

# REZONING REPORT

► **FILE #:** 12-H-21-RZ

**AGENDA ITEM #:** 15

**AGENDA DATE:** 12/9/2021

► **APPLICANT:** SHARON B. TODD

OWNER(S): Ronald W. Todd

TAX ID NUMBER: 55 L B 001.11

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 Bell Campground Rd.

► **LOCATION:** Northwest side of Bell Campground Road, east of Old Clinton Pike

► **APPX. SIZE OF TRACT:** 4 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via a Private Joint Permanent Easement with a pavement width of 13-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

► **ZONING REQUESTED:** RB (General Residential)

► **EXISTING LAND USE:** Agriculture/forestry/vacant



EXTENSION OF ZONE: Yes, the property is adjacent to RB

HISTORY OF ZONING: 4-D-93-RZ: Requested RB (Withdrawn) 12-Q-99-RZ: A to RA

SURROUNDING LAND USE AND ZONING: North: Rural residential / A (Agriculture)

South: Single family residential / RB (General Residential)

East: Multifamily, rural residential / RB (General Residential), A (Agriculture)

West: Rural residential / RB (General Residential)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of large rural residential and single family residential lots with some multi-family immediately adjacent to the subject property.

## STAFF RECOMMENDATION:

► **Deny RB (General Residential) zoning because it is inconsistent with the existing development in the area.**

## 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 CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There have been no major changes to warrant rezoning in this area.
2. Although the area is largely zoned RB, it isn't built out at the intensity that RB zoning allows. The existing residential intensity of the area is more consistent with the RA zone district with average lot sizes greater than 10,000 square feet.

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

1. The RB (General Residential) zone is intended to provide for medium population density. The principal uses of land may range from houses to multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. Other related uses in keeping with the residential character of the zone may be permitted on review by the planning commission.

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. This parcel is presently accessed by a private right-of-way (formerly referred to as a private joint permanent easement), which limits the number of lots using this access to five, unless the right-of-way is built to Knox County access standards. Presently, there are four lots using this private right-of-way.
2. Additional residential development permitted under the RB zone district could be significantly more dense than the existing RA zoning.
3. This additional density could have an impact on the adjacent properties and the access from the private right-of-way off of Bell Campground Road, a minor collector.

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 proposed amendment is consistent with the North County Sector Plan.

ESTIMATED TRAFFIC IMPACT: 204 (average daily vehicle trips)

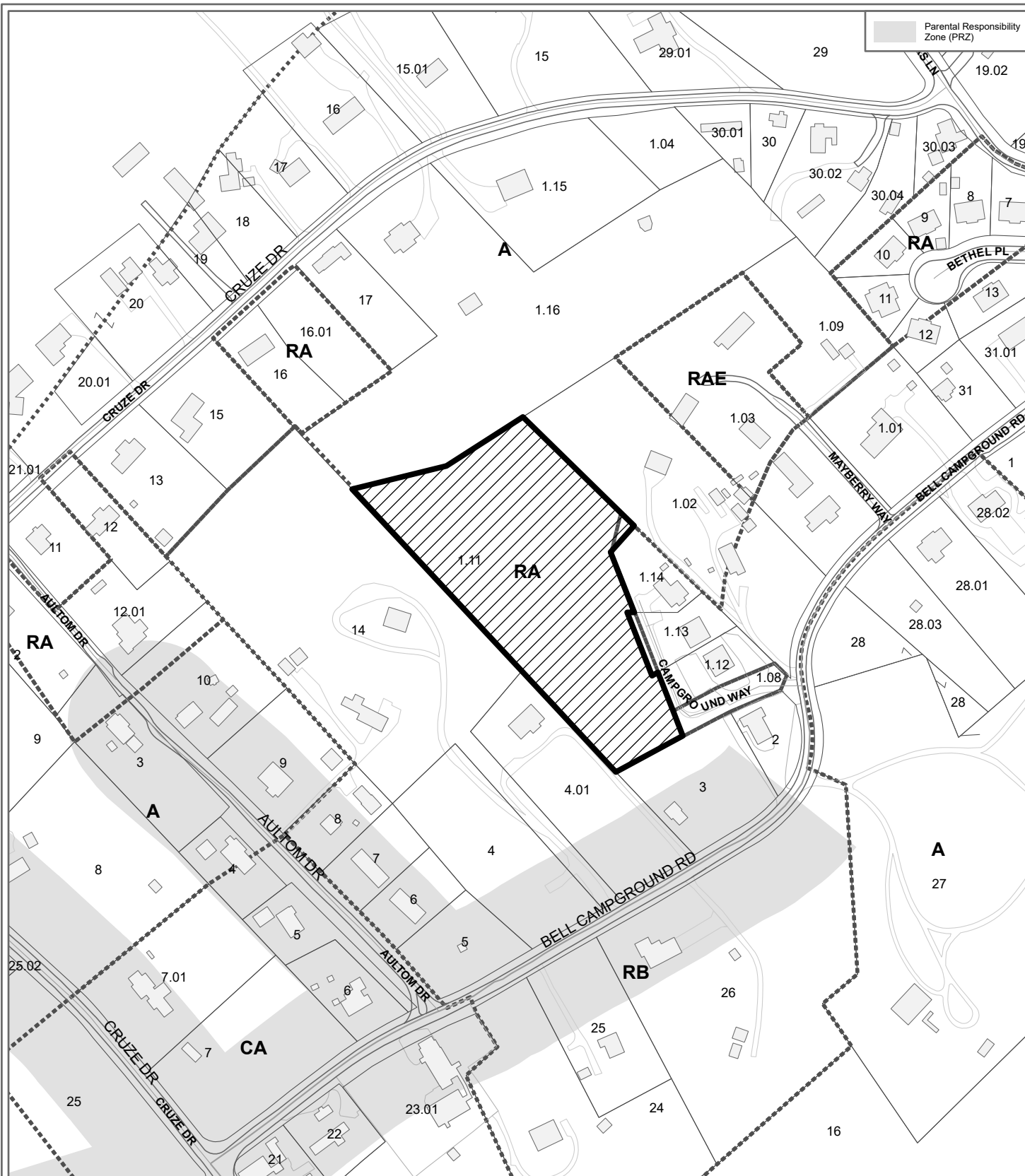
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

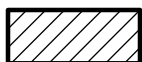
If approved, this item will be forwarded to Knox County Commission for action on 1/24/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**12-H-21-RZ  
REZONING**

From: RA (Low Density Residential)

To: RB (General Residential)

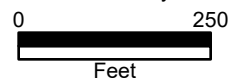


Original Print Date: 11/15/2021      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Todd, Sharon B.

