

# REZONING REPORT

► **FILE #:** 10-B-21-RZ

**AGENDA ITEM #:** 9

**AGENDA DATE:** 10/14/2021

► **APPLICANT:** K. SCOTT BRANSCOM

OWNER(S): K. Scott Branscom / Branscom Construction, LLC

TAX ID NUMBER: 92 K A 006

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 4909 Cain Rd.

► **LOCATION:** Northwest side of Cain Road, west of Cecil Johnson Road intersection

► **APPX. SIZE OF TRACT:** 0.78 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Cain Rd, a local road with 17-ft of pavement width within a 45-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

► **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

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

► **DENSITY PROPOSED:** up to 2 du/ac

EXTENSION OF ZONE: Yes, RN-2 exists to the east and west.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - A (Agricultural)

South: Rural-residential - A (Agricultural)

East: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

West: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area has a mix of residential and rural residential uses on small and large sized lots.

## STAFF RECOMMENDATION:

► **Approve RN-2 (Single-Family Residential) zoning because it is compatible with the Sector Plan and existing zoning in the area.**

## COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. Demand for housing continues to grow. Much of this area is already developed as single-family residential on small and medium sized lots. This proposed rezoning provides the option for additional housing stock in an already established residential area.

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

1. The RN-2 (Single-family Residential Neighborhood) District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks.
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 proposed rezoning is not anticipated to adversely affect adjacent properties as this rezoning is an extension of the RN-2 zoning to the east and west, and would allow the same uses.

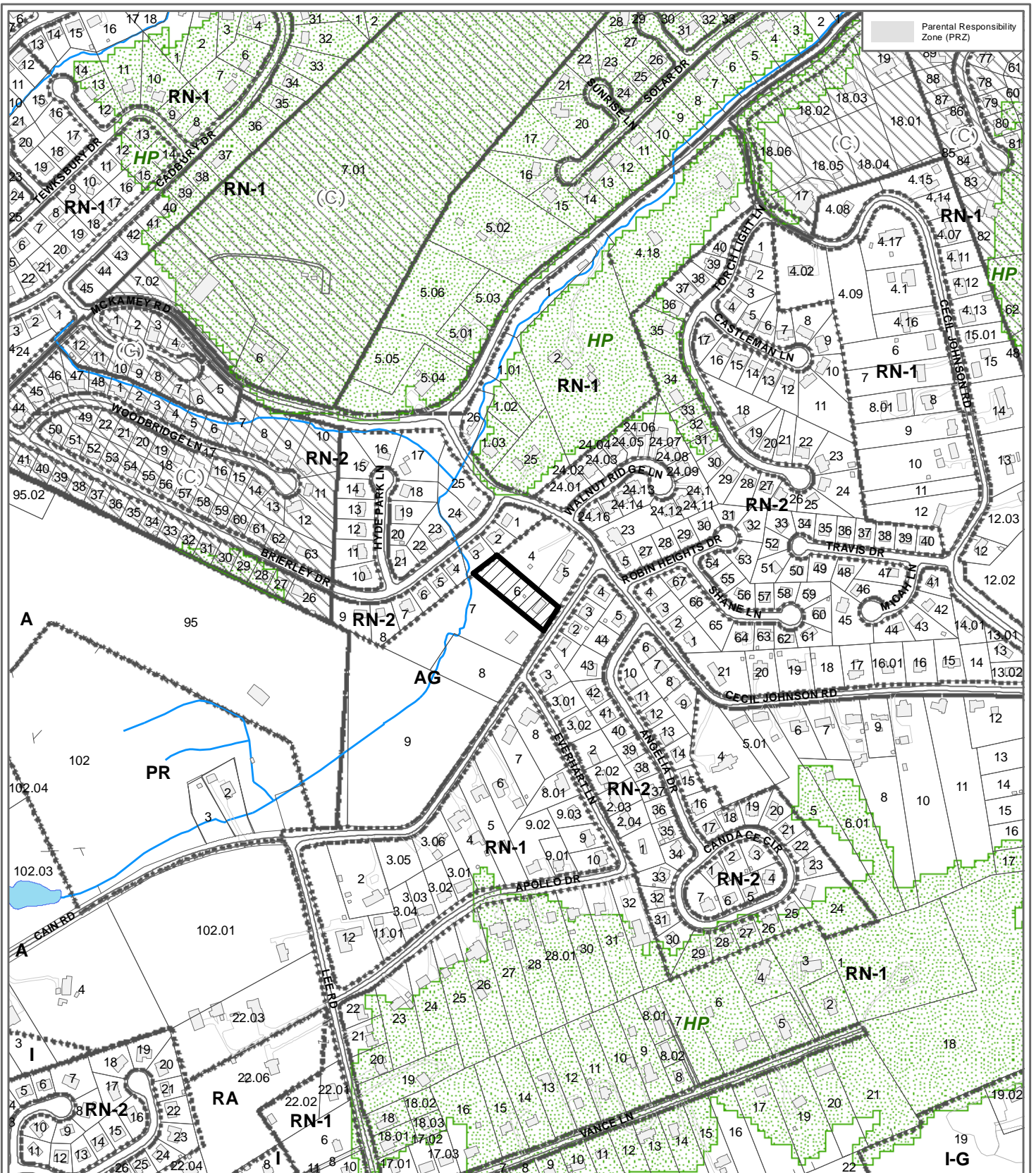
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan designates this parcel as LDR (Low Density Residential) classification which supports RN-2 zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2021 and 11/30/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



