



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-B-20-RZ
10-B-20-SP

AGENDA ITEM #: 11
AGENDA DATE: 10/8/2020

► **APPLICANT:** E. LUKE GREENE
OWNER(S): Rita Greene Grindstaff

TAX ID NUMBER: 42 19575 [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 1308 Saylor's Ford Rd.

► **LOCATION:** North side of Saylor's Ford Road, southeast of Fish Trap Lane

► **TRACT INFORMATION:** 1 acre

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Saylor's Ford Road is a local road with a 14-ft pavement width inside a 50-ft right-of-way. The road does get narrower than 14 feet in some places.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

► **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I (Industrial)

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

► **EXISTING LAND USE:** Vacant land

► **EXTENSION OF PLAN DESIGNATION/ZONING:** None of the parcels are designated Agricultural; there is A (Agricultural) zoning is across the street to the southwest.

HISTORY OF ZONING REQUESTS: None noted for this property

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Agricultural/forestry/vacant - LI (Light Industrial) - I (Industrial) zone

South: Agricultural/forestry/vacant - LDR (Low Density Residential) - A (Agricultural) zone

East: Agricultural/forestry/vacant - LDR (Low Density Residential) and I (Industrial) - I (Industrial) zone

West: Agricultural/forestry/vacant - LI (Light Industrial) - I (Industrial) zone

NEIGHBORHOOD CONTEXT: This area is very rural with wide open spaces and a scattering of barns. There are several large, vacant lots adjacent to this lot. The Holston River wraps around this area to the south and east.

STAFF RECOMMENDATION:

- ▶ **Approve the AG (Agricultural) designation since it is consistent with surrounding development and is more aligned with the trend in development in this area than the existing industrial land use.**
- ▶ **Approve A (Agricultural) zoning because it is consistent with the surrounding area and would allow uses more compatible with the trend in development.**

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. 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. This parcel and the parcels to the north are designated Industrial in the Northeast County Sector Plan map. However, the industrial land use and zoning abuts residential uses, and the two are not compatible. This area should be investigated further during the Northeast County Sector Plan update.
2. The parcel to the north that runs along the railroad right-of-way is shown as industrial land use on the existing land use map, but the parcel is vacant and should be shown as agricultural/forestry/vacant.

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

1. This area has been transitioning from vacant land to single-family residential dwellings and neighborhoods since the 1980s. A group of residential neighborhoods were created on parcels south of Mascot Road in the 1980s, and two more large parcels recently transitioned to residential zoning and/or neighborhoods (2017 and 2020). The existing surrounding industrial use designation is not compatible with single family residential development. As previously stated, this area should be investigated further during the Northeast County Sector Plan update.

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 have been no significant changes in this area that would prompt a rezoning. However, the requested A zoning would allow development consistent with the existing surrounding development, which consists of large-lot single family dwellings that are zoned A (Agricultural) and small-lot, single family residential dwellings zoned RA (Low Density Residential).

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

1. The A (Agricultural) zone is intended to provide for a wide range of agricultural and related uses as well as

residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

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 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 area is largely rural in character and many surrounding properties are zoned Agricultural. The property is 1 acre in size, which is consistent with A zone requirements for single family development.

2. This addition of more A (Agricultural) zoned acreage should not have any adverse effects on any other parts of the county.

3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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:

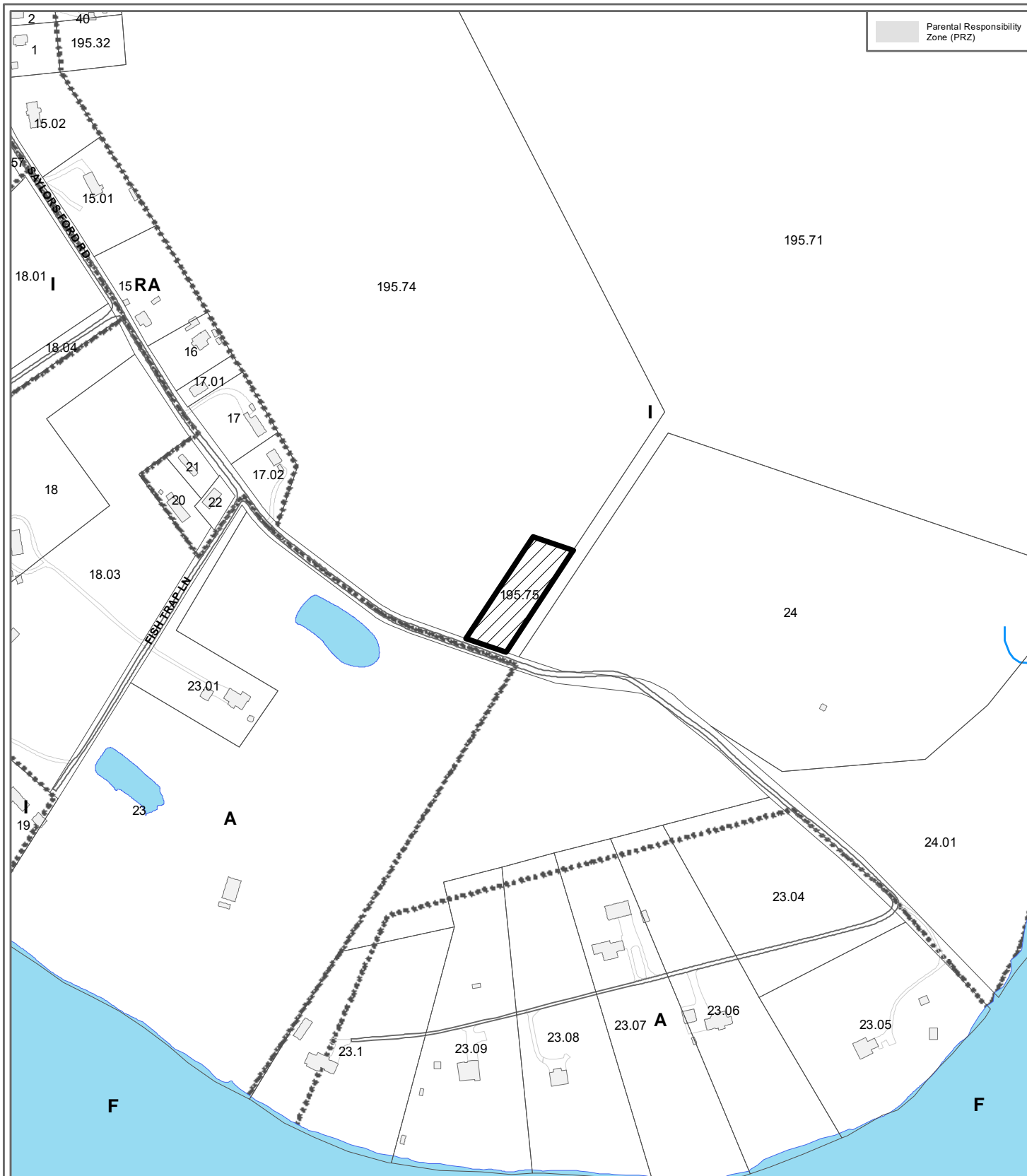
1. The existing Industrial zoning is in conformance with the Northeast County Sector Plan's LI (Light Industrial) designation. However, the industrial land use and zoning abuts residential uses, and the two are not compatible. This area should be investigated further during the Northeast County Sector Plan update.

2. This rezoning is not conflict with the General Plan, the Growth Plan, or any other 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 11/16/2020. 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.



10-B-20-RZ REZONING



From: I (Industrial)

To: A (Agricultural)

Original Print Date: 9/1/2020
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Greene, E. Luke

Map No: 42

Jurisdiction: County



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHEAST 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 Northeast 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, E. Luke Greene has submitted an application to amend the Sector Plan from Light Industrial to Agricultural, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the Northeast 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 October 8, 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 Northeast County Sector Plan, with its accompanying staff report and map, file #10-B-20-SP.