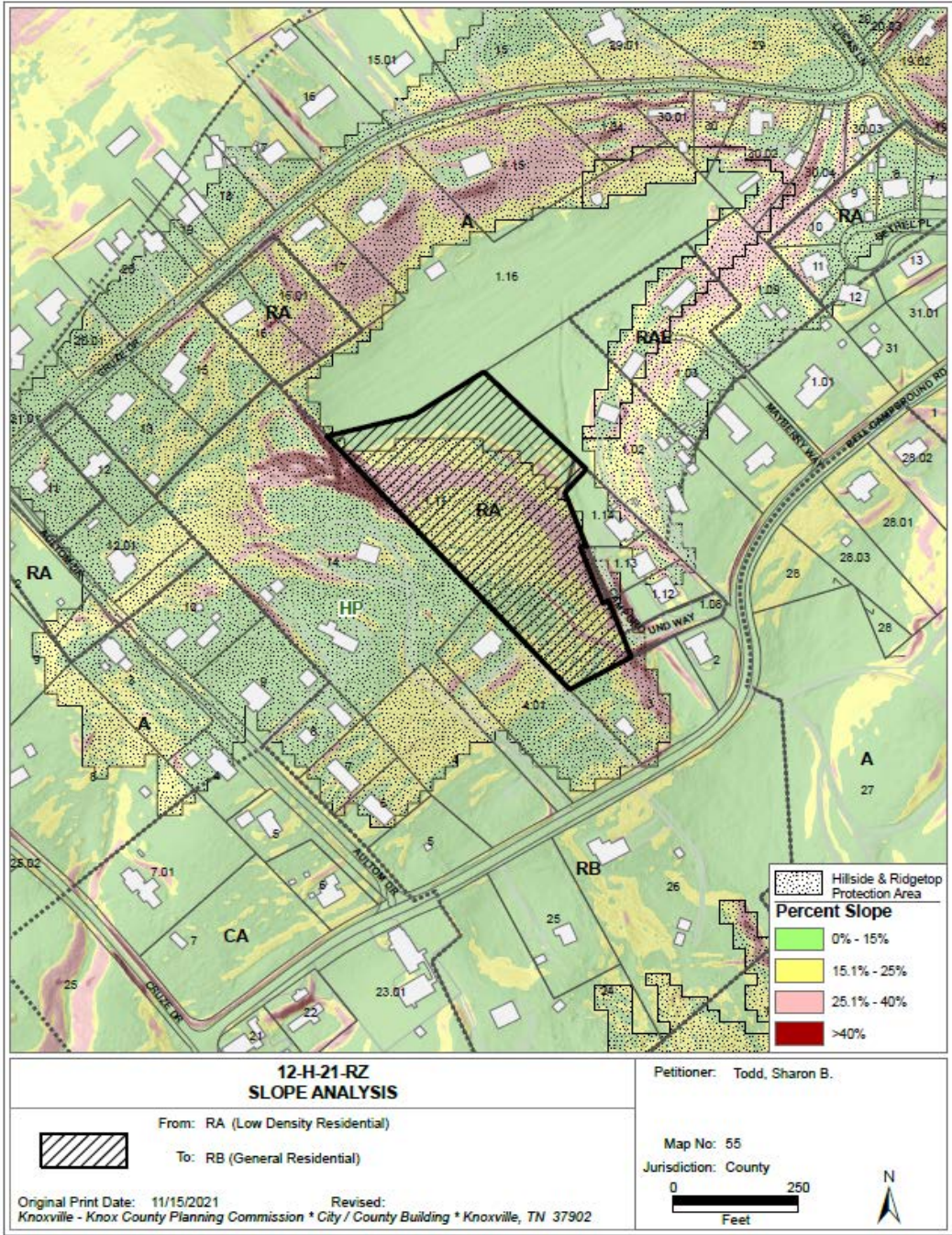
Map No: 55

Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	0.94	100%	0.9
0-15% Slope	0.49	100%	0.5
15-25% Slope	1.71	50%	0.9
25-40% Slope	0.76	20%	0.2
Greater than 40% Slope	0.07	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	3.03	Recommended disturbance budget within Hillside Protection Area (acres)	1.5
Total Acreage	3.97		2.4

