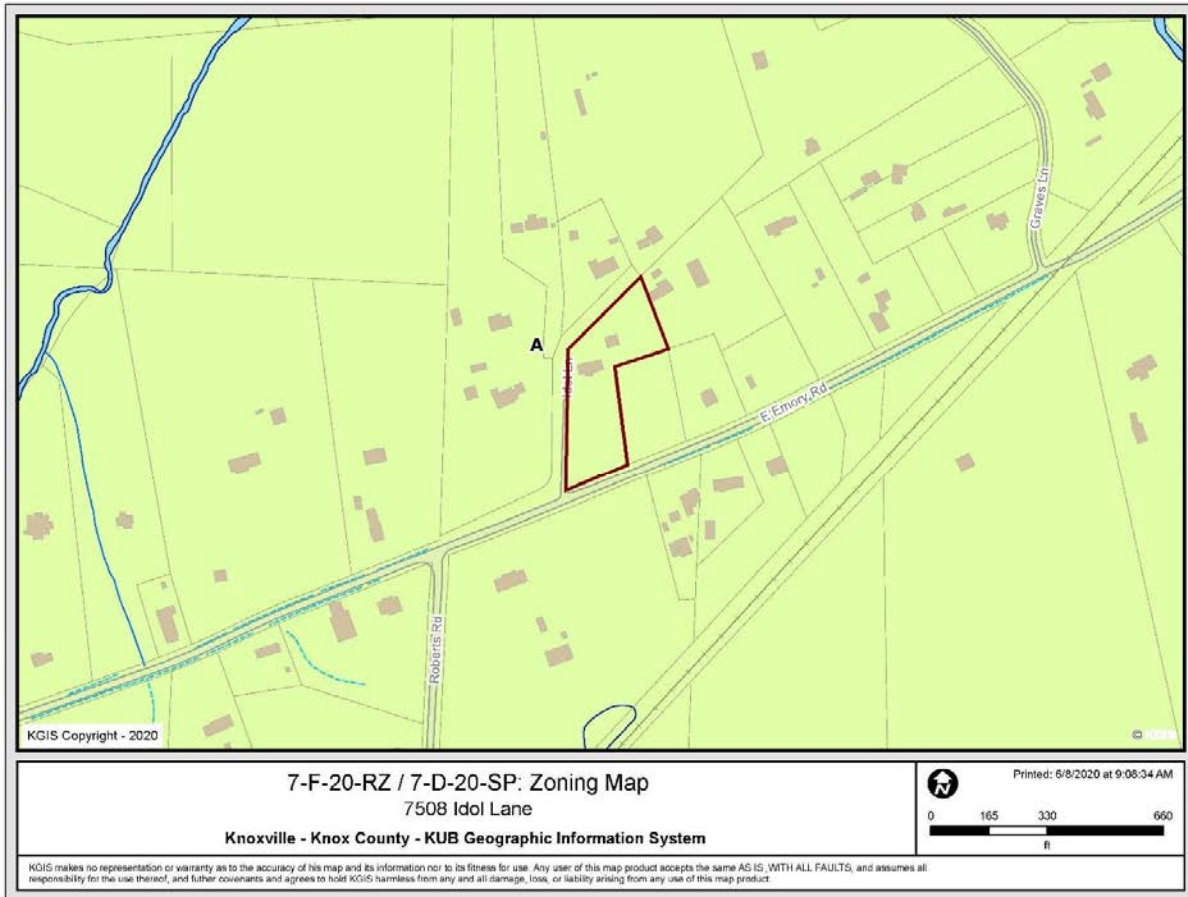
7-F-20-RZ / 7-D-20-SP
Exhibit A. Contextual Images



7-F-20-RZ / 7-D-20-SP
Exhibit A. Contextual Images



7-F-20-RZ / 7-D-20-SP
Exhibit A. Contextual Images



Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Rezoning

Travis Walker
Applicant Name

Owner
Affiliation

5-22-20
Date Filed

7-9-20
Meeting Date (if applicable)

7-F-20-RZ / 7-D-20-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

Travis Walker
Name

Company

7508 Idol LN
Address

Corryton
City

TN
State

37721
Zip

8656402097
Phone

patriotfootball@gmail.com
Email

CURRENT PROPERTY INFO

- Same -
Owner Name (if different)