### 10-B-21-RZ REZONING

From: AG (Agricultural)

To: RN-2 (Single-Family Residential Neighborhood)



Original Print Date: 9/8/2021  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Branscom, K. Scott

Map No: 92

Jurisdiction: City

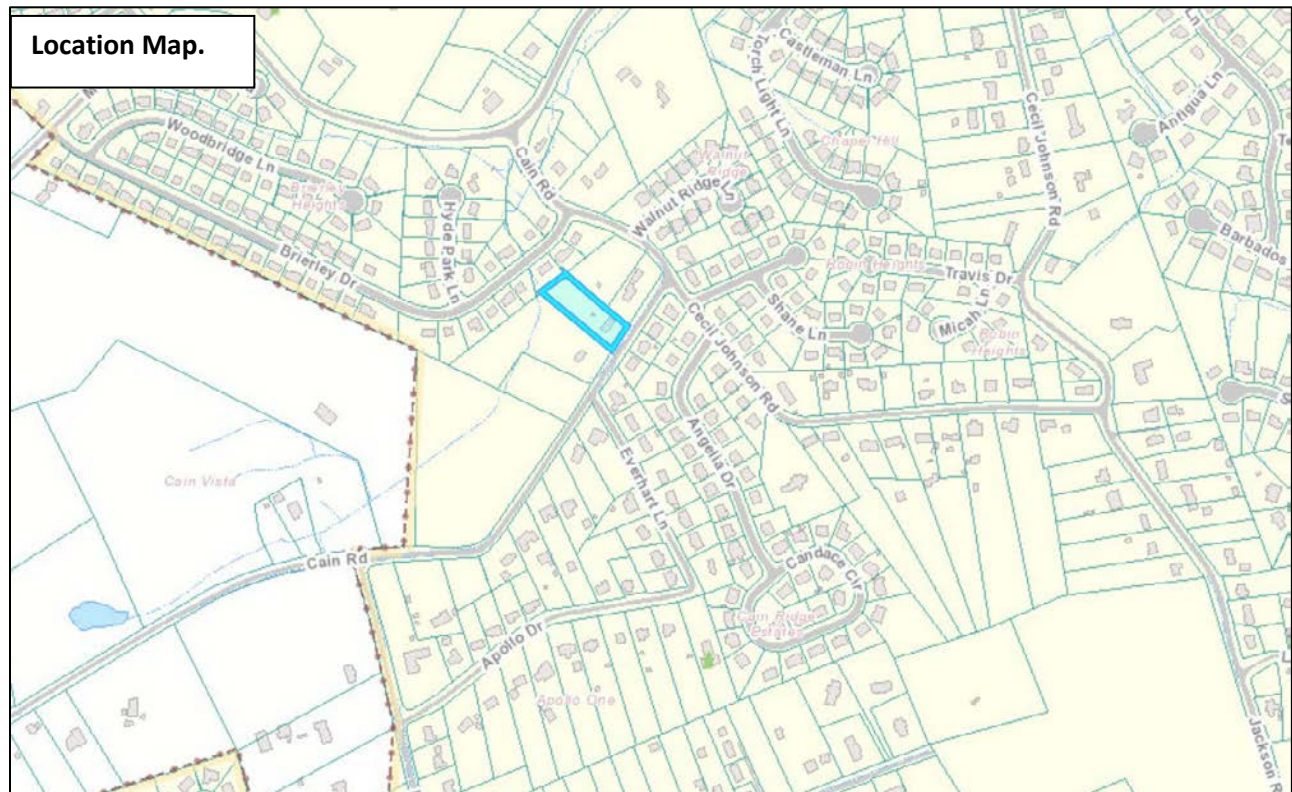
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Feet