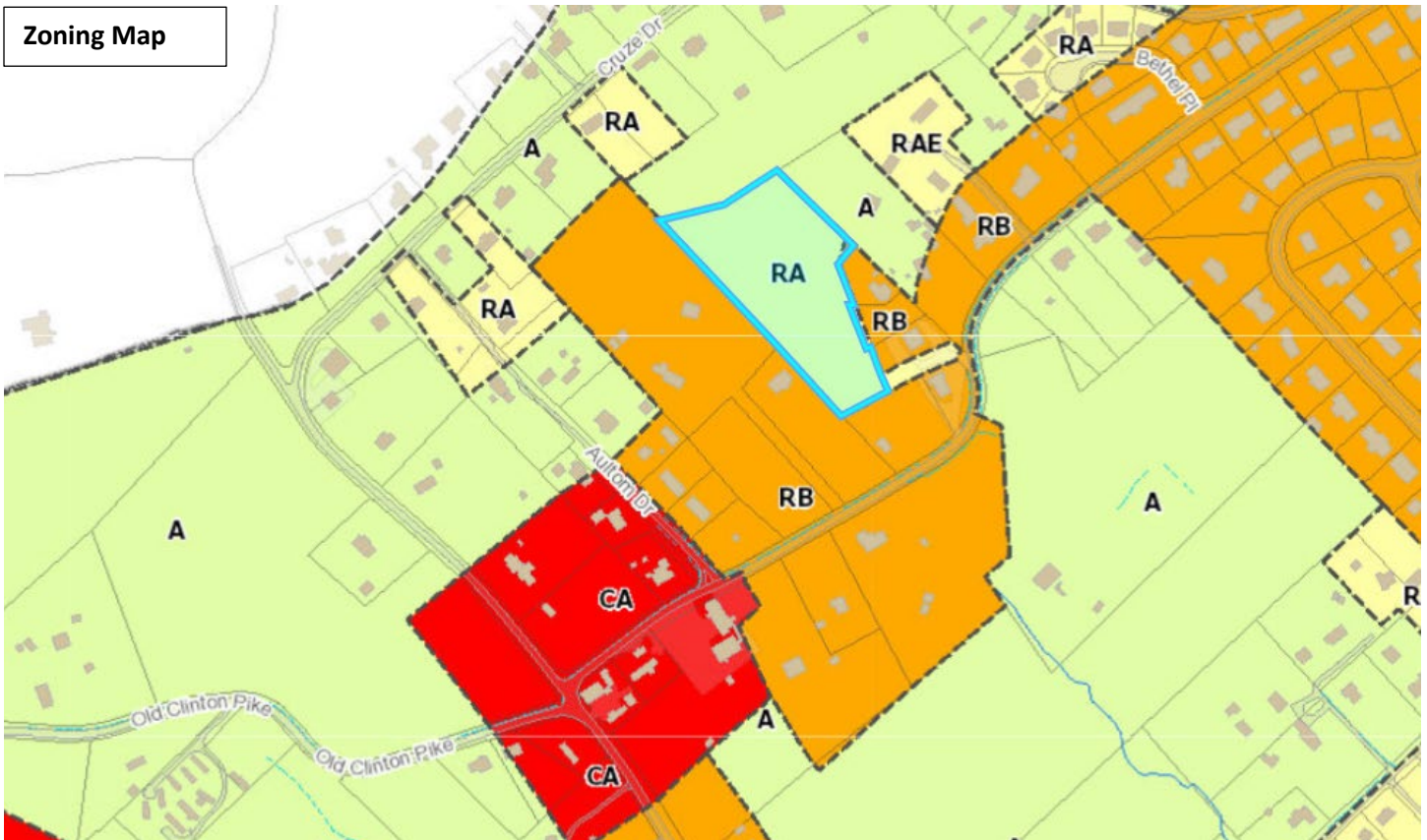
CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.94	2.00	1.9
0-15% Slope	0.49	2.00	1.0
15-25% Slope	1.71	2.00	3.4
25-40% Slope	0.76	0.50	0.4
Greater than 40% Slope	0.07	0.20	0.0
Ridgetops	0	0.00	0.0
Subtotal: Sloped Land	3.03		4.8
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	3.97	1.68	6.7



