



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 6-B-20-RZ **AGENDA ITEM #:** 12  
6-A-20-SP **AGENDA DATE:** 6/11/2020

▶ **APPLICANT:** PAMELA H. MATHEWS  
**OWNER(S):** Pam Mathews, Joyce Bolinger & Eddie Smith c/o

**TAX ID NUMBER:** 56 E C 010, 009 & 008 [View map on KGIS](#)

**JURISDICTION:** Commission District 7

**STREET ADDRESS:** 702, 704 & 706 W. Emory

▶ **LOCATION:** **South side of W. Emory Rd. at the intersection of Gill Rd, west of Granville Conner Rd.**

▶ **TRACT INFORMATION:** **1.42 acres.**

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via W. Emory Road, a TDOT owned, a 4-lane major arterial with a pavement width of 57 feet within a right-of-way width of 100 feet.

**UTILITIES:** Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

**WATERSHED:** Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) / A (Agricultural)**

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

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

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, the area is surrounded on 3 sides by CA zoning.

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Single family residential - RB (General Residential)  
South: Rural residential - CA (General Business)  
East: Single family residential - CA (General Business)  
West: Commercial - CA (General Business)

**NEIGHBORHOOD CONTEXT:** This area is largely a mix of single family residential and large, agricultural and rural residential lots. Some commercial and office exists in the area, and a significantly large land area on the south side of W Emory Road adjacent to the railroad tracks and Beaver Creek is zoned for CA (General Business).

**STAFF RECOMMENDATION:**

- ▶ **Adopt resolution #6-A-20-SP amending the North County Sector Plan to GC (General Commercial) because of changing conditions in the area warranting amendment of the land use plan per attached resolution, Exhibit A.**
  
- ▶ **Approve CA (General Business) because the remnant agricultural zoned parcels are surrounded by commercial zoning, and the request is consistent with the sector plan as amended.**

**COMMENTS:**

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The North County sector continues to see growth and development along the improved W Emory Road / Powell Drive area.
2. In 2015, the area surrounding these parcels was rezoned to CA (General Business).
3. The remaining A (Agricultural) zoned parcels with single family residential structures on them are now surrounded by commercial zoning.

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

1. W. Emory Road and Powell Drive have been recently improved to accommodate the anticipated growth and development in the North County sector.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. When the North County Sector Plan is comprehensively updated, this area would likely have been absorbed into the GC (General Commercial) designated area on the land use plan to reduce possible conflicts between future build out of the commercially zoned area and the single family residential homes.

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

1. The population of the North County Sector continues to grow, warranting reconsideration of the original plan proposal.
2. The rezoning of the surrounding area to commercial in 2015 warrants reconsideration of the original plan proposal for these three lots from LDR (Low Density Residential) to GC (General Commercial).

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:

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. In 2015, the area adjacent to these parcels was rezoned to CA (General Business), leaving the single family residential uses, surrounded by the potential for more intensive commercial development.
2. The improvements along W. Emory Road and the Powell Drive area make commercial development at this location more suitable.

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

1. CA zoning is intended to provide for general retail business and services but not for manufacturing or for processing materials.

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 amendment does not adversely affect any other part of the County.