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

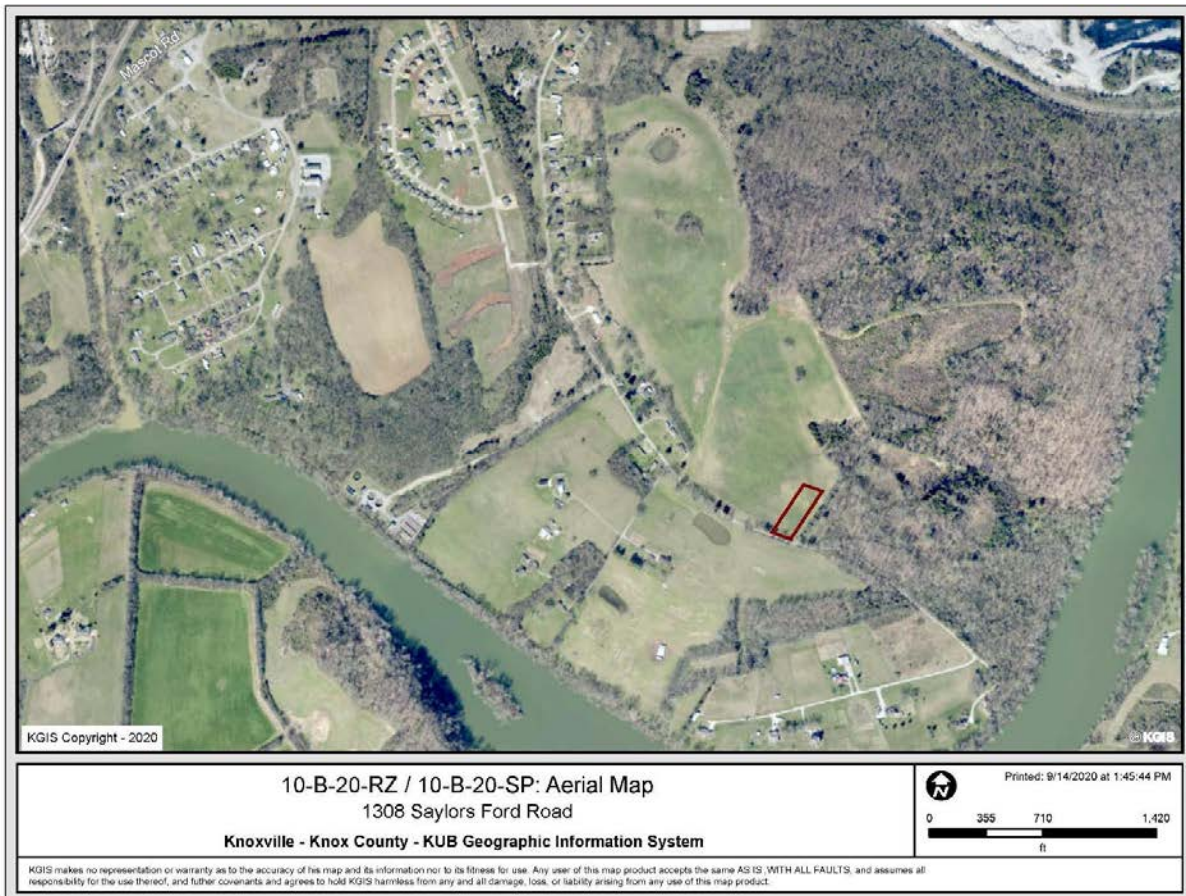
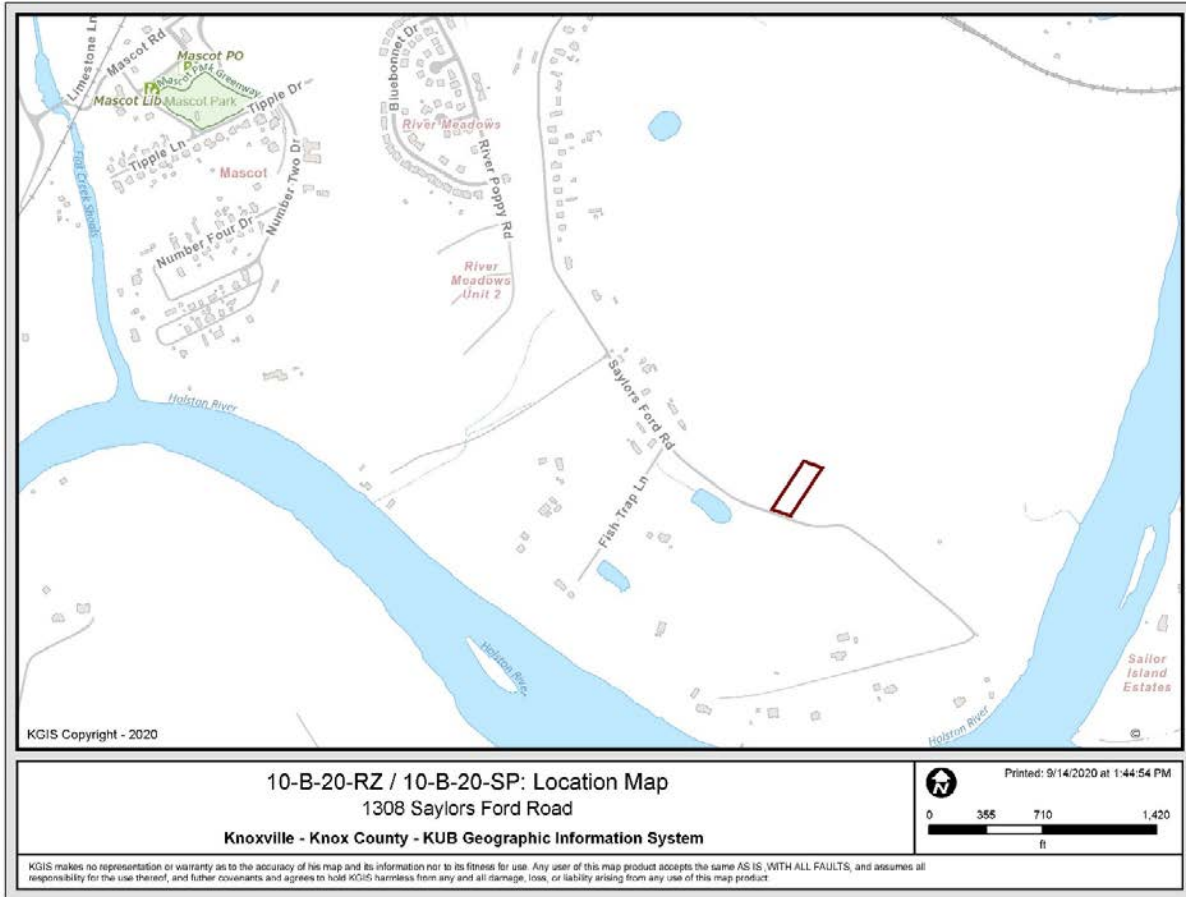
SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