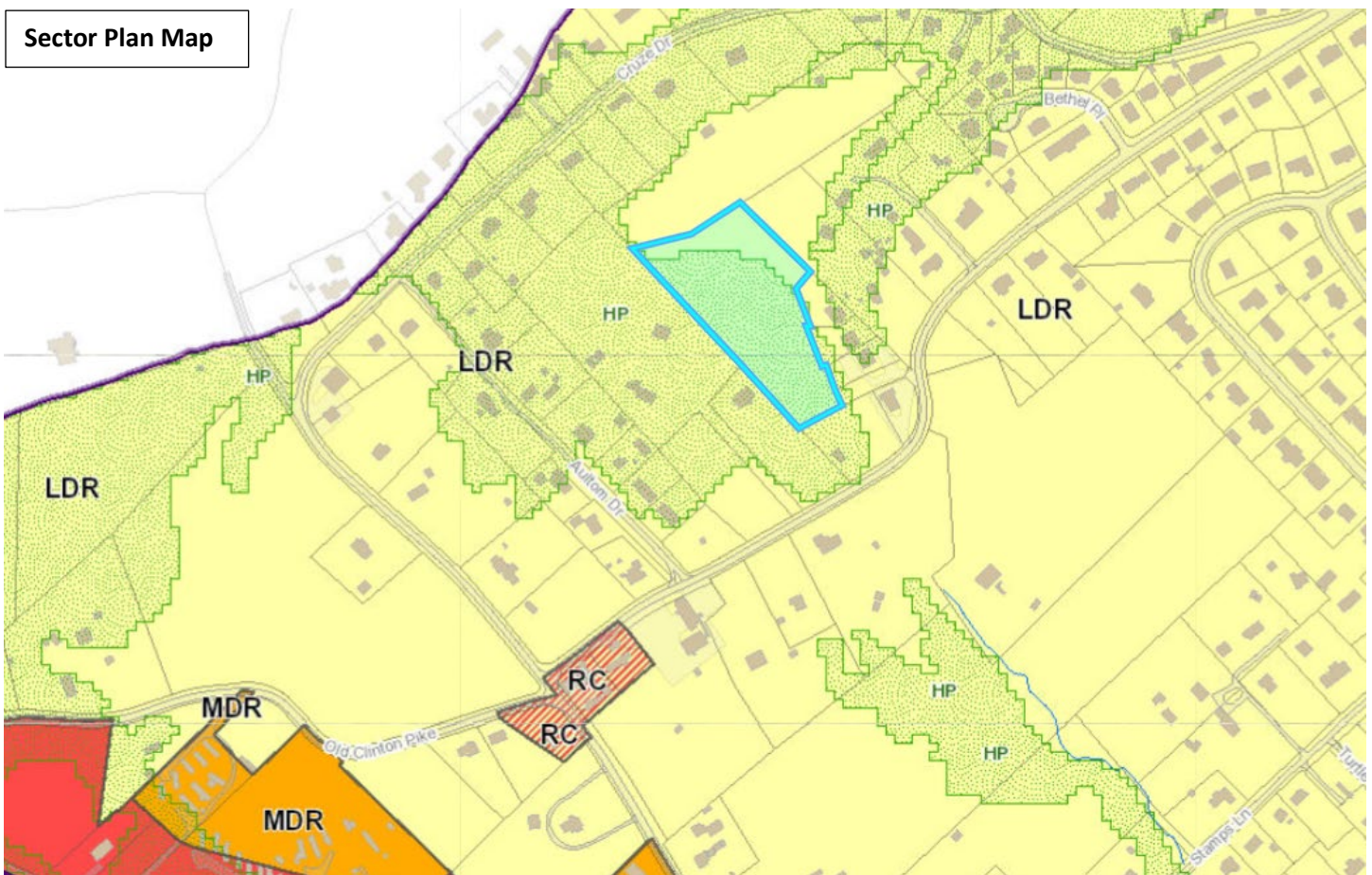


## Exhibit A. 12-H-21-RZ Contextual Images

Zoning Map



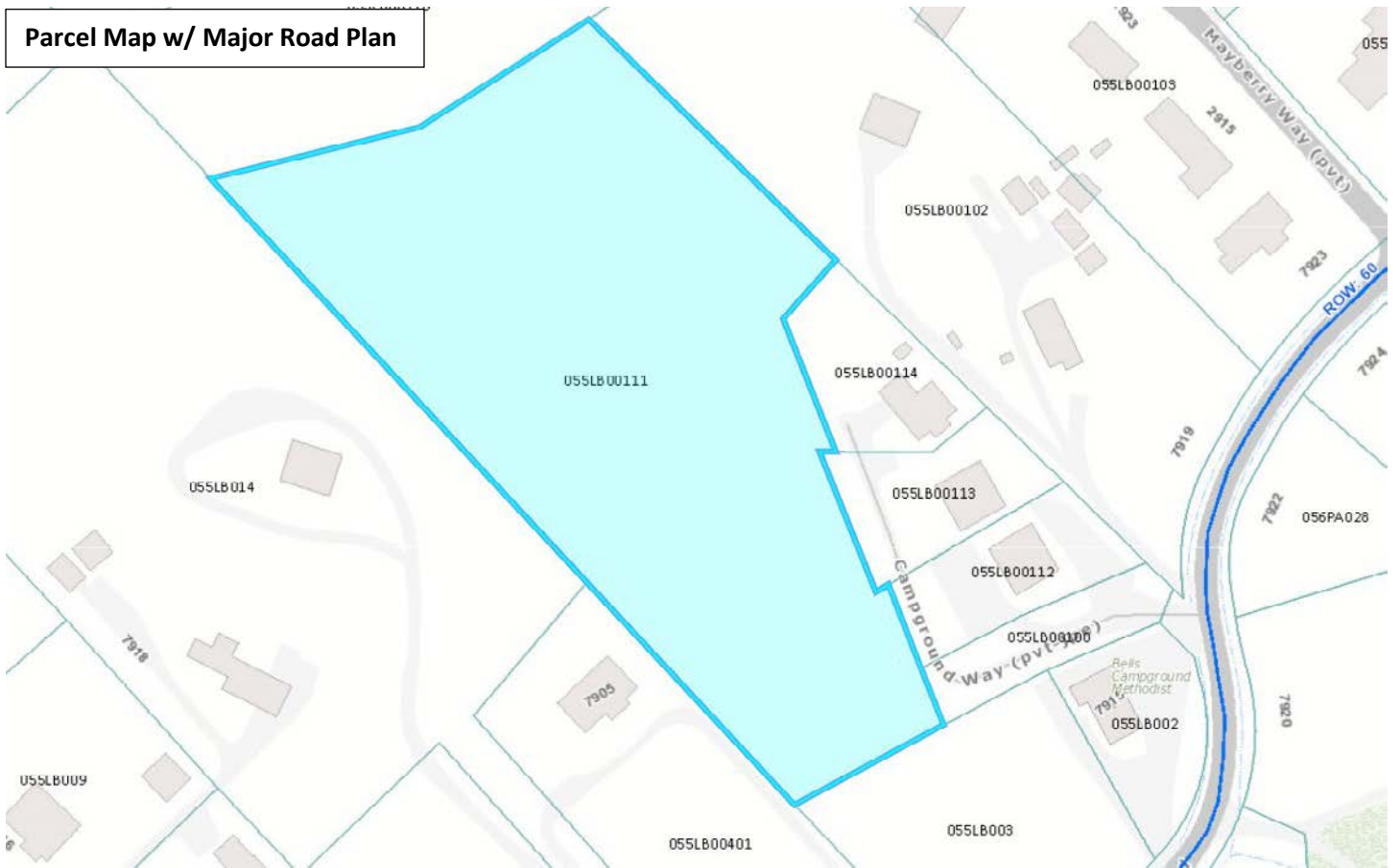
Sector Plan Map





## Exhibit A. 12-H-21-RZ Contextual Images

Parcel Map w/ Major Road Plan



Aerial Map 2020







# 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

SHARON B. TODD  
Applicant Name

SPOUSE  
Affiliation

10-25-21  
Date Filed

12-9-21  
Meeting Date (if applicable)

File Number(s)

12-H-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

RONALD W. TODD  
Name

Company

911 MEMAFFEY ROAD  
Address

POWELL  
City

TN  
State

37849  
ZIP

865-599-9193  
865-599-9194  
Phone

SBTODD.TN@GMAIL.COM  
Email

## CURRENT PROPERTY INFO

SAME AS ABOVE  
Owner Name (if different)

Owner Address

Owner Phone

0 BELL CAMPGROUND ROAD  
Property Address

055LB-001.11  
Parcel ID

HALLSDALE - POWELL UTILITY DISTRICT - SAME  
Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

NW 1/4 Bell Campground Rd., East of  
General Location Old Clinton PK.