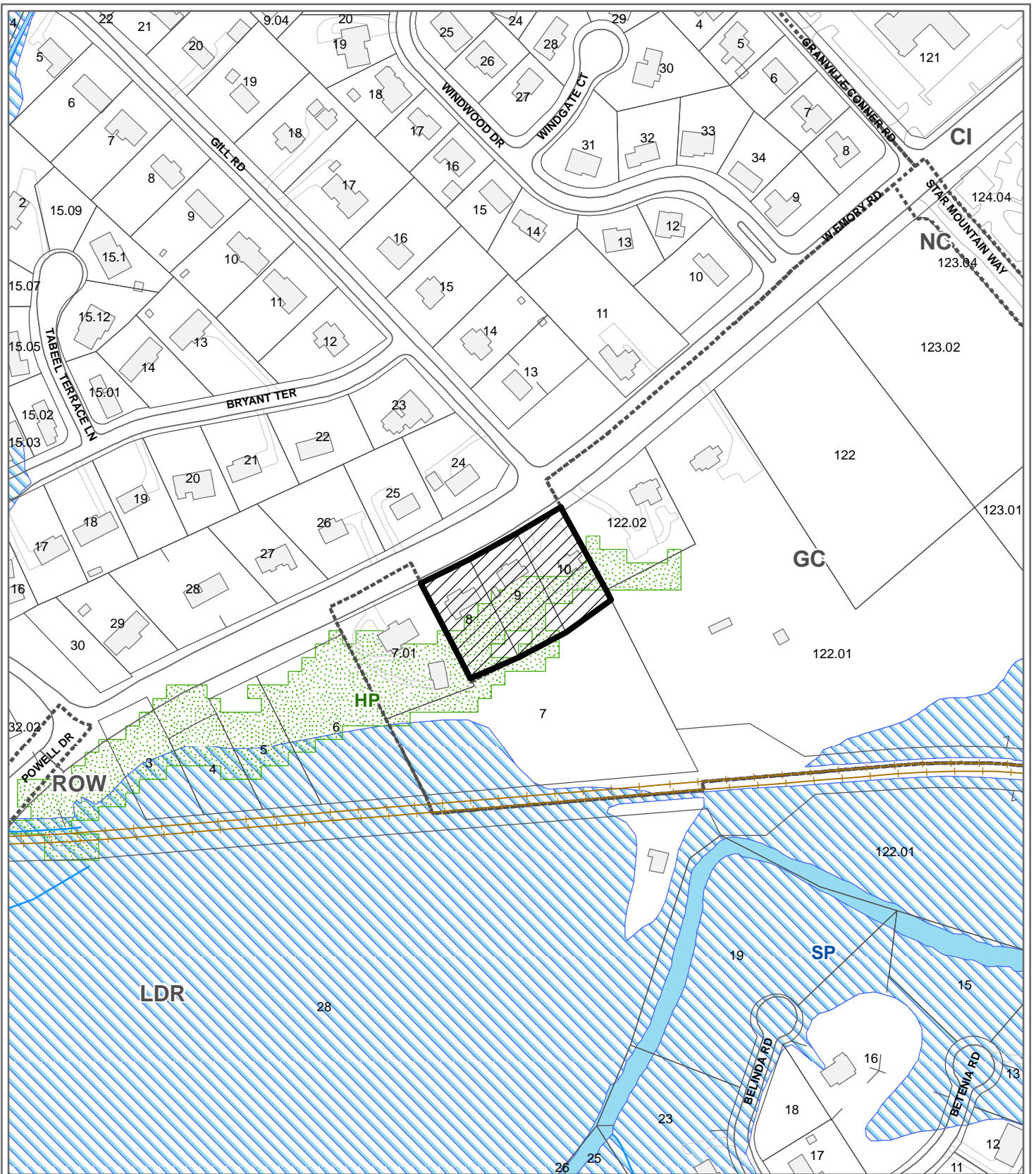
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the accompanying sector plan amendment to GC (General Commercial), the proposed amendment is consistent with and not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/27/2020. 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.



**6-A-20-SP / 6-B-20-RZ  
NORTH COUNTY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)  
To: GC (General Commercial)