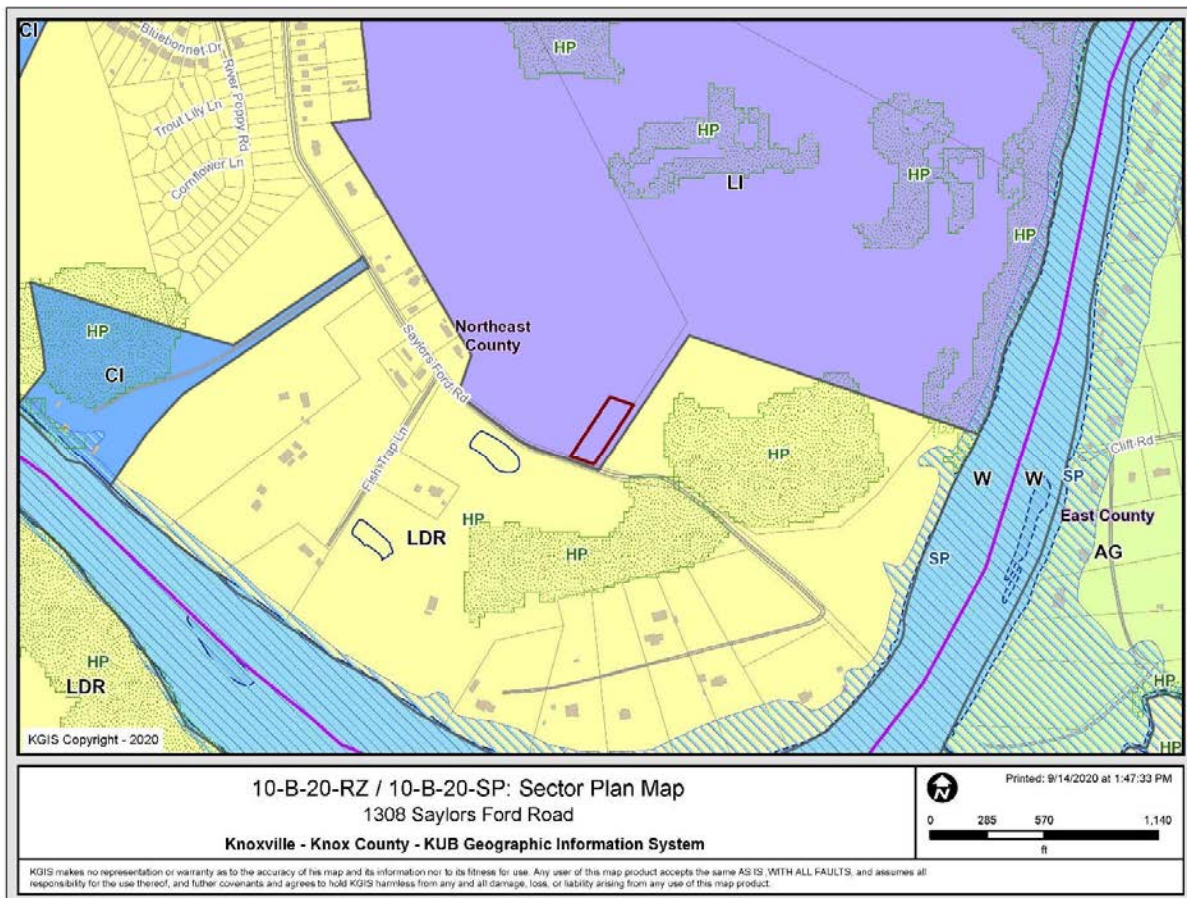
