

# REZONING REPORT

► **FILE #:** 8-B-21-RZ

**AGENDA ITEM #:** 8

**AGENDA DATE:** 8/12/2021

► **APPLICANT:** FRED BROOKS BY SHERI ENGEL, POA

OWNER(S): Sheri Brooks by Sheri Engel, POA

TAX ID NUMBER: 110 063, 062, & 06101

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 4212 , 4216 & 0 Prospect Rd.

► **LOCATION:** Northeast side of Prospect Road, and southwest of the Burnett Creek Road intersection.

► **APPX. SIZE OF TRACT:** 3.11 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Prospect Road, a public road with a pavement width of 14.6-ft, within a right-of-way width of 40-ft.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: No connection

WATERSHED: French Broad

► **PRESENT ZONING:** PR (Planned Residential) & A (Agricultural)

► **ZONING REQUESTED:** RA (Low Density Residential)

► **EXISTING LAND USE:** 4212 and 4216 Prospect Road are single-family residential while 0 Prospect Road is vacant land.

►  
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this property.

SURROUNDING LAND USE AND ZONING: North: Single-family-residential - A (Agricultural)

South: Agricultural/forestry/vacant - PR (Planned Residential)

East: Public/quasi public land - A (Agricultural)

West: Agricultural/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: These properties are located in an area with medium and large sized lots along a local road with single family dwellings located nearby. Residential and vacant land surround the subject properties. There is a church located to the east along Burnett Creek Road.

## STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) zoning because it is consistent with the South County Sector Plan and surrounding zoning.**

## COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1.The proposed rezoning request is consistent with the South County Sector Plan land use classification of LDR (Low Density Residential).
- 2.The proposed rezoning request will support the need for additional housing supply in Knox County.

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

- 1.RA (Low Density Residential) zoning provides for a range of housing types for low population densities.
2. The existing land use map shows 4212 and 4216 Prospect Road as single-family residential and 0 Prospect Road as vacant land. The size of these properties combined is approximately 3.11 acres. This proposed rezoning to RA (Low Density Residential) will create additional low density housing opportunities in this area.

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

- 1.The proposed amendment to RA (Low Density Residential) zoning is compatible with the South County Sector Plan land use classification of LDR (Low Density Residential).
2. Surrounding properties are zoned RA (Low Density Residential), PR (Planned Residential), and A (Agricultural); the addition of more RA (Low Density Residential) is not expected to cause any adverse impacts to surrounding properties and is consistent with the residential character in the area.