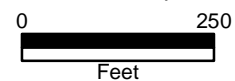


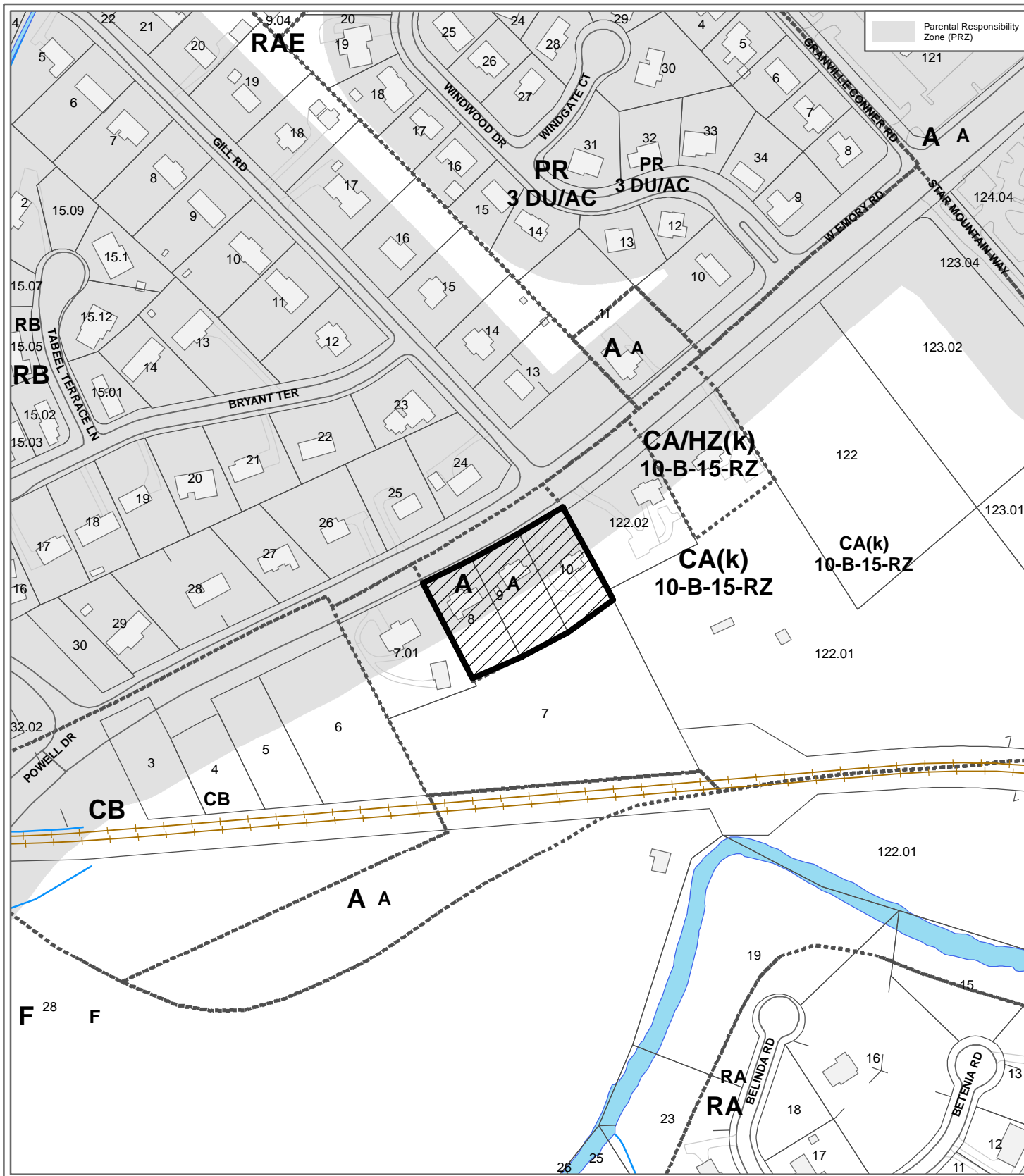
Petitioner: Mathews, Pamela H.

Map No: 56

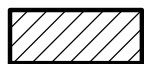
Jurisdiction: County

Original Print Date: 5/18/2020      Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





**6-B-20-RZ  
REZONING**



From: A (Agricultural)  
To: CA (General Business)

Petitioner: Mathews, Pamela H.

Map No: 56  
Jurisdiction: County



Original Print Date: 5/18/2020 Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTH COUNTY SECTOR PLAN**

*WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

*WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North County Sector Plan, consistent with the requirements of the General Plan; and*

*WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, Pamela H. Matthews has submitted an application to amend the Sector Plan from Agricultural to General Commercial, property described in the application; and*

*WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the North County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

*WHEREAS, the Planning Commission, at its regularly scheduled public hearing on June 11, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the North County Sector Plan, with its accompanying staff report and map, file #6-A-20-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