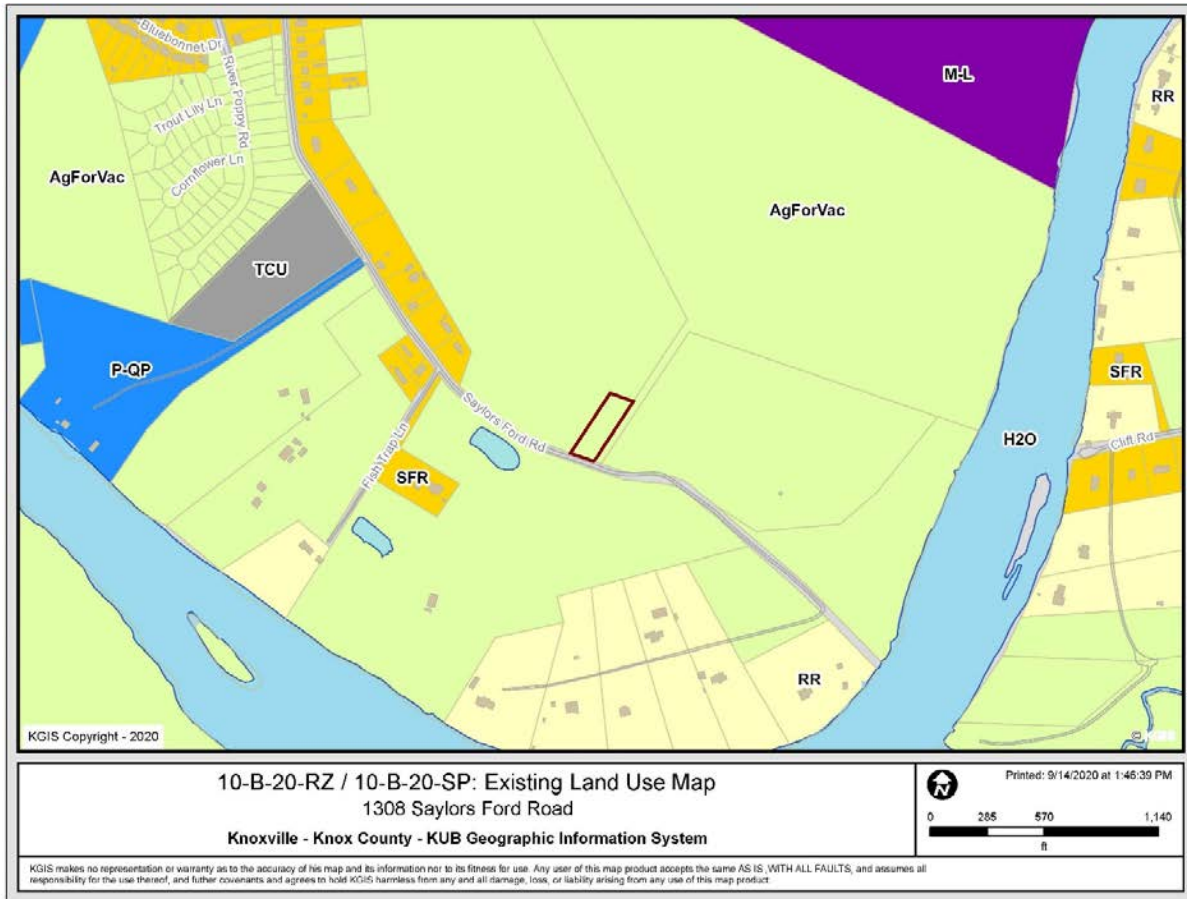
Chairman