4.0 acres  
Tract Size

☐ City ☒ County 7th  
District

RA  
Zoning District

Ag For Vac  
Existing Land Use

North County  
Planning Sector

LDR & HP  
Sector Plan Land Use Classification

Planned Growth  
Growth Policy Plan Designation

**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

Proposed Zoning RB

☐ 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.

Applicant Signature

Please Print

Date

865-599-9194

Phone Number

SBTODD.TV@GMAIL.COM

Email

Staff Signature

Please Print

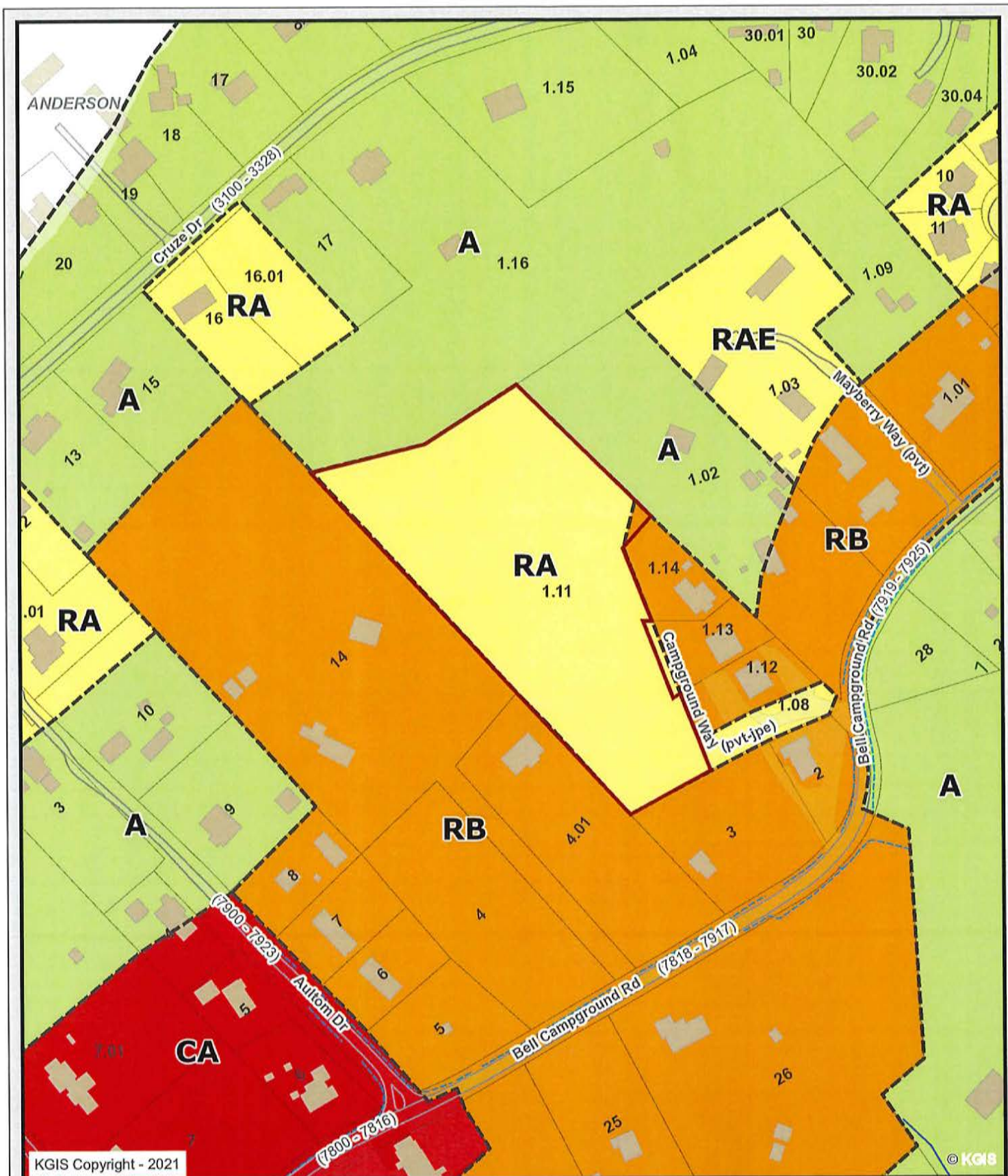
Date

Sherry Muchienzi

SHERRY MUCHIENZI

10/25/2021





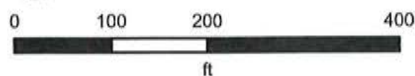
Map 055LB00111

Knoxville - Knox County - KUB Geographic Information System

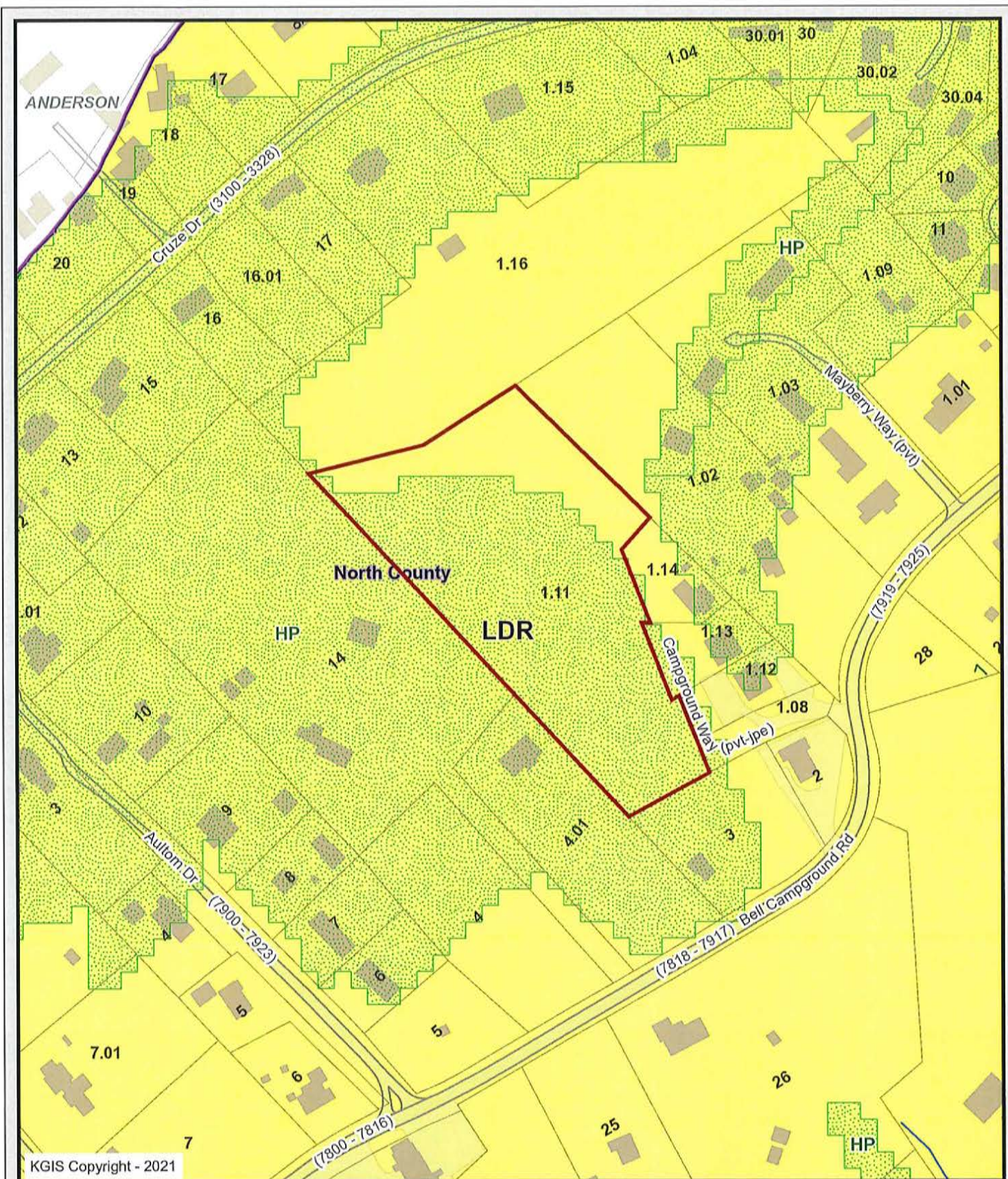
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from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



Printed: 10/25/2021 at 2:21:45 PM







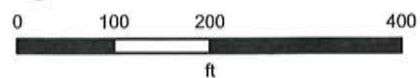
Map 055LB00111

Knoxville - Knox County - KUB Geographic Information System

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.



Printed: 10/25/2021 at 2:22:25 PM





# CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, Ronald A. Todd, the undersigned owner of the property shown herein, hereby adopt as my (our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (we and) am (are) the owner in fee simple of the property, and as property owner have an unencumbered right to dedicate right-of-way and/or grant easement as shown on this plat. I further certify that all metes and bounds, if any, which apply to the lot are either shown on this plat or are referred to, shown, with copies of the related to covenants filed with the Knox County Register of Deeds.

Ronald W. Todd  
SIGNATURE