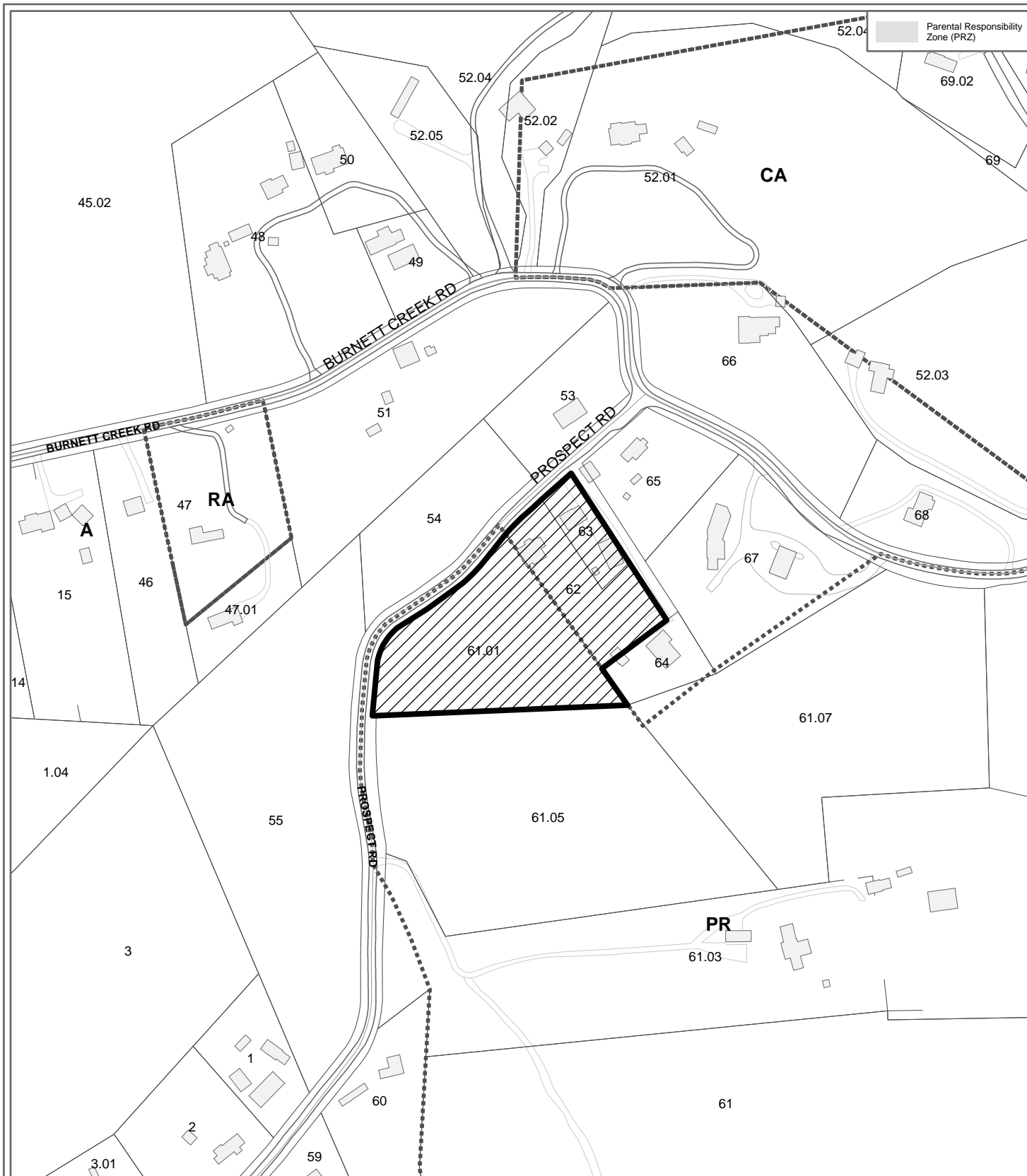
THE PROPOSED AMENDMENT SHALL BE CONSITENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILTIES PLAN AND OTHERS;

- 1.The proposed amendment is 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 9/27/2021. 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.



# **8-B-21-RZ REZONING**

From: PR (Planned Residential) & A (Agricultural)

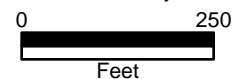
To: RA (Low Density Residential)