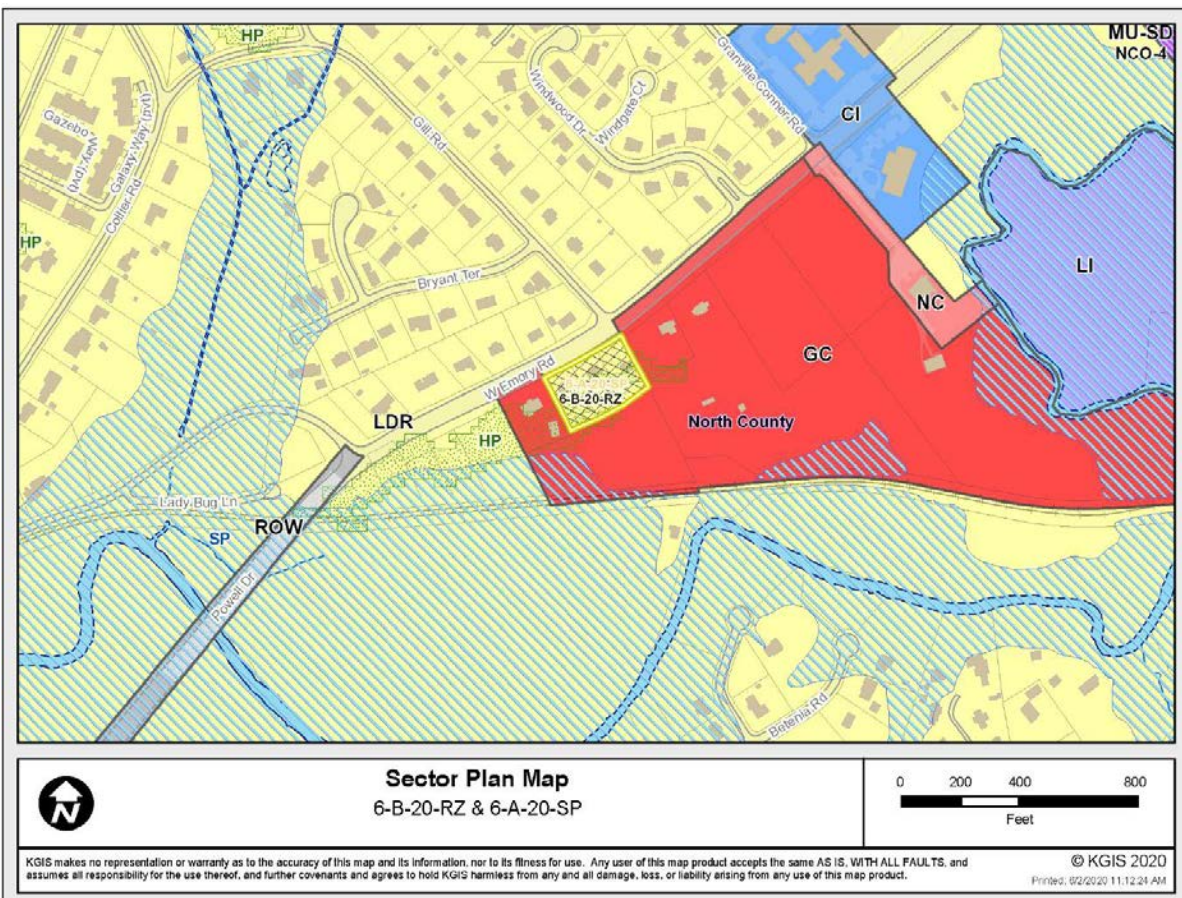
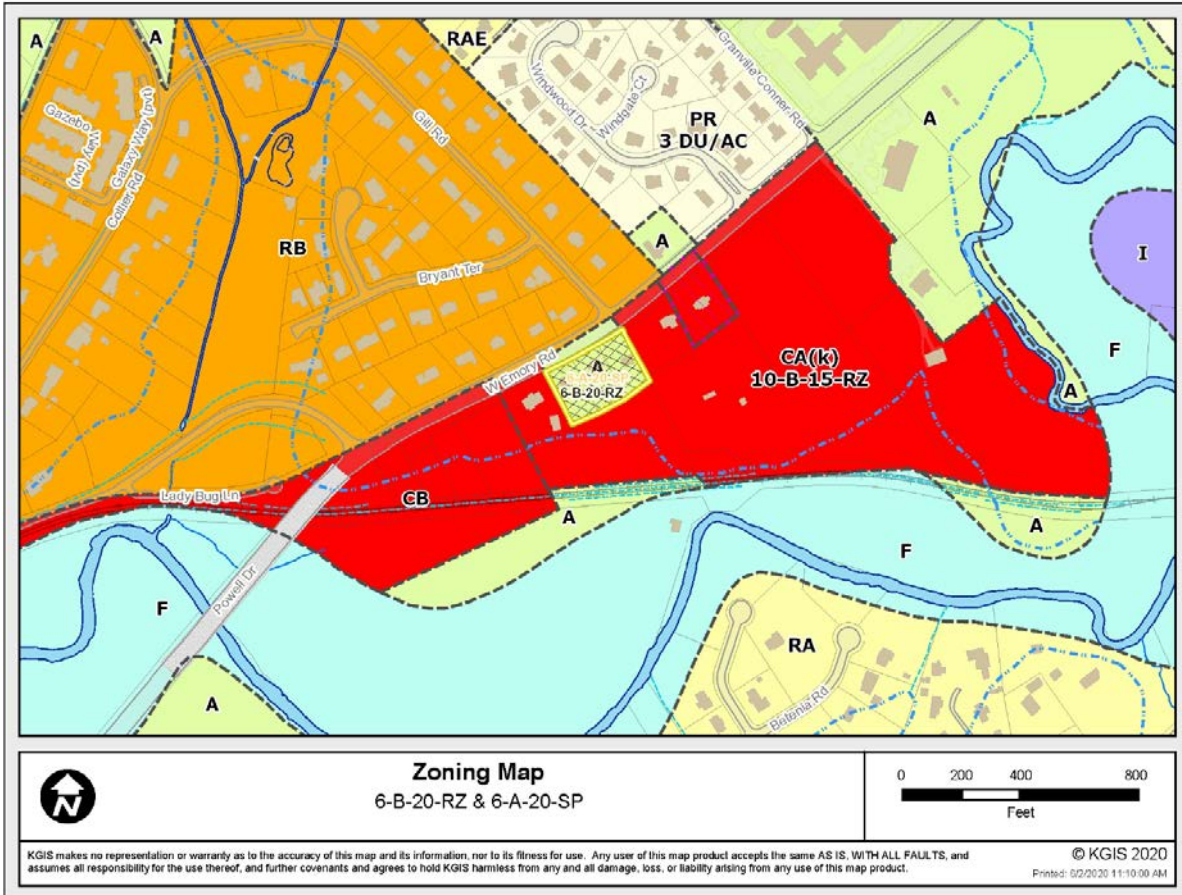
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Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