## KNOX COUNTY EASEMENT RELEASE

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along original lot lines eliminated by this plat.

### Knox County Engineering

Water: Walter Jones RUC Date: 6/22/07  
Power: Walter Jones RUC Date: 6/22/07  
Sewer: Walter Jones RUC Date: 6/22/07  
Telephone: Ray Butler Date: 6/22/07  
Cable T.V.: Don Ely Date: 6/22/07

## CERTIFICATE OF APPROVAL FOR RECORDING

This is to certify that the subdivision plat shown herein and the Composite Design Plan have been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of variances and stipulations noted on this plat and in the immediately preceding Knox County Metropolitan Planning Commission, the 11th day of June, 2007, and that the order plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Mark Davidson  
Metropolitan Planning Commission

### ZONING

Zoning shown on Official Map: PA&RB

6/22/07  
Metropolitan Planning Commission

### ADDRESS APPROVAL

Subdivision names and street names contained herein have been reviewed and approved.

June 22, 2007  
Metropolitan Planning Commission

### CERTIFICATE OF CLASS AND ACCURACY OF SURVEY

I hereby certify that this is a Category I Survey and the ratio of the Precision of the unadjusted survey exceeds 1:10,000 as shown herein. This Survey has been prepared in accordance with the Standards of Practice of Land Surveys in the State of Tennessee.

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

6/22/07  
Knox County Surveyor

## PERMANENT EASEMENT NOTES:

1. JOINT PERMANENT EASEMENT (J.P.E.) IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
2. J.P.E. WILL ALSO FUNCTION AS A UTILITY EASEMENT.
3. THE ROADWAY IS TO BE 20' WIDE AND A ASPHALT SURFACE.
4. THE GRADE OF THE J.P.E. IS 12% OR LESS.