Owner Address

Owner Phone

7508 Idol LN
Property Address

014 031
Parcel ID

N/S E Emory Rd, E/S Idol Ln
Emory Rd at Idol Ln
General Location

Northeast of Roberts Rd.
Tract Size

2.3

2.20 acres
approx

county commission 8
Jurisdiction (specify district above) ☐ City ☒ County

agricultural
Zoning District

Northeast county
Planning Sector

agricultural
Sector Plan Land Use Classification

Rural Area
Growth Policy Plan Designation

Rural Residential classification;
used as single family residence

Existing Land Use

y
Septic (Y/N)

None
Sewer Provider

Northeast Knox
Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements _____

ZONING

☒ Zoning Change: CA COMMERCIAL CA (General Business Zone)
Proposed Zoning

☐ Plan Amendment Change: _____
Proposed Plan Designation(s)

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 only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

0326 1000.00

FEE 2:

0526 600.00

FEE 3:

TOTAL:

\$1600.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Travis Walker
Applicant Signature

Travis Walker
Please Print

5-22-20
Date

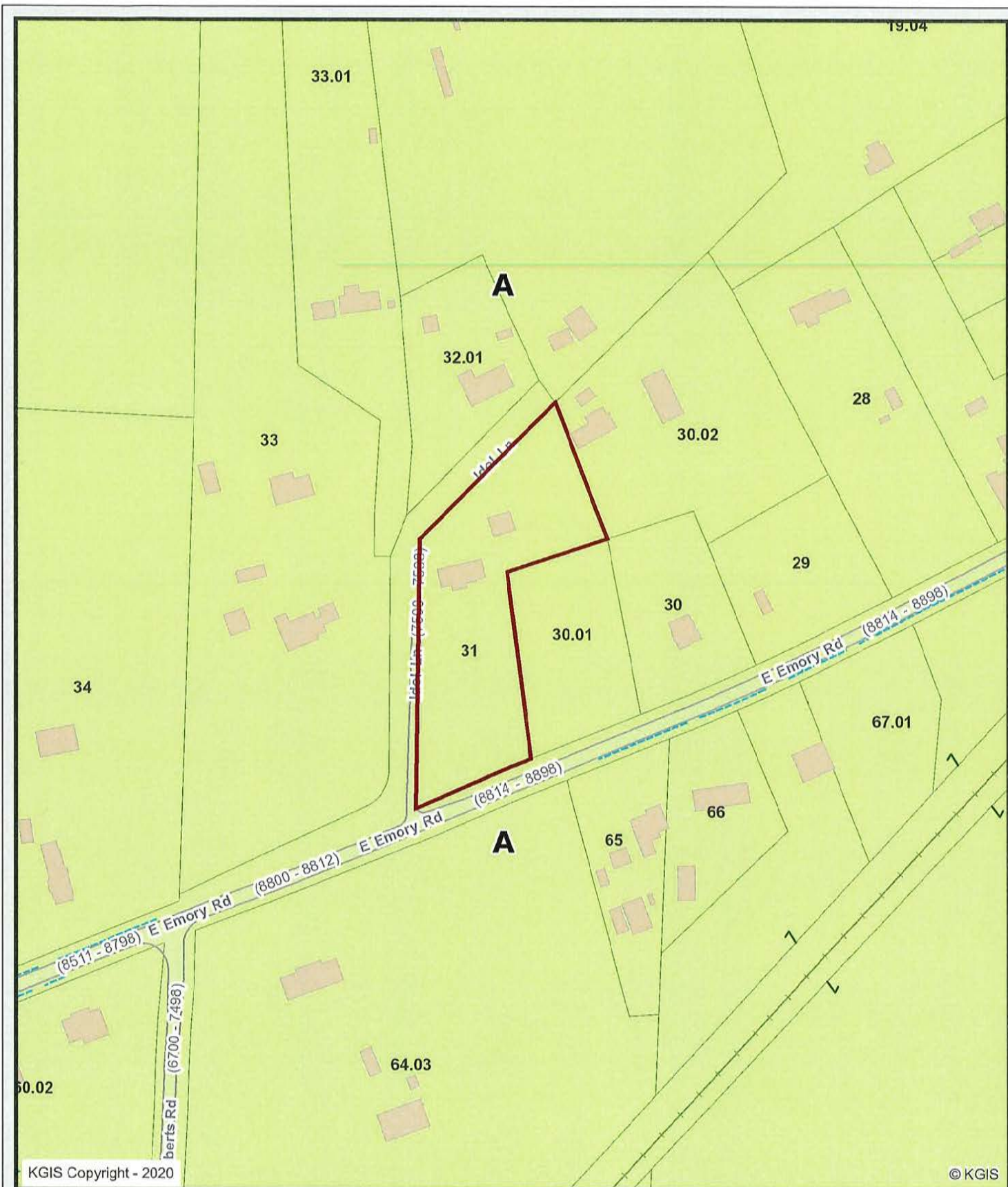
865-640-2097
Phone Number

PatriotFootballSL@gmail.com
Email

Michelle Portier
Staff Signature

Michelle Portier
Please Print

5/26/2020
Date

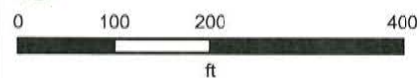


7508 Idol Ln.

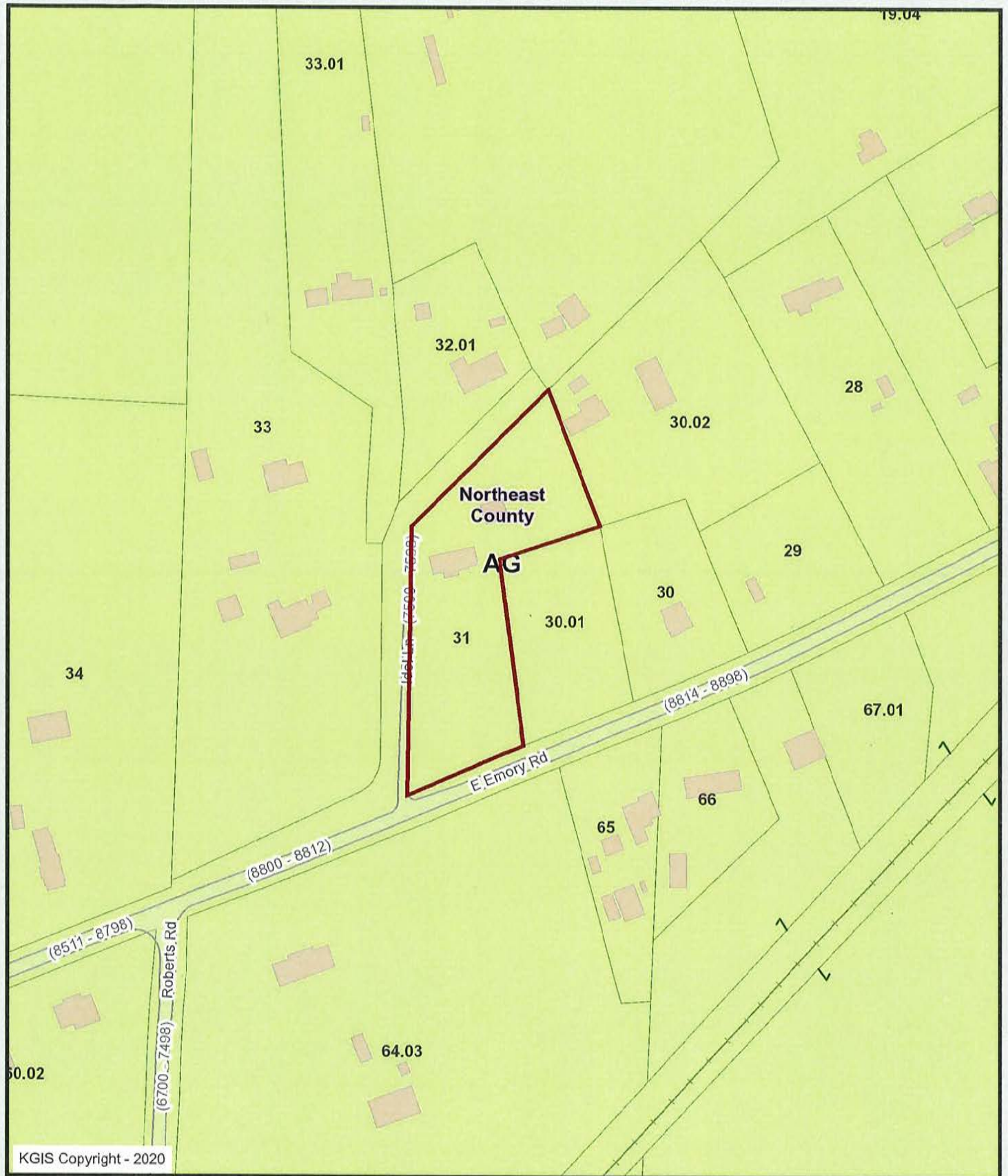
Knoxville - Knox County - KUB Geographic Information System



Printed: 5/26/2020 at 12:04:56 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

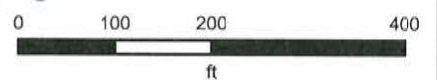


7508 Idol Ln.

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/26/2020 at 12:06:01 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.