

REZONING REPORT

► **FILE #:** 12-J-21-RZ

AGENDA ITEM #: 17

AGENDA DATE: 12/9/2021

► **APPLICANT:** MARY GOODEN

OWNER(S): Mary C. Best Gooden

TAX ID NUMBER: 91 G A 019

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2412 Smithland Ln.

► **LOCATION:** Northeast side of Smithland Lane, northwest of Ball Road

► **APPX. SIZE OF TRACT:** 1.09 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Smithland Ln, a local road with 15-ft of pavement width within a 45-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** A (Agricultural)

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

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



EXTENSION OF ZONE: Yes, RA zoning is located adjacent to the south.

HISTORY OF ZONING: None noted

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

South: Single-family residential - RA (Low Density Residential)

East: Single-family residential - A (Agricultural)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located near several planned residential developments on small lots with some large undeveloped properties located nearby. The Schaad Road expansion is located to the south of this property.

STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) zoning because it is a minor extension and consistent with the Sector Plan.**

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. The Schaad Rd extension project is located approximately 0.4 miles from this property. This road upgrade will serve existing and future residential development in the area.
2. This area has been transitioning from agricultural to low density residential uses for a number of years.

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

1. RA (Low Density Residential) zoning is intended to provide for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

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 Northwest County sector plan designation of LDR (Low Density Residential).
2. This proposed rezoning is an extension of RA zoning located to the south. It is not anticipated that any adverse effects will result from this proposed rezoning.

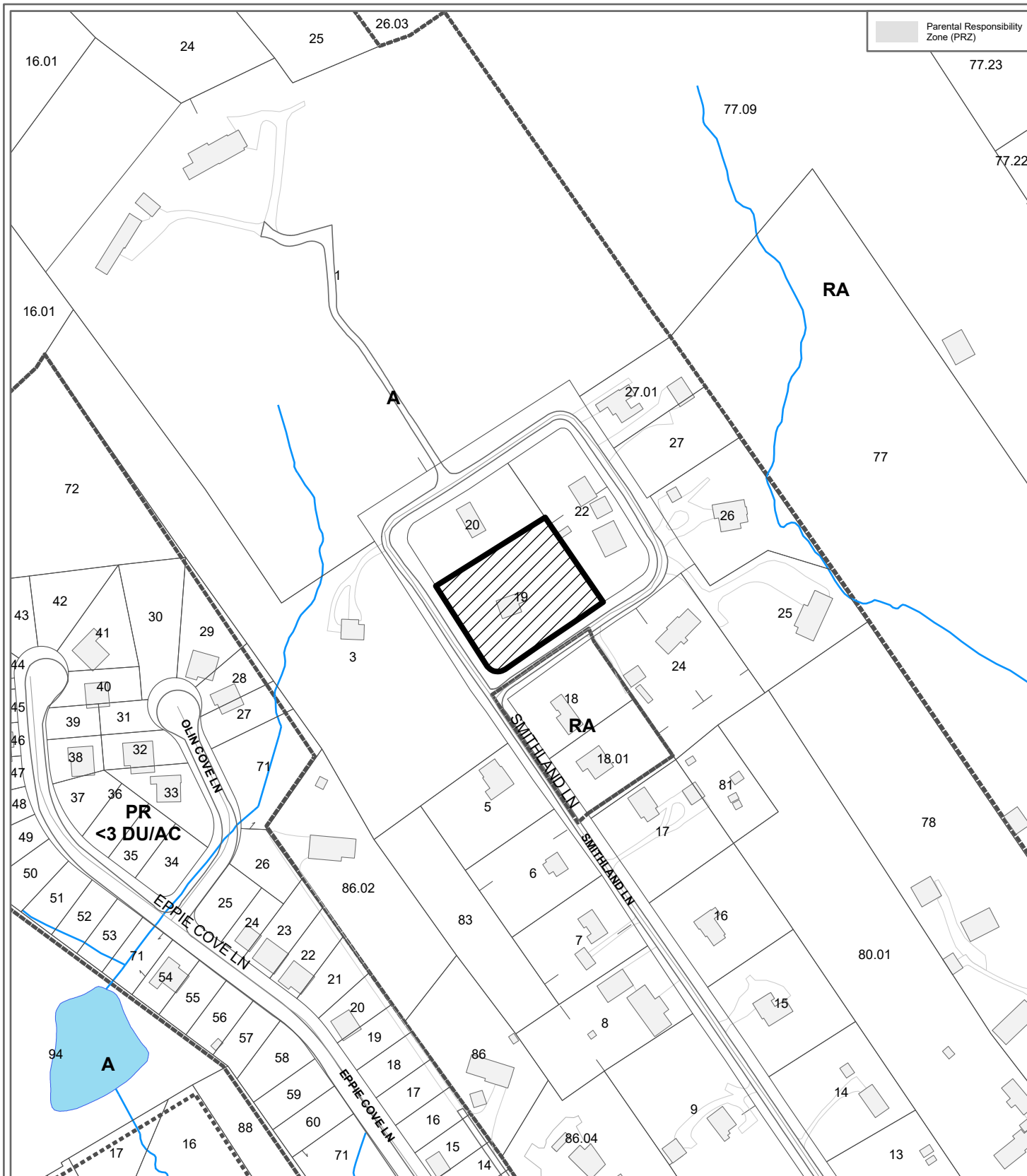
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN AND OTHERS:

1. The proposed amendment is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

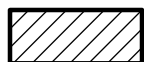
If approved, this item will be forwarded to Knox County Commission for action on 1/24/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application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



12-J-21-RZ REZONING

From: A (Agricultural)

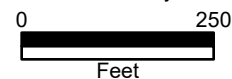
To: RA (Low Density Residential)



Petitioner: Gooden, Mary

Map No: 91

Jurisdiction: County



Original Print Date: 11/15/2021

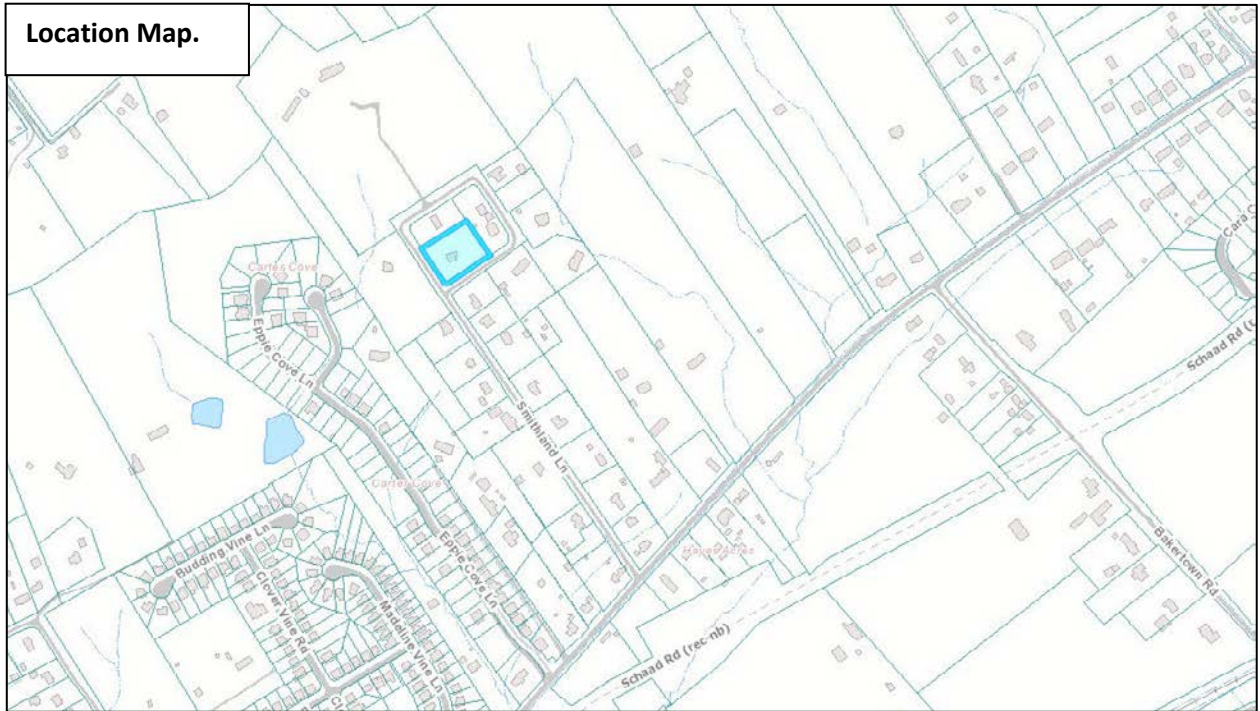
Revised:

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

12-J-21-RZ

EXHIBIT A. Contextual Images

Location Map.