SHERRY WITT  
REGISTER OF DEEDS  
KNOX COUNTY

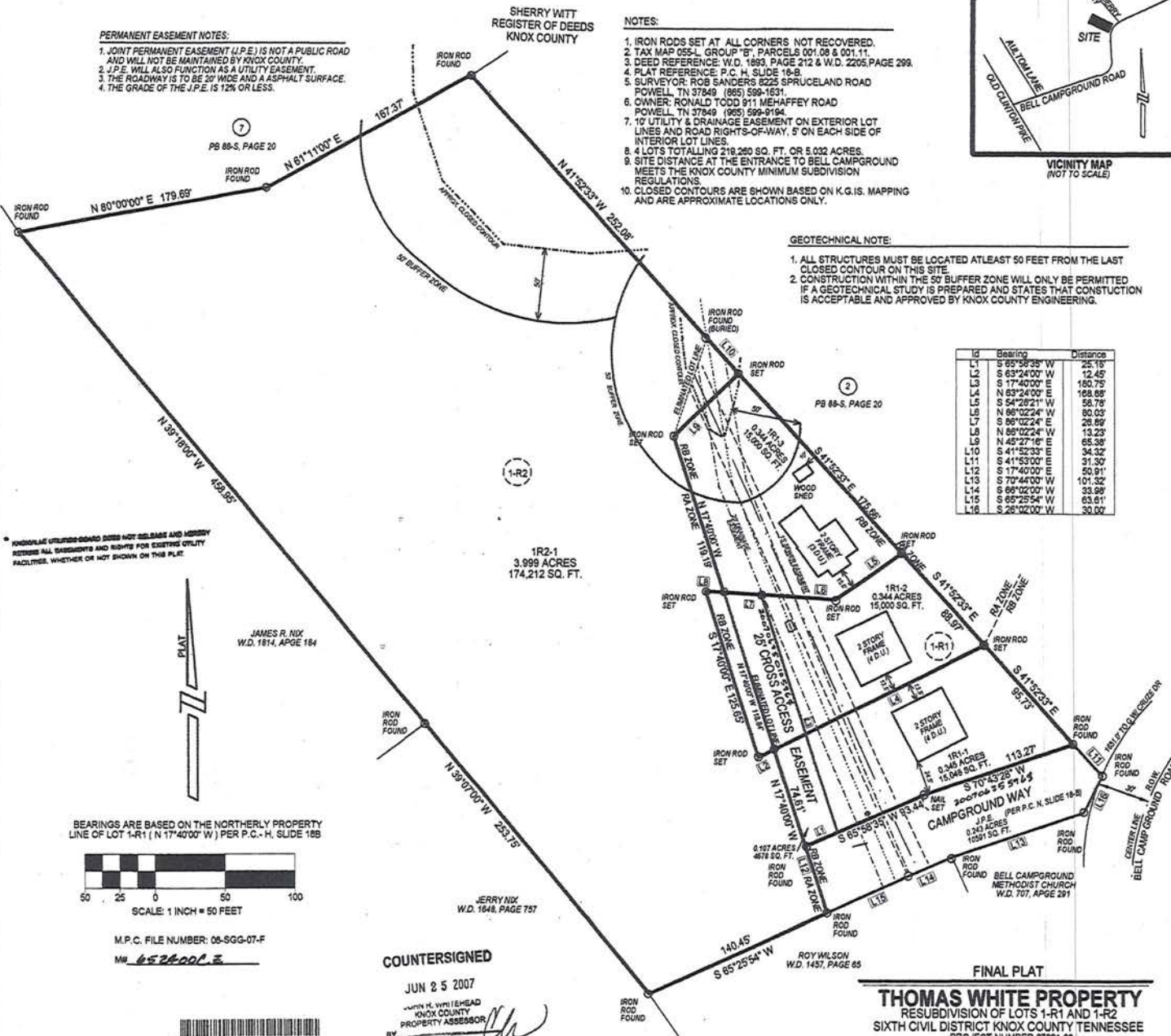
## NOTES:

1. IRON RODS SET AT ALL CORNERS NOT RECOVERED.
2. TAX MAP 055-L, GROUP "B", PARCELS 001.08 & 001.11.
3. DEED REFERENCE: W.D. 1893, PAGE 212 & W.D. 2205, PAGE 209.
4. PLAT REFERENCE: P.C. H. SLIDE 16-B.
5. SURVEYOR: ROB SANDERS 5225 SPRUCELAND ROAD POWELL, TN 37849 (865) 598-1631.
6. OWNER: RONALD TODD 911 MEHAFFEY ROAD POWELL, TN 37849 (905) 599-9194.
7. 10' UTILITY & DRAINAGE EASEMENT ON EXTERIOR LOT LINES AND ROAD RIGHTS-OF-WAY, 5' ON EACH SIDE OF INTERIOR LOT LINES.
8. 4 LOTS TOTALING 218,280 SQ. FT. OR 5.032 ACRES.
9. SITE DISTANCE AT THE ENTRANCE TO BELL CAMPGROUND MEETS THE KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
10. CLOSED CONTOURS ARE SHOWN BASED ON K.G.I.S. MAPPING AND ARE APPROXIMATE LOCATIONS ONLY.

## GEOTECHNICAL NOTE:

1. ALL STRUCTURES MUST BE LOCATED AT LEAST 50 FEET FROM THE LAST CLOSED CONTOUR ON THIS SITE.
2. CONSTRUCTION WITHIN THE 50' BUFFER ZONE WILL ONLY BE PERMITTED IF A GEOTECHNICAL STUDY IS PREPARED AND STATES THAT CONSTRUCTION IS ACCEPTABLE AND APPROVED BY KNOX COUNTY ENGINEERING.

Lot	Bearing	Distance
L1	S 85°58'55" W	25.16'
L2	S 63°24'00" W	12.45'
L3	S 17°40'00" E	180.75'
L4	N 53°24'00" E	168.88'
L5	S 54°28'21" W	58.78'
L6	N 88°02'24" W	80.03'
L7	S 88°02'24" E	28.59'
L8	N 88°02'24" W	13.23'
L9	N 45°27'16" E	65.38'
L10	S 41°52'33" E	34.32'
L11	S 41°53'00" E	31.30'
L12	S 17°40'00" E	160.81'
L13	S 70°44'00" W	101.32'
L14	S 88°02'00" W	33.98'
L15	S 65°25'54" W	63.61'
L16	S 26°02'00" W	30.09'



BEARINGS ARE BASED ON THE NORTHERLY PROPERTY LINE OF LOT 1-R1 (N 17°40'00" W) PER P.C.-H. SLIDE 16B



M.P.C. FILE NUMBER: 06-SGG-07-F

MW: 6524000.E

COUNTERSIGNED

JUN 25 2007

JOHN H. WHITEHEAD

KNOX COUNTY

PROPERTY ASSESSOR

BY: [Signature]