Petitioner: Fred Brooks by Sheri Engel,  
POA

Map No: 110

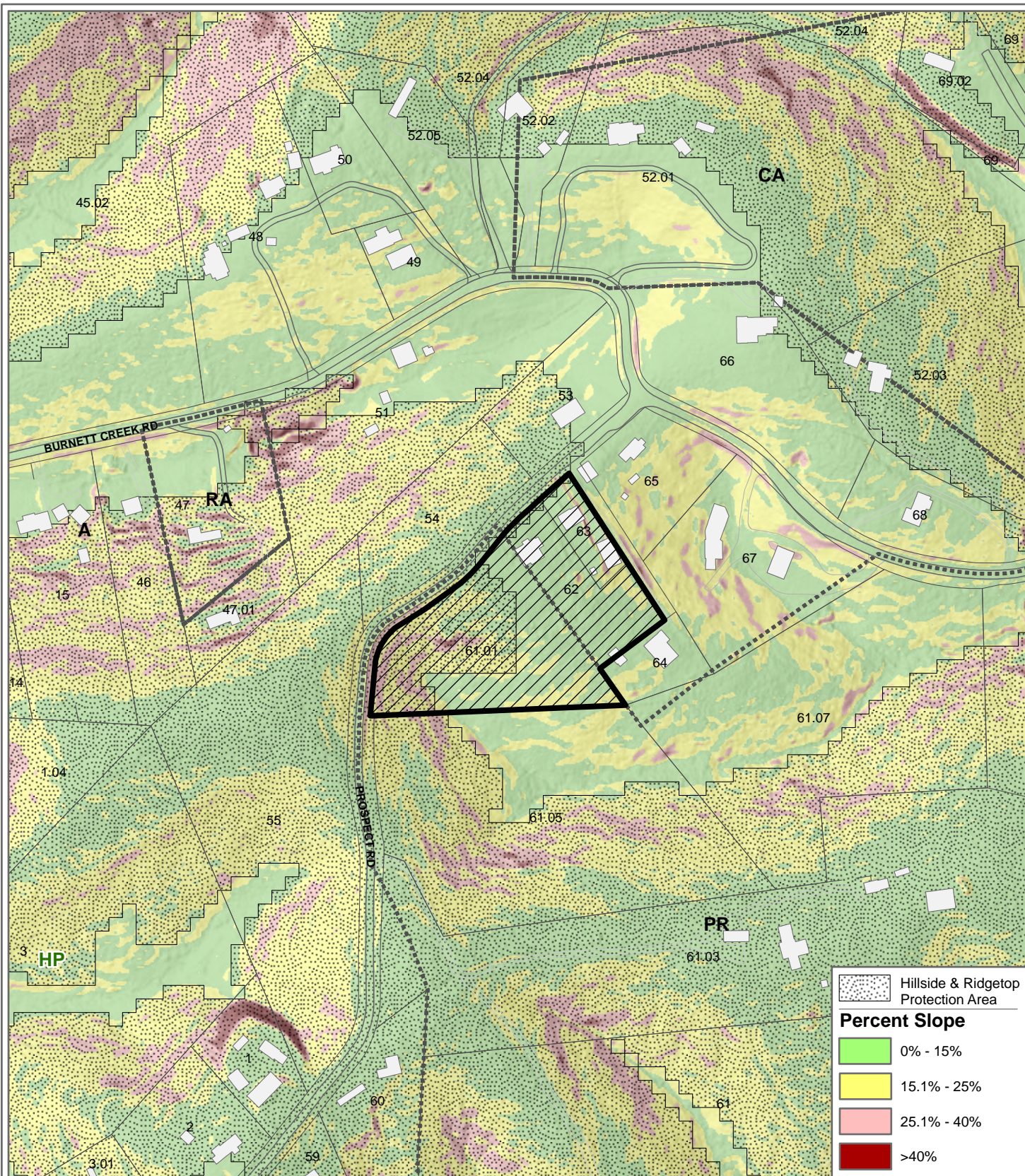
Jurisdiction: County



Original Print Date: 7/6/2021  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:





