

REZONING REPORT

► **FILE #:** 10-I-21-RZ

AGENDA ITEM #: 16

AGENDA DATE: 10/14/2021

► **APPLICANT:** **GEORGE W. HICKS**

OWNER(S): George W. Hicks

TAX ID NUMBER: 60 13113

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6447 Rutledge Pk.

► **LOCATION:** **North of Rutledge Pike, west of Rosewood Road**

► **APPX. SIZE OF TRACT:** **1 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: This property utilizes a 40-ft wide private access easement to access Rutledge Pike, a major arterial road with 120-ft of pavement width within a 275-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Woods Creek

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

► **ZONING REQUESTED:** **CA (General Business)**

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

►
EXTENSION OF ZONE: Yes, CB to the south and west.

HISTORY OF ZONING: None noted

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

South: Agriculture/forestry/vacant - CB (Business and manufacturing)

East: Agriculture/forestry/vacant - CB (Business and manufacturing)

West: Agriculture/forestry/vacant - CB (Business and manufacturing)

NEIGHBORHOOD CONTEXT: This property is located on the north side of Rutledge Pike, with numerous commercially zoned properties nearby. The area in general consists of mostly commercial, office uses, and vacant land. Single family homes lie to the south side of Rutledge Pike.

STAFF RECOMMENDATION:

► **Approve CA (General Business) zoning because it is consistent with the Northeast County Sector Plan and overall development pattern along this section of Rutledge Pike.**

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. This rezoning is part of the continuing evolution of agricultural land to urban development.

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

1. The proposed amendment to the CA (General Commercial) zone allows for a wide range of commercial uses for general retail and services but not for manufacturing or for processing materials.

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 area along Rutledge Pike has steadily transitioned to commercial zoning for a number of years. The proposed rezoning is a minor extension of commercial zoning and is not anticipated to adversely affect adjacent properties.

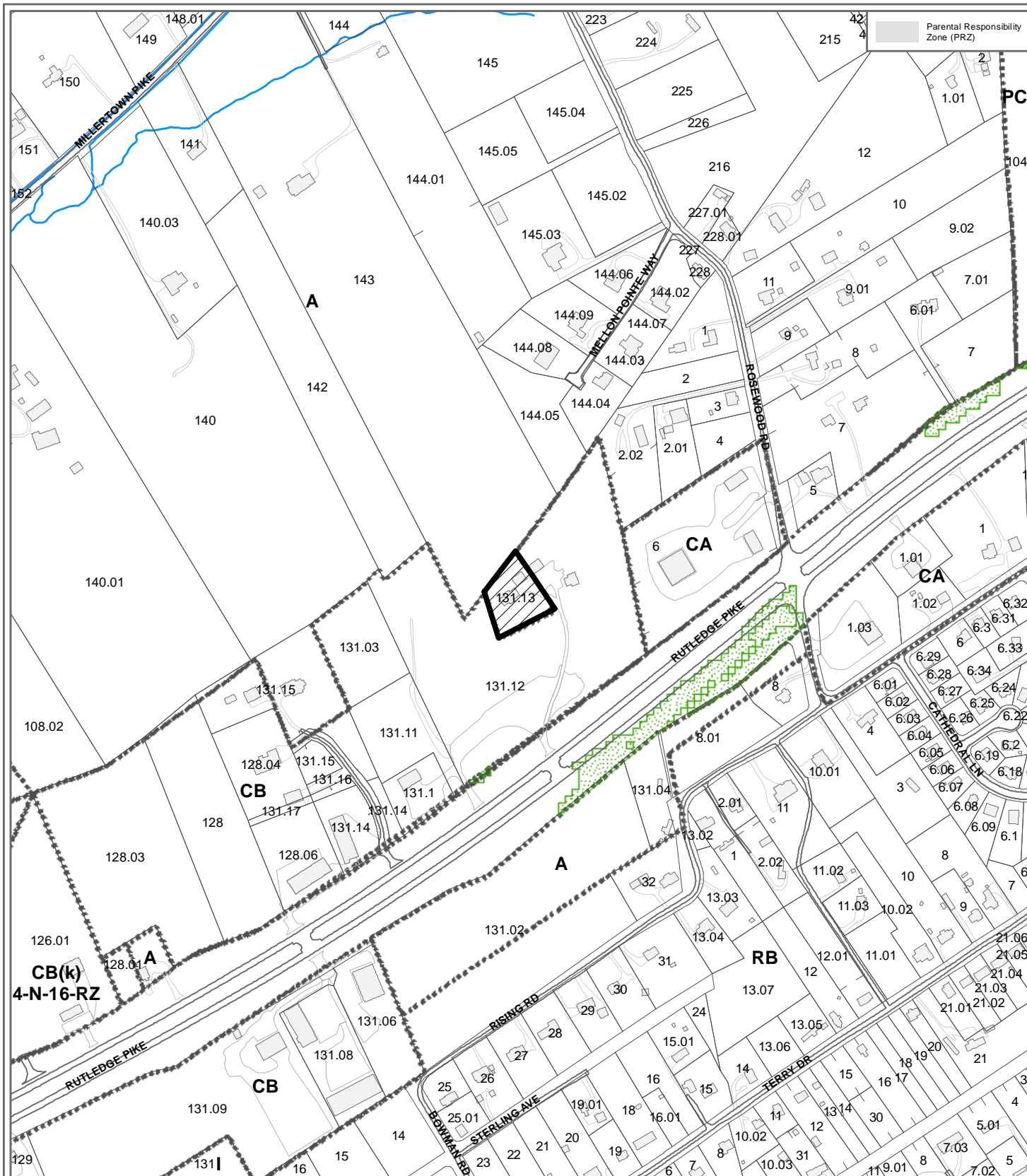
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. CA zoning is compatible with the existing GC (General Commercial) Sector Plan land use classification.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/15/2021. 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.