10-B-21-RZ

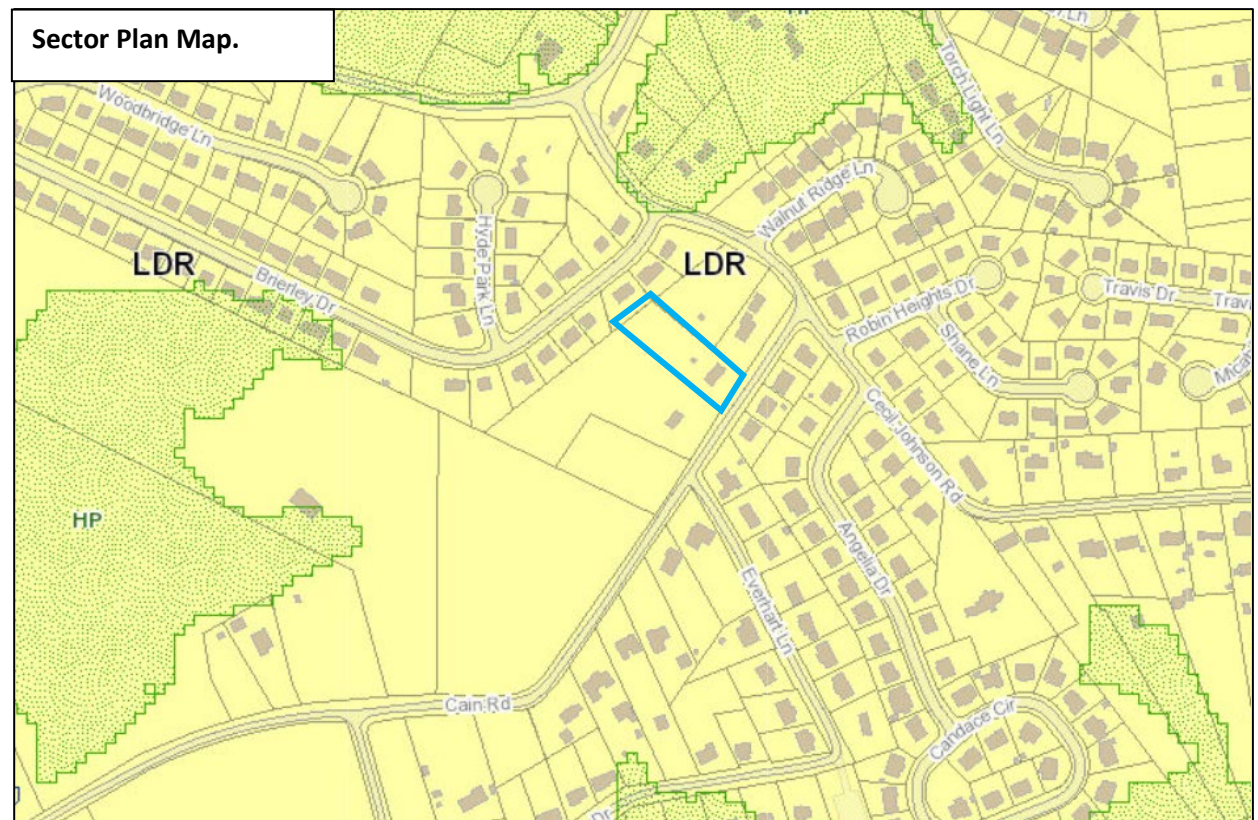
EXHIBIT A. Contextual Images





## 10-B-21-RZ

### EXHIBIT A. Contextual Images



**10-B-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

K. Scott Branscom

Applicant Name

Affiliation

Date Filed

10-14-21

Meeting Date (if applicable)

File Number(s)

10-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

Company

Address

City

State

ZIP

Phone

Email

## CURRENT PROPERTY INFO

same

Owner Name (if different)

Owner Address

Owner Phone

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Northwest side of Cain Rd., west of Cecil Johnson Rd. intersection

.78 acres (approx)