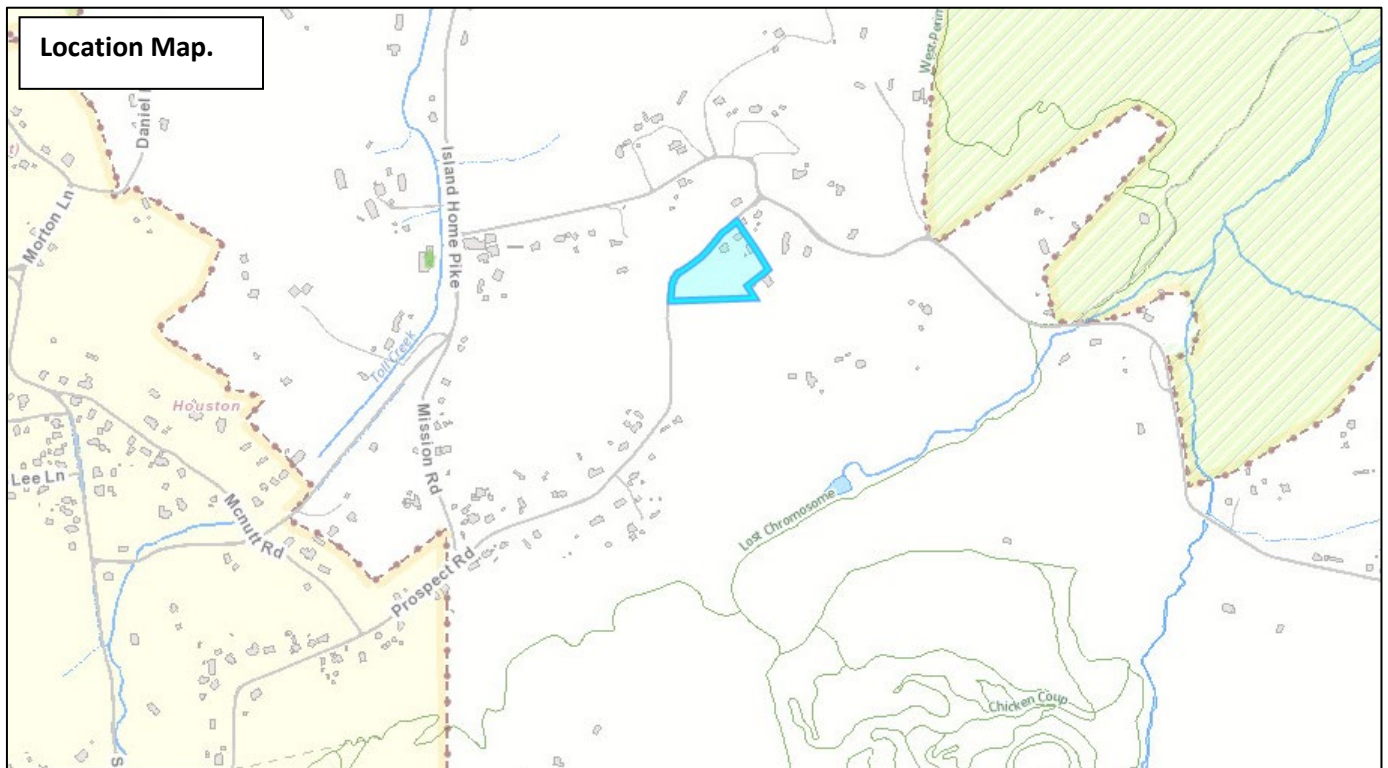
**8-B-21-RZ**

			<b>Acres</b>
<b>Non-Hillside Portions</b>			<b>2.11</b>
<b>Hillside and Ridgetop Protection Area</b>			
<b>Value</b>	<b>Percent Slope</b>	<b>Count</b>	<b>Acres</b>
1	0%-15%	491	0.28
2	15%-25%	991	0.57
3	25%-40%	308	0.18
4	>40%	15	0.01
			<b>1.04</b>
<b>Ridgetop Area</b>			<b>0</b>
<b>Site Total</b>			<b>3.15</b>