Secretary

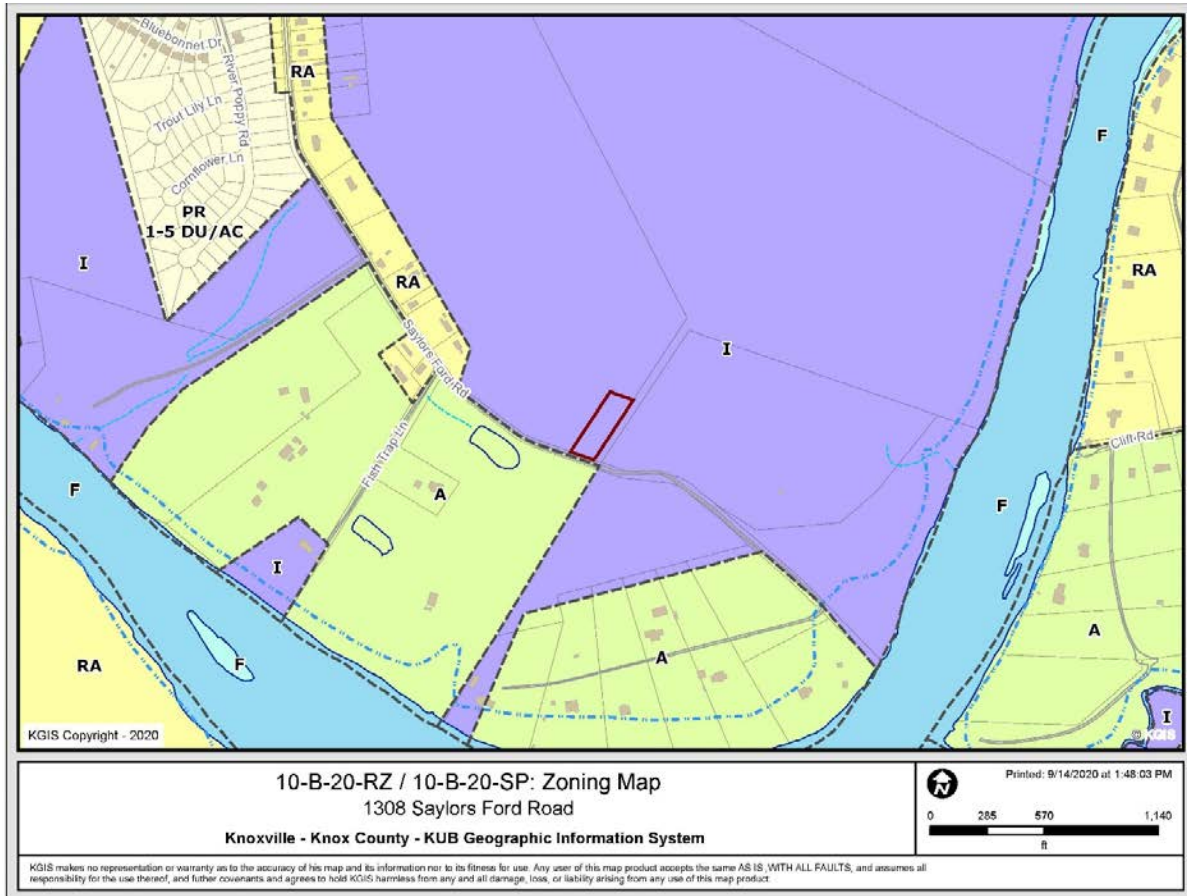
10-B-20-RZ / 10-B-20-SP
EXHIBIT A. Contextual Images



10-B-20-RZ / 10-B-20-SP
EXHIBIT A. Contextual Images



10-B-20-RZ / 10-B-20-SP
EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Rezoning

E. Luke Greene

Applicant Name

Affiliation

8/14/2020

Date Filed

10/8/2020

Meeting Date (if applicable)

10-B-20-SP/10-B-20-RZ

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

E. Luke Greene

Name

RCRS, LLC

Company

4807 Douglas Dam Rd

Address

Strawberry Plains, TN

City

State

37871

Zip

865.933.5902

Phone

865.755.3268

Email cell

CURRENT PROPERTY INFO

Erica Greene Grindstaff

Owner Name (if different)

4739 Solomon Dr.
~~1308 Saylor's Ford Rd~~

Owner Address

(865)
803.6794

Owner Phone

1308 Saylor's Ford Rd

Property Address

042 19575

Parcel ID

N/5 Saylor's Ford Rd, NW 1/4 of Fish Trap Ln 1 acre

General Location

Tract Size

County Comm. Dist. B

Jurisdiction (Specify district above)

☐ City ☒ County

Zoning District

1 (Industrial)

Northeast

Planning Sector

L (Light Industrial)

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

Ag/Forestry/Recreation

Existing Land Use

Y

Septic (Y/N)

KVB

Sewer Provider

Northeast Knox

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>Ag (Agricultural)</u> Proposed Zoning		
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>Ag (Agricultural)</u> Proposed Plan Designation(s)		
	<input checked="" type="checkbox"/> Property Use (specify) <u>Residential</u>	Proposed Density (units/acre)	Previous Rezoning Requests
	<input type="checkbox"/> Other (specify): _____		