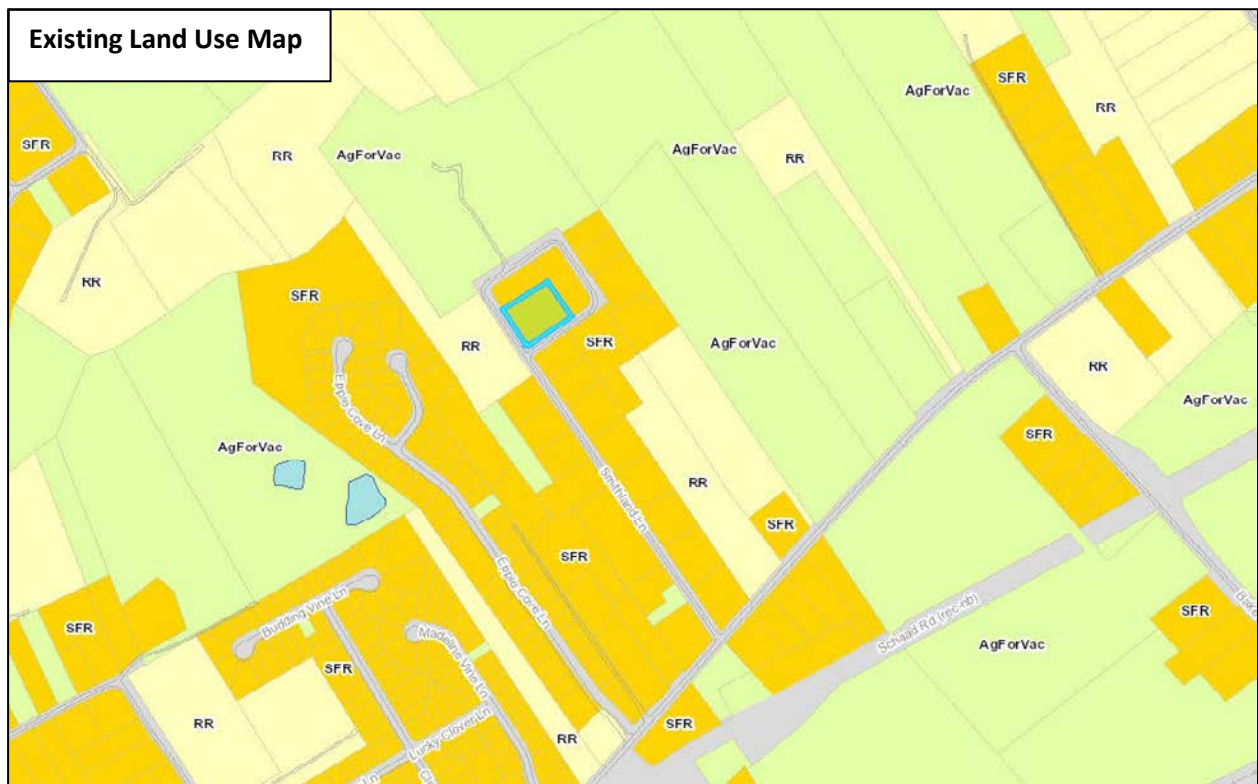
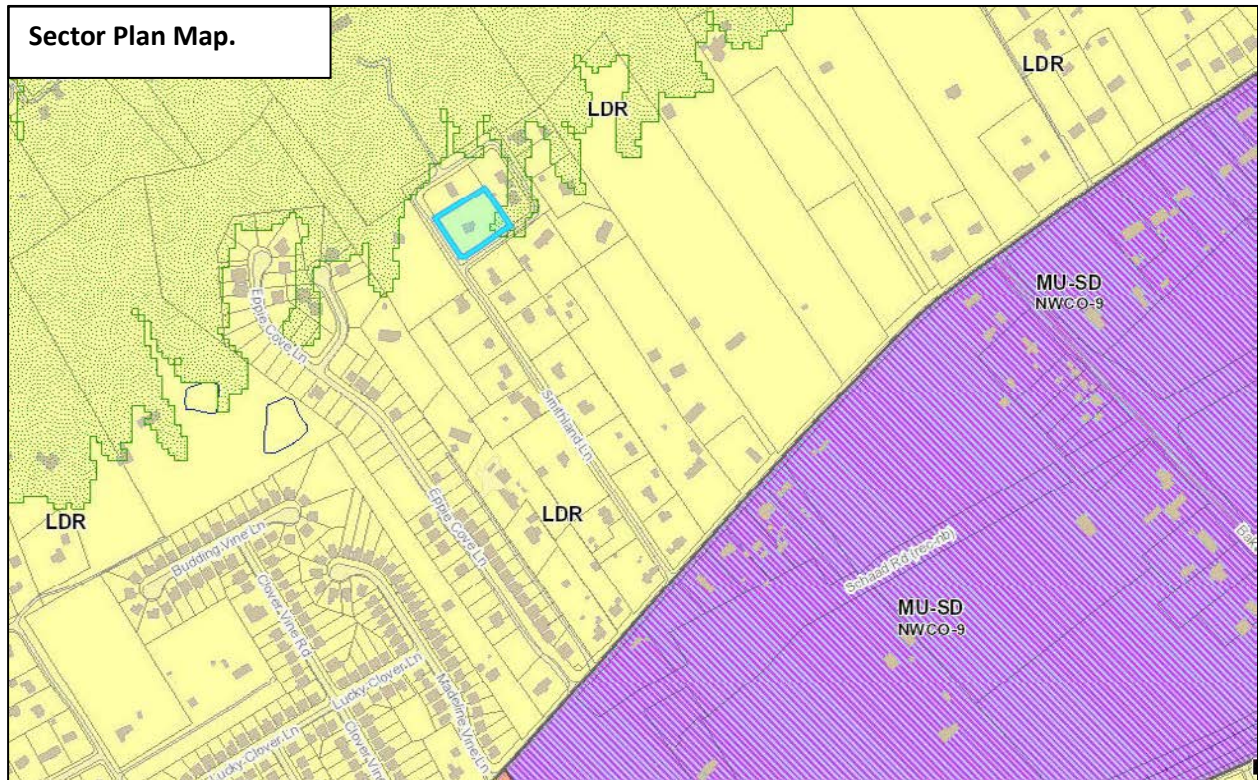