General Location

Tract Size

☒ City ☐ County

3rd  
District

AG  
Zoning District

SFR  
Existing Land Use

Northwest County

LDR  
Sector Plan Land Use Classification

N/A  
Growth Policy Plan Designation

Planning Sector

## 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 \_\_\_\_\_

☐ 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

Phone Number

Email



Sherry Michienzi

swm 8/3/21

Staff Signature

Please Print

Date





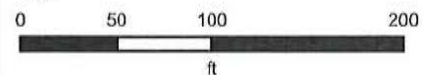
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zoning map

Knoxville - Knox County - KUB Geographic Information System



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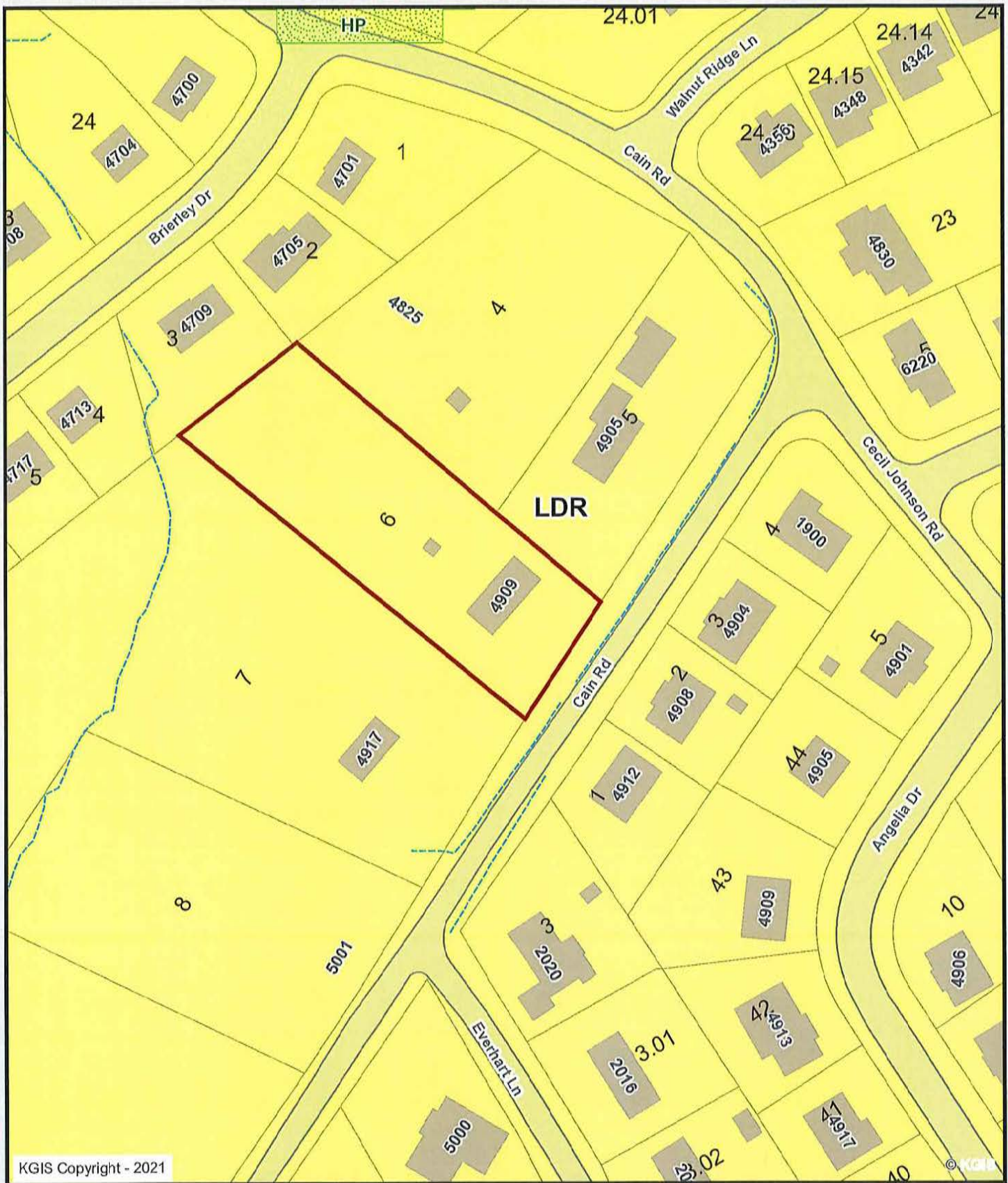


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oyp map

Knoxville - Knox County - KUB Geographic Information System

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