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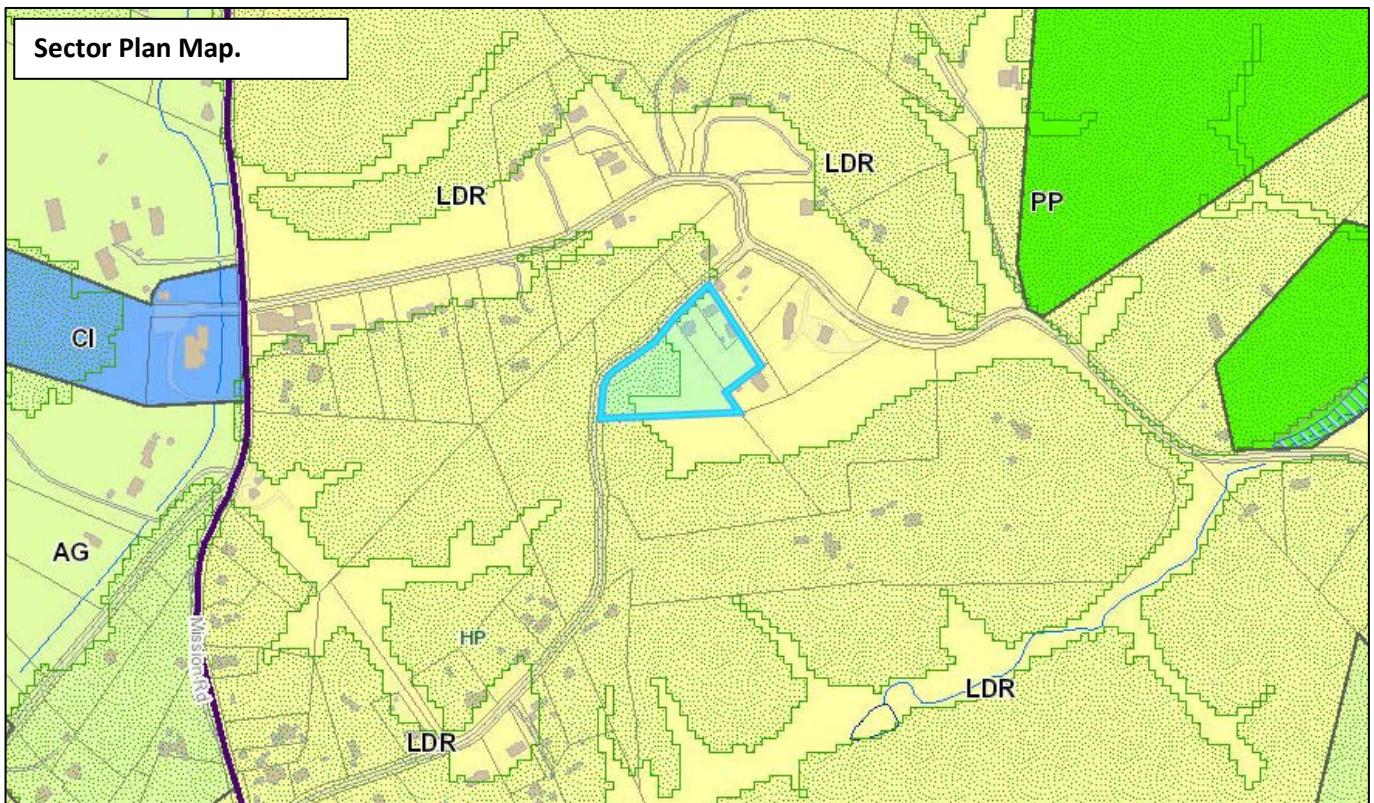
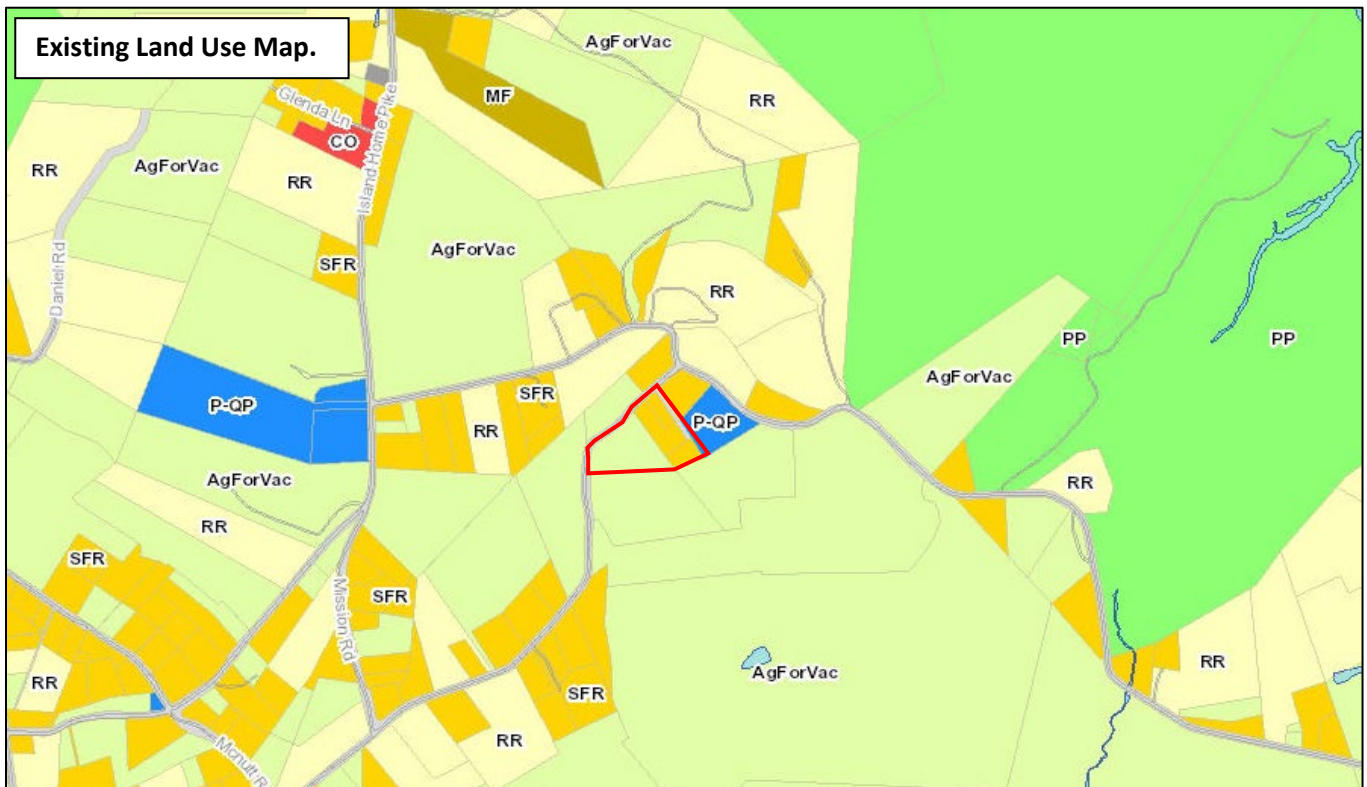
EXHIBIT A. Contextual Images