Aerial Map.



12-J-21-RZ

EXHIBIT A. Contextual Images





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

Mary Gooden

Property Owner

Applicant Name

Affiliation

25 October 2021

Dec. 9, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

12-J-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

Mary Gooden

Name

Company

2440 Smithland Lane

Knoxville

TN

37931

Address

City

State

ZIP

865-660-6191

marycgooden@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Mary C Best Gooden

2440 Smithland Lane

865-660-6191

Owner Name (if different)

Owner Address

Owner Phone

2412 Smithland Lane

091GA019

Property Address

Parcel ID

WKUD

WKUD

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side Smithland Ln, northwest of Ball Rd

1.09 ac +_

General Location

Tract Size

☐ City ☒ County

6

A

Single family residential

District

Zoning District

Existing Land Use

Northwest County

LDR & HP

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

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 _____

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change

RA

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

0324

\$600

Total

Fee 2

\$600

Fee 3

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



Applicant Signature

Mary Gooden

Please Print

25 October 2021

Date

865-660-6191

Phone Number

marycgooden@gmail.com

Email



Staff Signature

Jeanne Stevens

Please Print

10/26/2021 mp

Date



KGIS Copyright - 2021

© KGIS

Letter Portrait

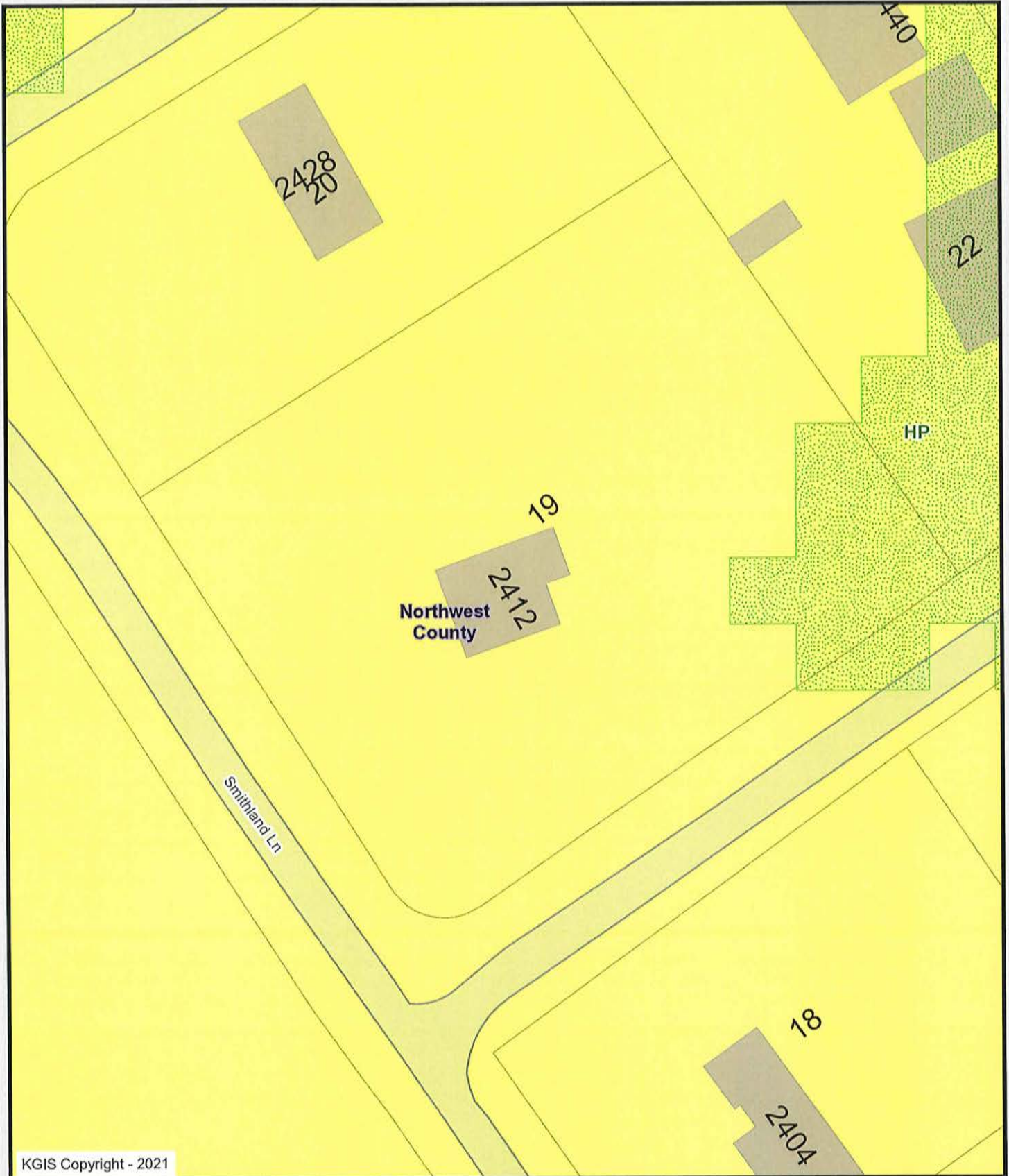
Knoxville - Knox County - KUB Geographic Information System



Printed: 10/26/2021 at 10:34:36 AM



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.



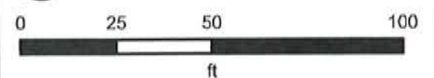
KGIS Copyright - 2021

Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

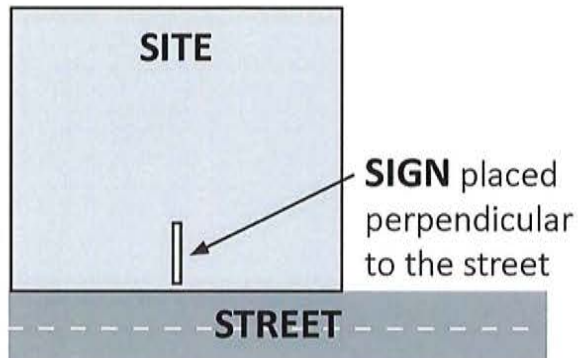


Printed: 10/26/2021 at 10:35:01 AM



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.

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:

November 24 2021 and December 10 2021
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mary Gooden

Date: October 26 2021

File Number: 12-J-21-RZ



Sign posted by Staff



Sign posted by Applicant