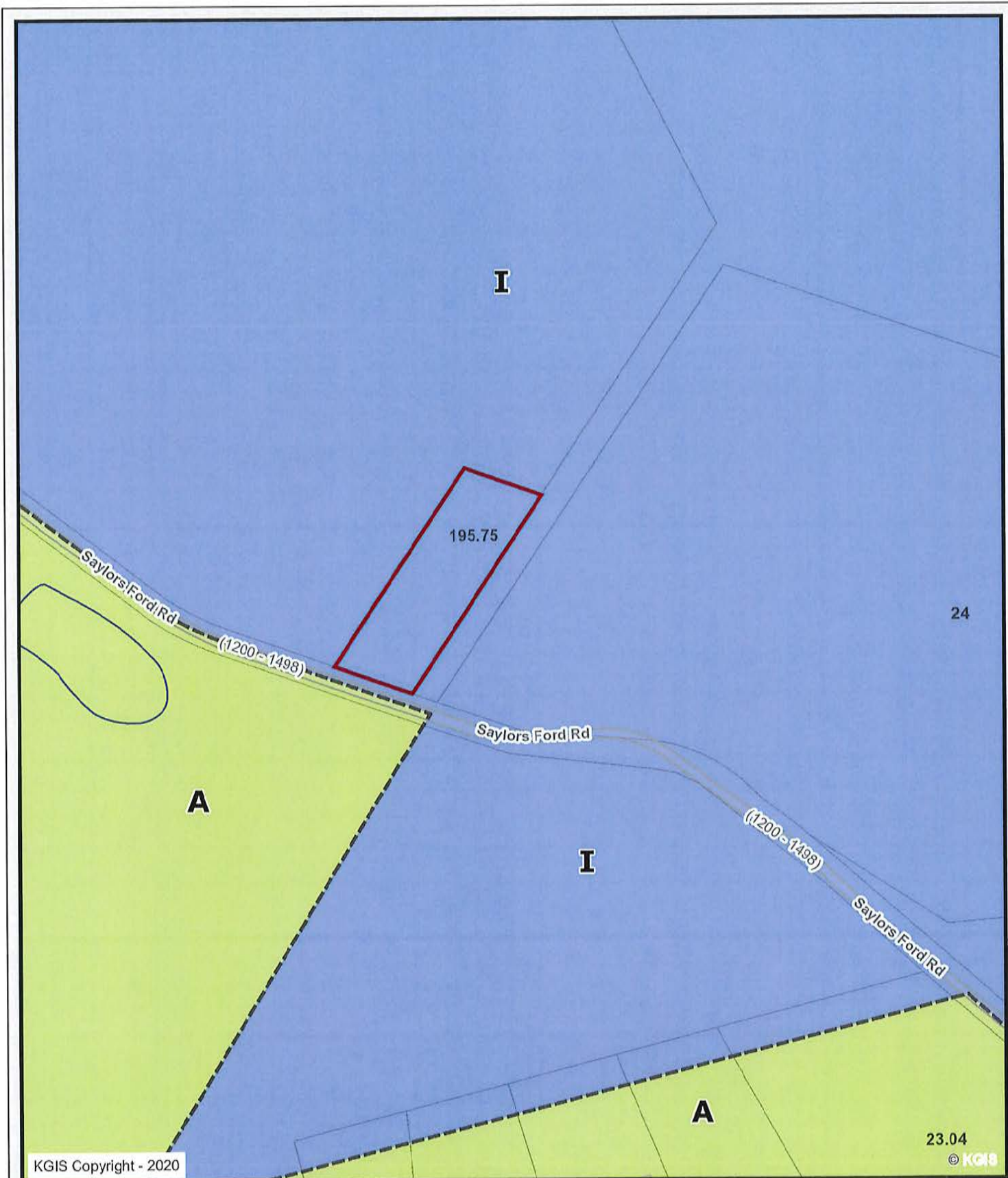
STAFF USE ONLY	PLAT TYPE		FEE 1:		TOTAL: <u>\$1200.00</u>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<u>RZ</u>		<u>\$600.00</u>	
	ATTACHMENTS		FEE 2:		
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request			<u>\$600.00</u>	
	ADDITIONAL REQUIREMENTS	<u>SP</u>	FEE 3:		
	<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				

AUTHORIZATION

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

E. Luke Greene E. LUKE GREENE Aug 14, 2020
 Applicant Signature Please Print Date

Phone Number _____ Email _____
Ely Albertson ELIZABETH ALBERTSON 8/14/2020
 Staff Signature Please Print Date