10-I-21-RZ REZONING

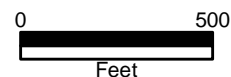
From: A (Agricultural)
To: CA (General Business)



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

Petitioner: Hicks, George W.

Map No: 60
Jurisdiction: County



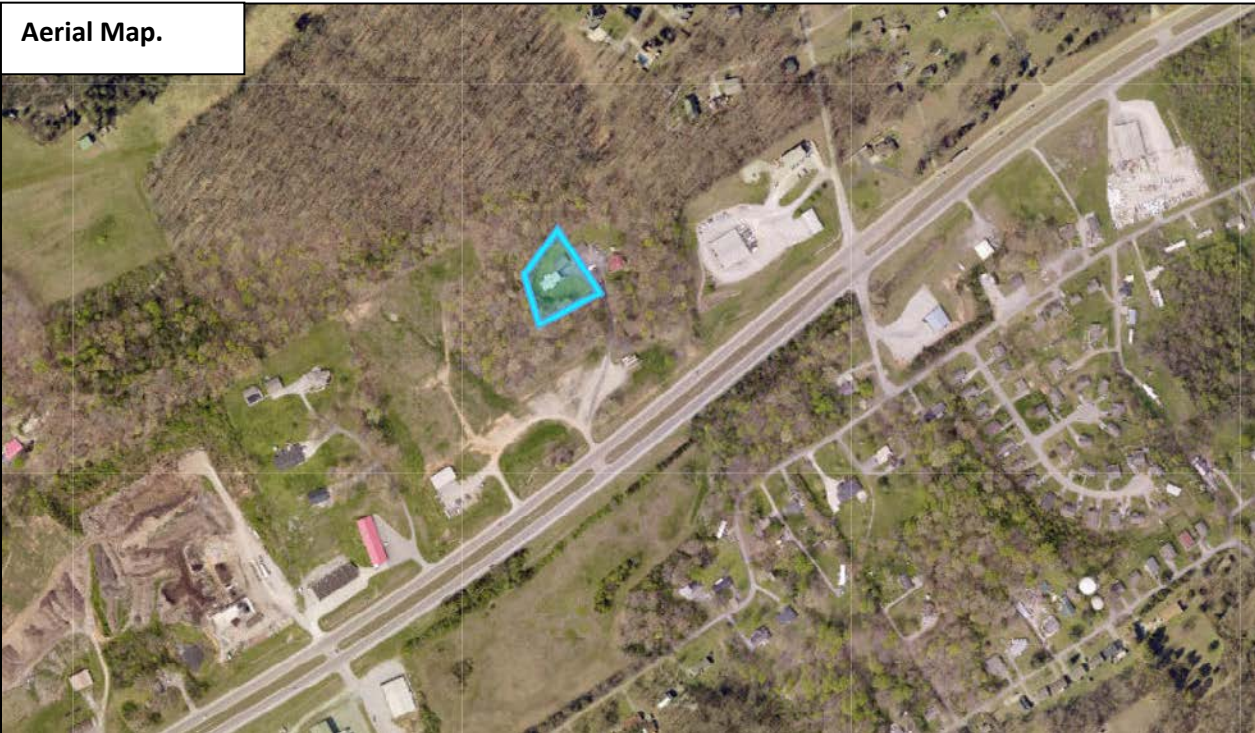
10-I-21-RZ

EXHIBIT A. Contextual Images

Location Map.

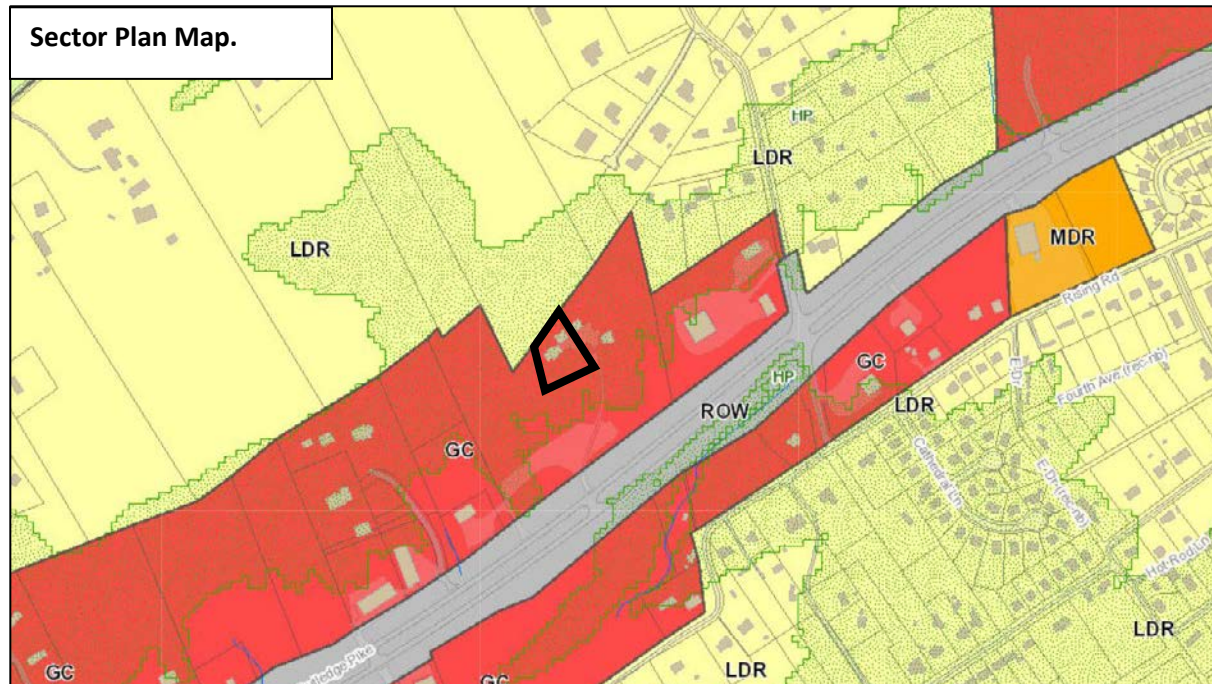
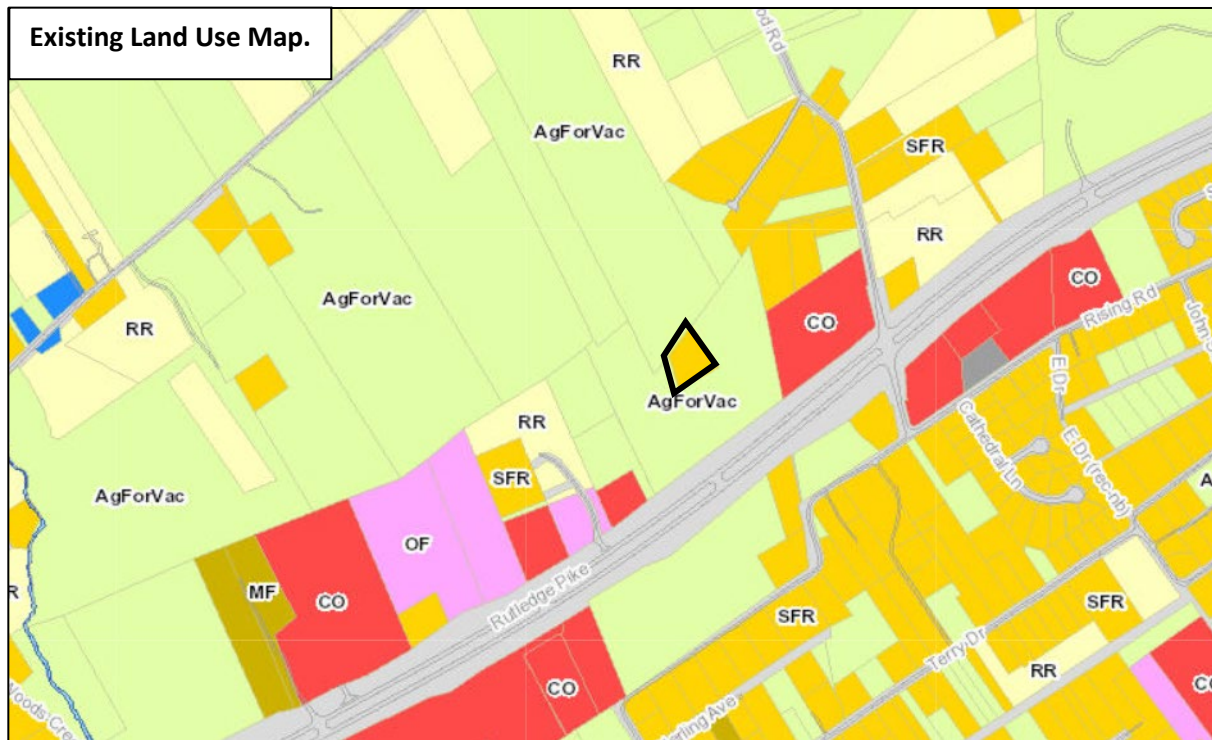