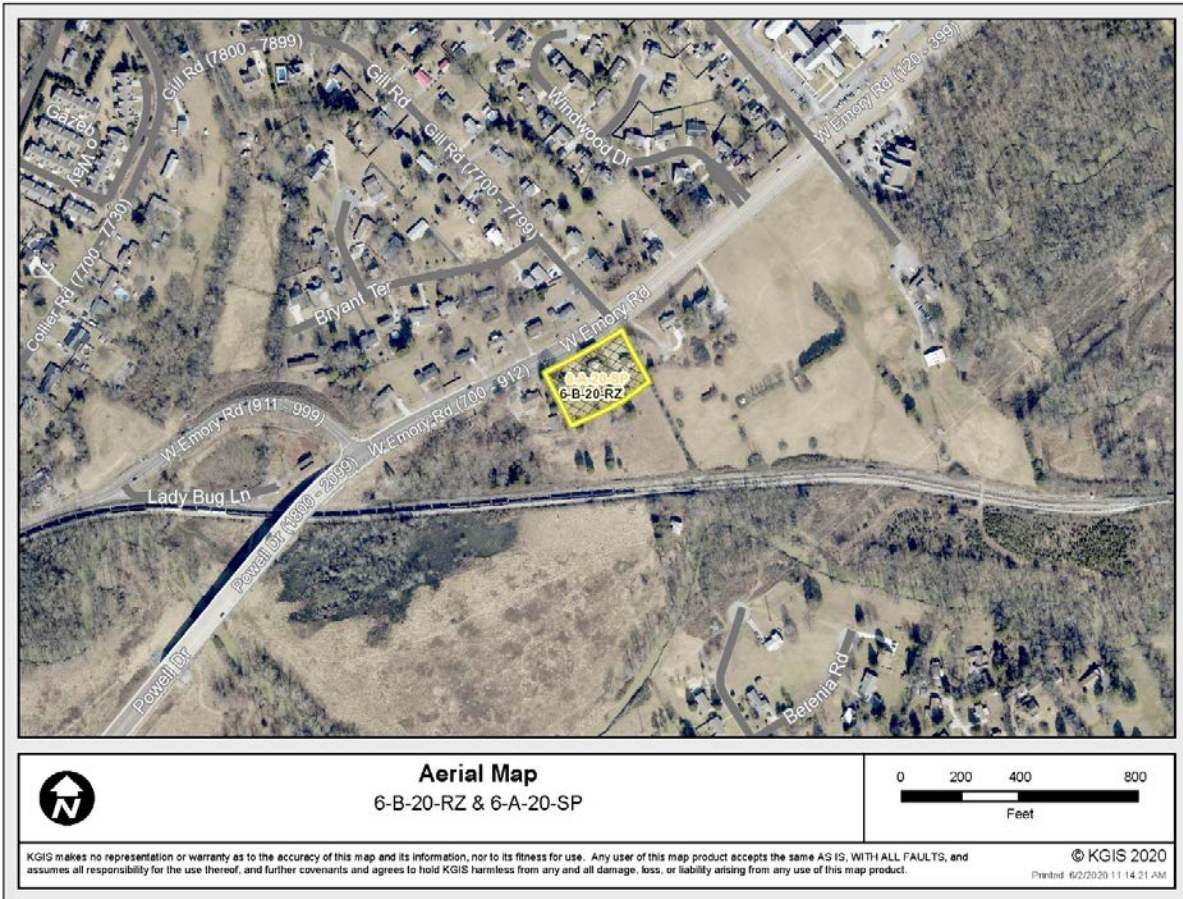