8-B-21-RZ

EXHIBIT A. Contextual Images





**8-B-21-RZ**

**EXHIBIT A. Contextual Images**

**Eagle Eye View of Property.**







# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☒ Rezoning

Applicant Name Fred Brooks by Sheri Engel, POA Affiliation \_\_\_\_\_

Date Filed 5-28-2021 Meeting Date (if applicable) 8-12-21 File Number(s) 8-B-21-RZ

## 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

Name Fred Brooks by Sheri Engel, Power of Attorney Company \_\_\_\_\_

Address 3 Copious Lane City Ladera Ranch State CA ZIP 92694

Phone 949-521-2467 Email SheCriesWolf@aol.com

## CURRENT PROPERTY INFO

Owner Name (if different) \_\_\_\_\_ Owner Address 4212 Prospect Rd, 37920 Owner Phone 865-310-1286  
Property Address 4212 Prospect Rd; 4216 Prospect; Lot #0 Parcel ID 110-063 110-062 110-06101 Tract Size .31 acres .82 acres 1.98 acres  
Sewer Provider N/A Water Provider Knox Chapman Utility District Septic (Y/N) appx

## STAFF USE ONLY

South/southeast

General Location Northeast side of Prospect Rd, Southwest of Burnett Creek intersection Tract Size (appx) 3.11 acres

☐ City ☒ County 9th District PR & A Zoning District AgFor Vac & SFR Existing Land Use

Planning Sector South County Sector Plan Land Use Classification LDR & HP Growth Policy Plan Designation Urban Growth

**DEVELOPMENT REQUEST**

- ☐ Development Plan   ☐ Use on Review / Special Use   ☐ Hillside Protection COA  
☐ Residential   ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number   ☐ Combine Parcels   ☐ Divide Parcel   Total Number of Lots Created \_\_\_\_\_☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**☒ Zoning Change   RA for all 3 parcels  
Proposed Zoning☐ Plan Amendment Change   Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

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)  
☐ Use on Review / Special Use (Concept Plan)  
☐ Traffic Impact Study  
☐ COA Checklist (Hillside Protection)

Fee 1

Total

0324 | 600.00

Fee 2

Fee 3

\$600.00**AUTHORIZATION**

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

Fred Brooks by Sheri Engel, Power of Attorney  
Applicant Signature   Fred Brooks   Please Print   Sheri Engel   Date949-521-2467Shelies Wolf @ aol.com