## FINAL PLAT

**THOMAS WHITE PROPERTY**  
RESUBDIVISION OF LOTS 1-R1 AND 1-R2  
SIXTH CIVIL DISTRICT KNOX COUNTY TENNESSEE  
PROJECT NUMBER 07021-00



Search By:

Parcel

Owner

Enter Address:

S

Intro Maps Results Legend Help

**Standard Maps**

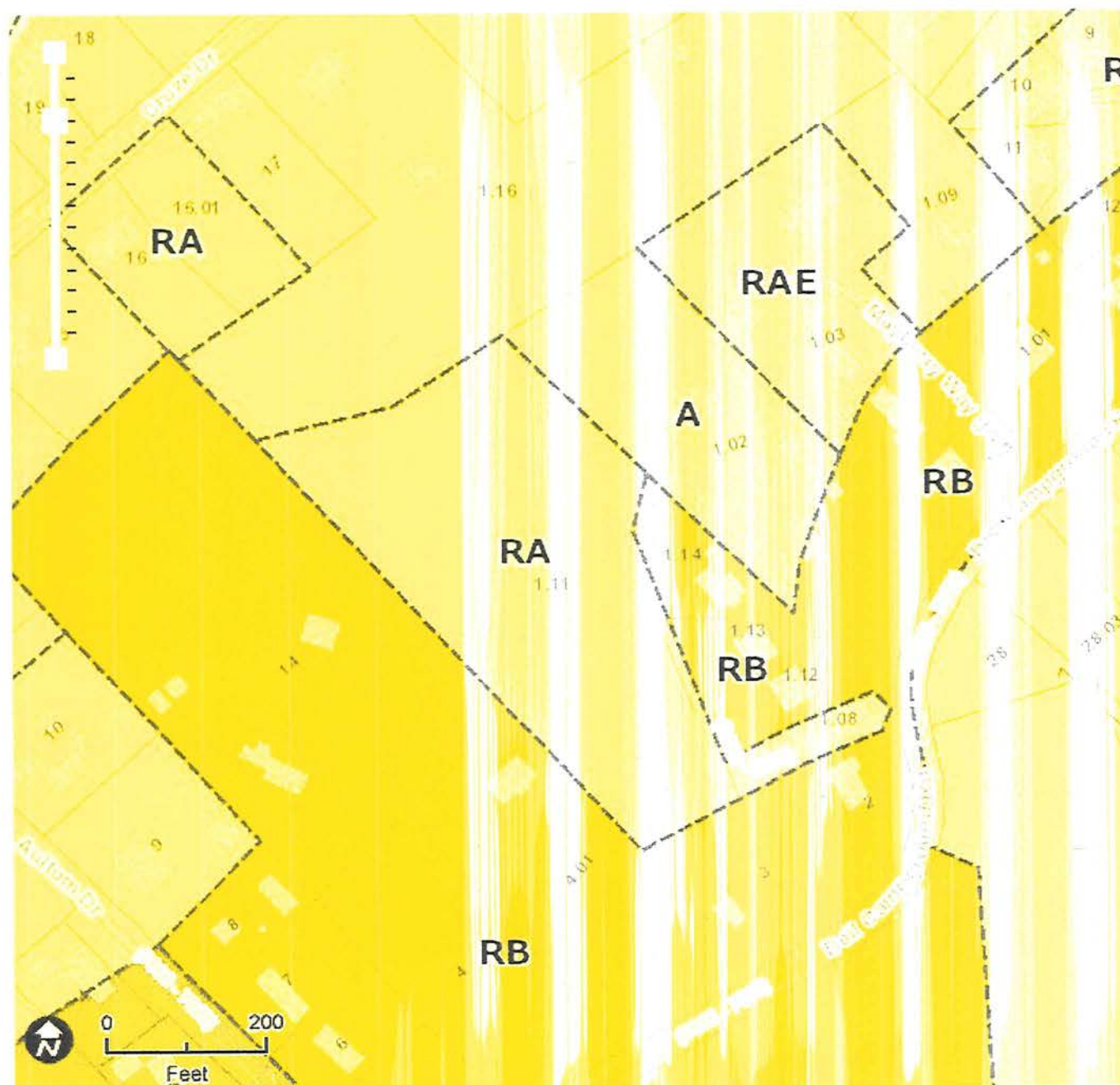
Standard Map  
Aerial

**Historical Aerials****Planning and Zoning Maps**

FEMA Flood Map  
Growth Plan  
Historic Districts and Pre-1865  
Structures  
One Year Plan  
Sector Plan  
Zoning

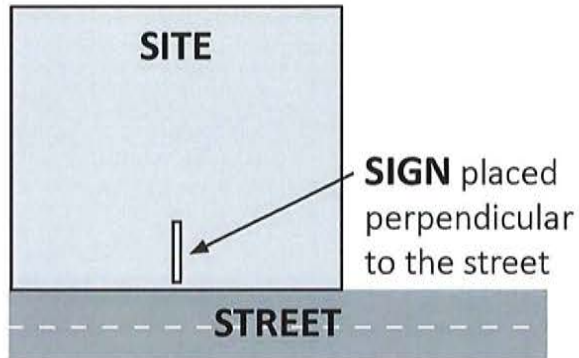
**Political District Maps****School District Maps****Other Maps**

Census Tracts (2020)  
Census Tracts (2010)  
City Ward Map  
Existing Landuse  
Knoxville Neighborhood Groups -  
Neighborhoods  
Parks  
Property Tax Sale -  
Knox Co. Surplus Property Auction  
Soil Types





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:*

Nov. 24, 2021 and Dec 10, 2021  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Sharon B. Todd

Date: 10/25/2021

File Number: 12-H-21-RZ

☐ Sign posted by Staff  
☒ Sign posted by Applicant