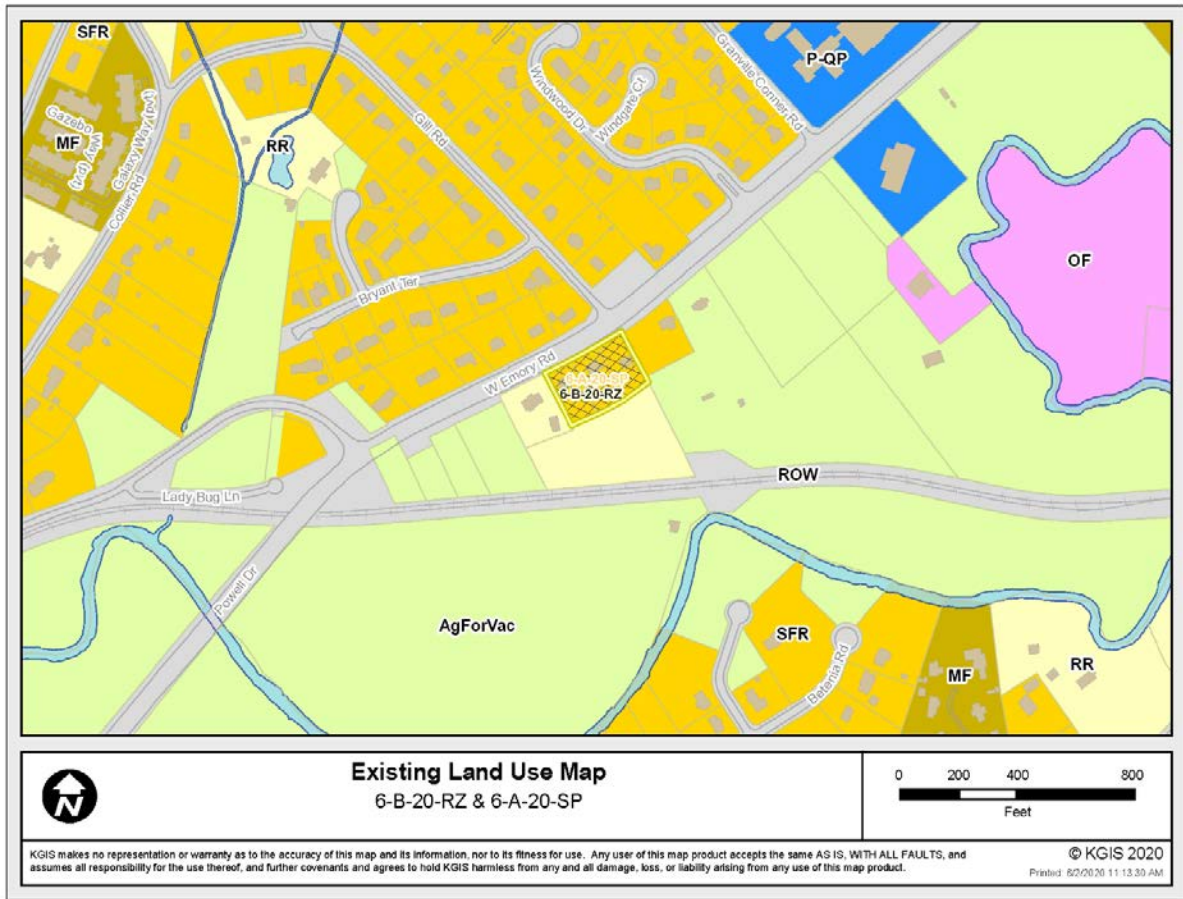