Phone Number

Email

Sherry MuchenizSHERY MUCHENZI

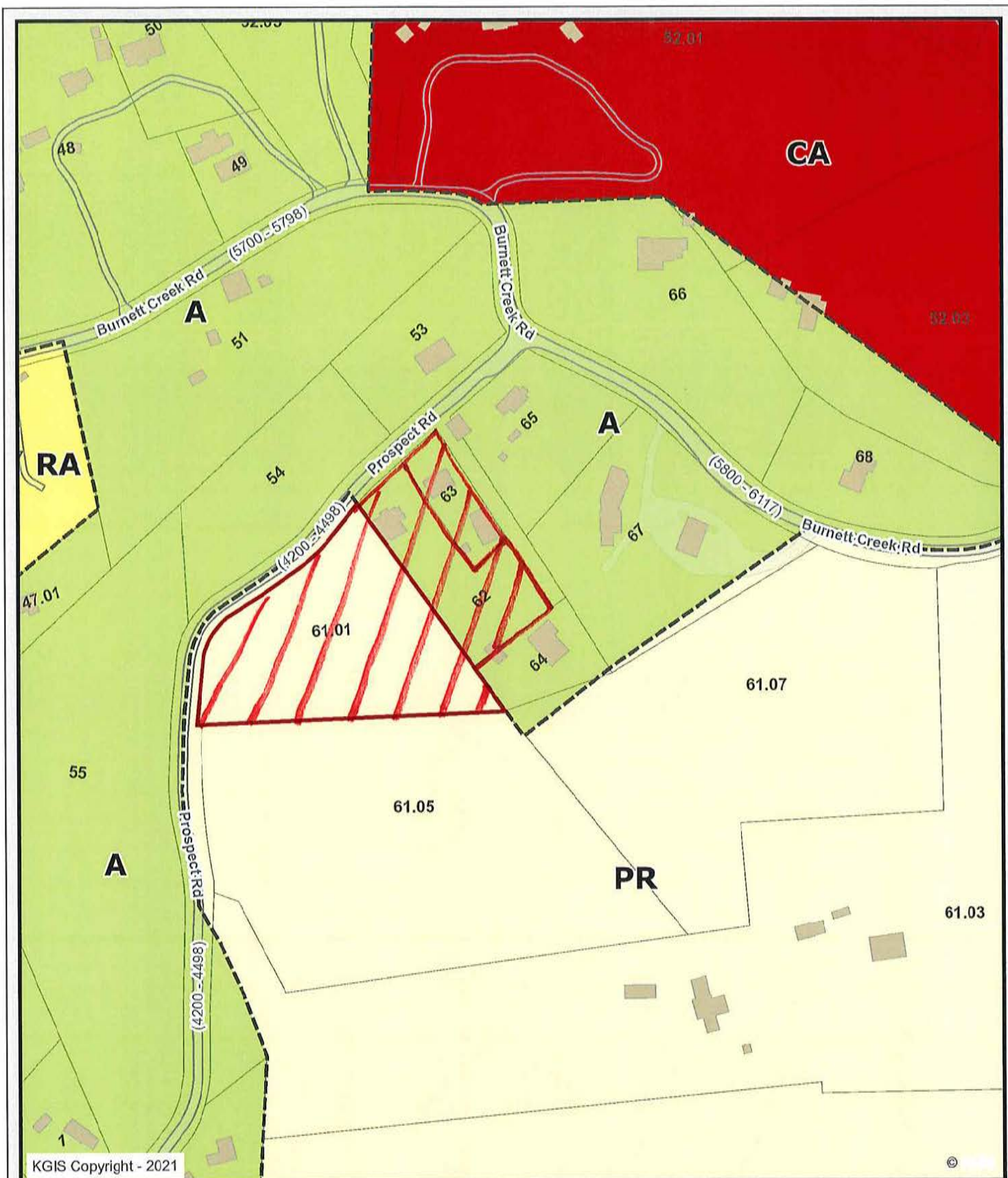
Staff Signature

Please Print

Date

6-1-2021



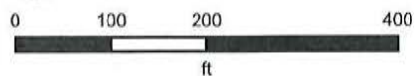


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

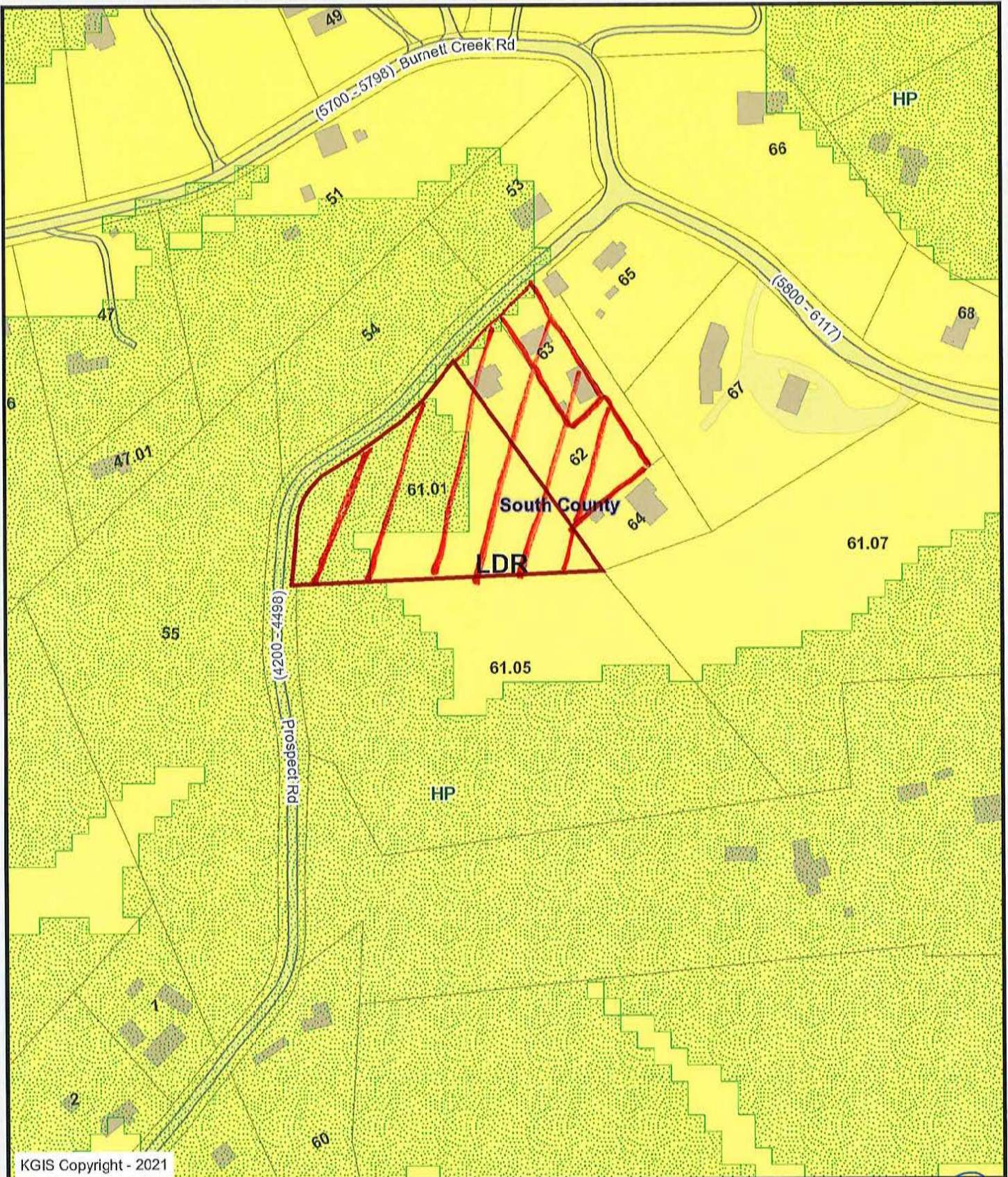


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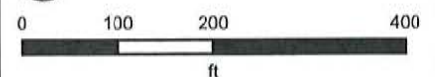


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



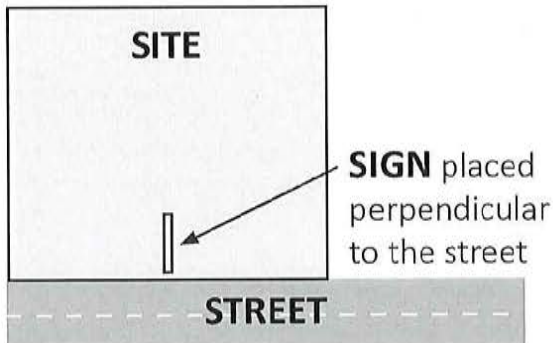
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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

July 28th (Wed) and Aug 13th (Fri)  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Fred Brooks by Sheri Engel, POA

Date: 6-1-20-21

File Number: 8-B-21-RZ

- ☒ Sign posted by Staff  
☐ Sign posted by Applicant