10-B-20-RZ / 10-B-20-SP

Rezoning

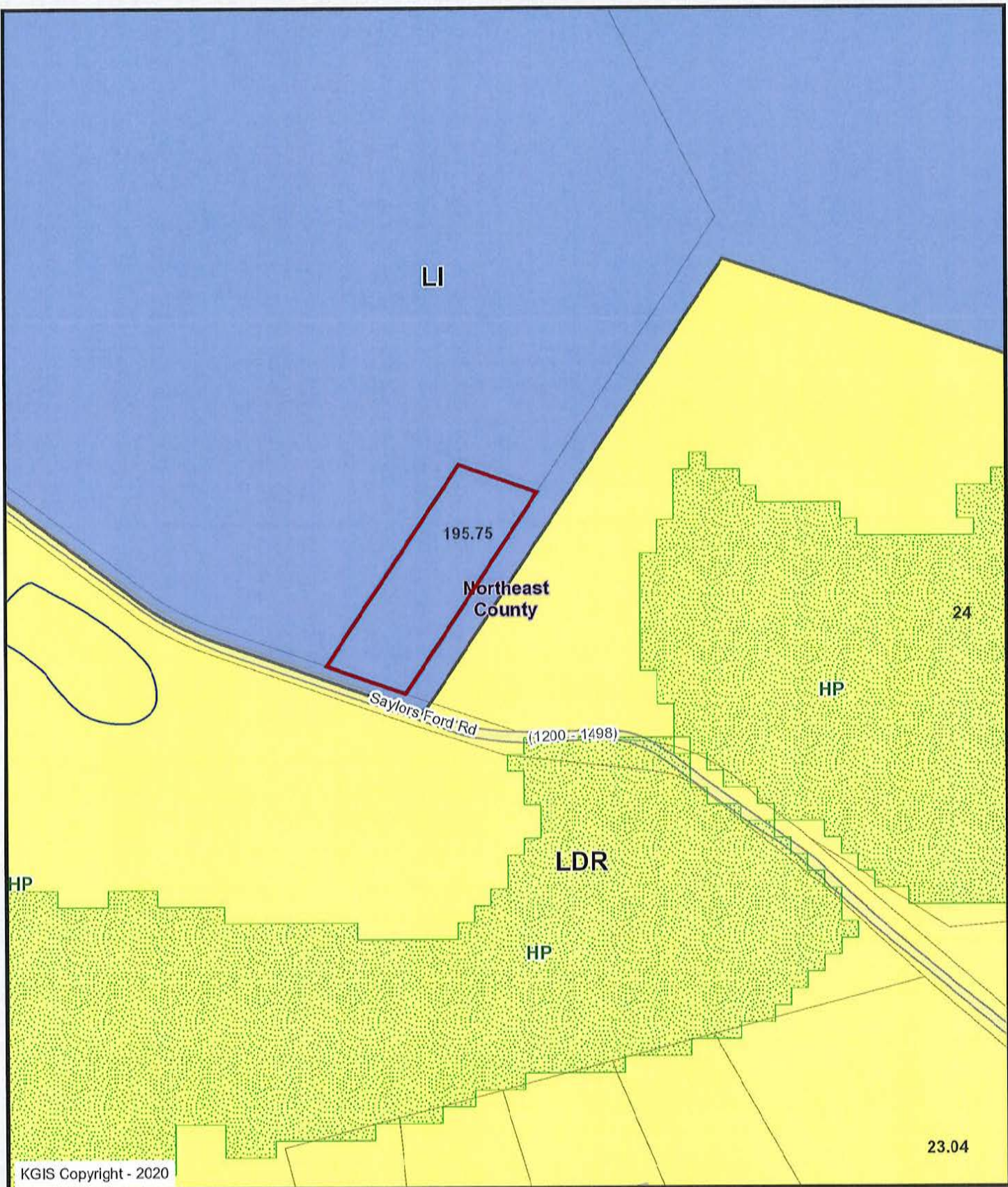
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/17/2020 at 9:23:00 AM



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10-B-20-RZ / 10-B-20-SP
Sector Plan

Knoxville - Knox County - KUB Geographic Information System



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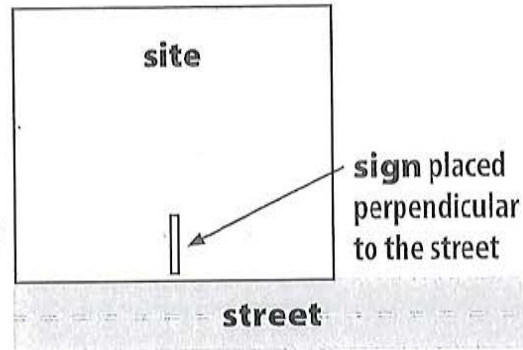
REQUIRED SIGN POSTING AGREEMENT

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:

9/23/20 and 10/9/20
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: E. Luke Greene

Printed Name: E. LUKE GREENE

Phone: 865-255-3268 Email: _____

Date: 10-8-20

File Number: 10-B-20-SP | 10-B-20-~~SP~~ RZ