6-B-20-RZ and 6-A-20-SP: Exhibit B – Contextual Images





6-B-20-RZ and 6-A-20-SP: Exhibit B – Contextual Images







# DEVELOPMENT REQUEST

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Pamela H Mathews

Owner

Applicant Name

Affiliation

4-24-2020

6-11-2020

6-B-20-RZ

Date Filed

Meeting Date (if applicable)

File Numbers(s)

6-A-20-SP

## 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

Pam Mathews

Name

Company

702 W Emory RD

Powell

TN

37849

Address

City

State

Zip

423-253-2401/865-938-1243

pamelahallmathews@yahoo.com

Phone

Email

## CURRENT PROPERTY INFO

Pam Mathews, Joyce Bolinger, Eddie Smith 702, 704, 706 W Emory RD

423-253-2401

Owner Name (if different)

Owner Address

Owner Phone

702, 704, 706 W Emory RD

056EC010, 056EC009, 056EC008

Property Address

Parcel ID

W Emory RD intersection w Gill RD

1.42 acres

General Location

Tract Size

7th District

AG

Jurisdiction (specify district above)

- City
- County

Zoning District

North County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Residential

N

Hallsdale Powell

Hallsdale Powell

Existing Land Use

Septic (Y/N)

Sewer Provider

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  
Proposed Zoning \_\_\_\_\_

Plan Amendment Change: GC  
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

<b>FEE 1:</b>		<b>TOTAL:</b>  \$1,600.00
RZ	1,000.00	
<b>FEE 2:</b>		
PA	600.00	
<b>FEE 3:</b>		

## AUTHORIZATION

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

**Pam Mathews** Digitally signed by Pam Mathews  
Date: 2020.04.24 14:06:09 -04'00'    Pam H Mathews    4-24-2020

Applicant Signature    Please Print    Date

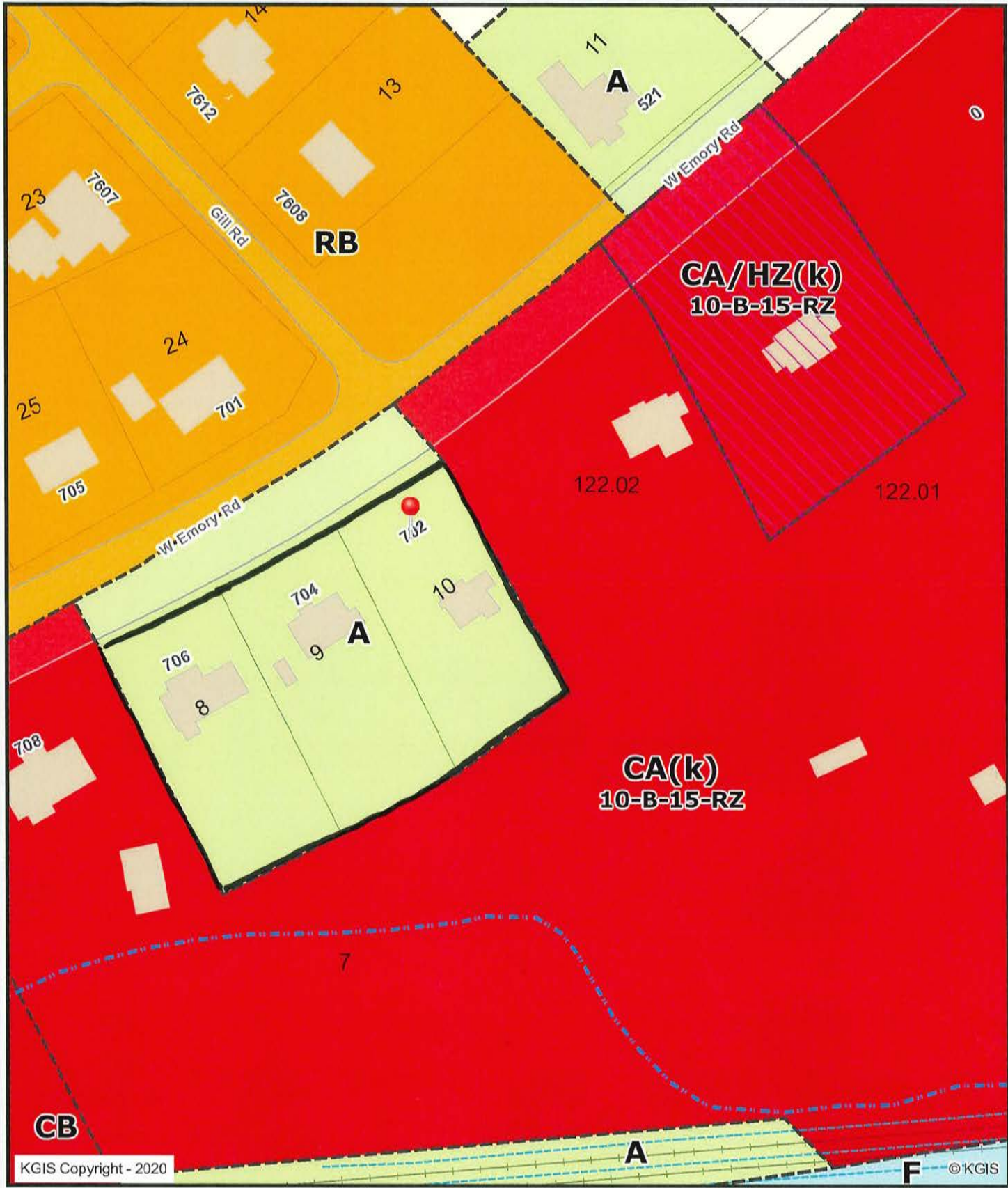
865-938-1243    pamelahallmathews@yahoo.com

Phone Number    Email

**Elizabeth Albertson** Digitally signed by Elizabeth Albertson  
DN: cn=Elizabeth Albertson, o.ou,  
email=liz.albertson@knoxplanning.org, c=US  
Date: 2020.04.24 14:19:16 -04'00'    Elizabeth Albertson    4/24/2020

Staff Signature    Please Print    Date



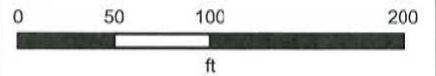


702, 704, & 706 W. Emory Rd.

Knoxville - Knox County - KUB Geographic Information System

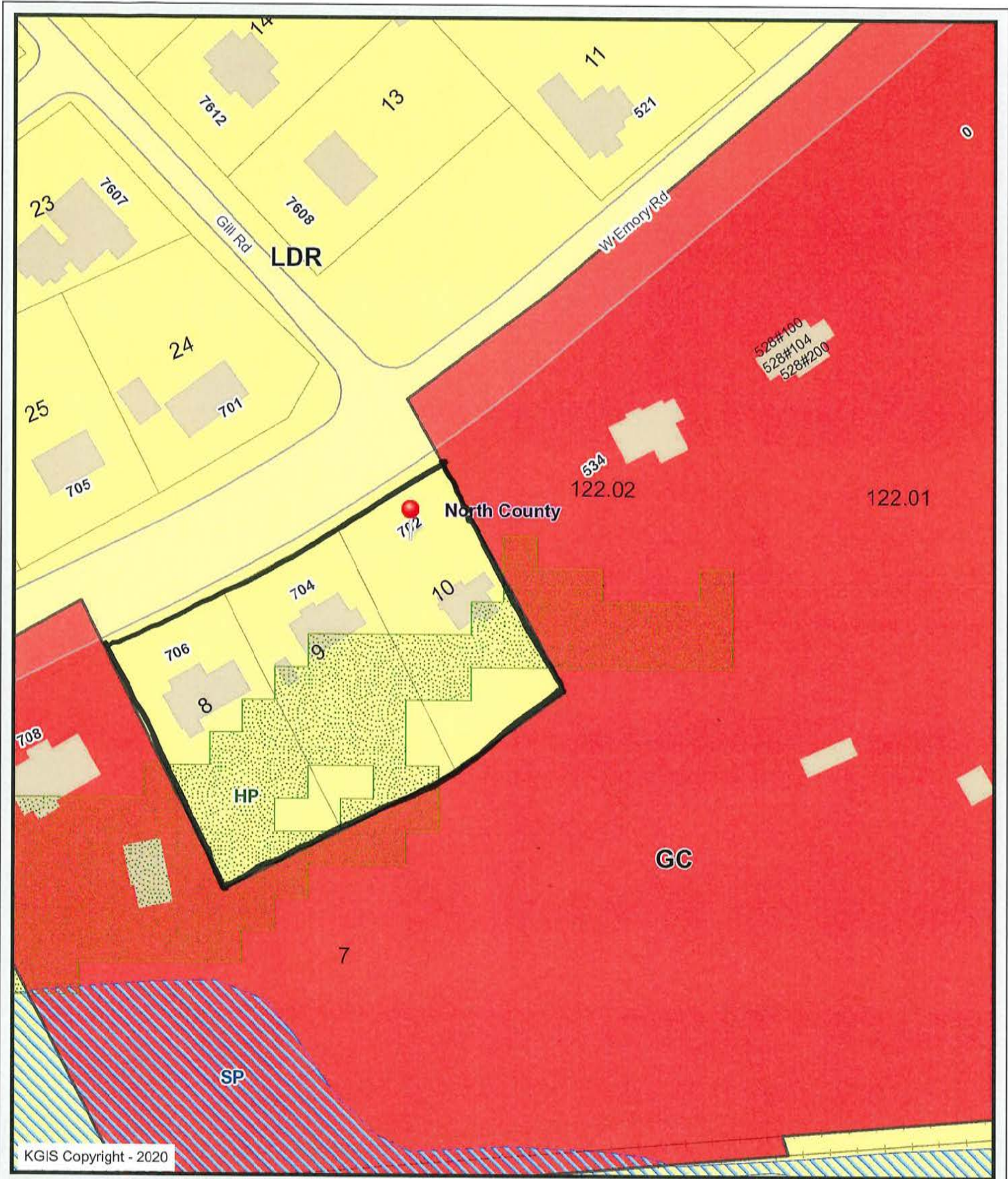


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