Aerial Map.



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EXHIBIT A. Contextual Images



10-I-21-RZ

EXHIBIT A. Contextual Images

Eagle Eye View of Property.



(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org



Development Request

Reset Form

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

George W. Hicks
Applicant Name

owner
Affiliation

11 Aug 2021
Date Filed

10/14/2021
Meeting Date (if applicable)

File Number(s)

10-I-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

George W. Hicks
Name

Company

8916 Rutledge PK
Address

Mascot
City

TN
State

37806
ZIP

865-235-7628
Phone

hicks8916@att.net
Email

CURRENT PROPERTY INFO

(same as above)
Owner Name (if different)

Owner Address

Owner Phone

6447 Rutledge PK
Property Address

060 13113
Parcel ID

Sewer Provider

Northeast Knox Utility
Water Provider

Y
Septic (Y/N)

STAFF USE ONLY

North of Rutledge PK, west of Rosewood Rd.
General Location

1 acre
Tract Size

☐ City ☒ County 8th
District

A
Zoning District

Single family residential
Existing Land Use

Northeast County
Planning Sector

GC/CCR HP
Sector Plan Land Use Classification

Urban Growth Boundary
Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

☐ Combine Parcels ☐ Divide Parcel
 Unit / Phase Number _____ Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☒ Zoning Change ~~commercial~~
 Proposed Zoning _____

CA (General Business), per email
received on 8/20/2021

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

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

0326 \$1,000.00 \$1,000.00

Fee 2

Fee 3

AUTHORIZATION

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

George W. Hicks
 Applicant Signature

George W. Hicks
 Please Print

11 Aug 2021
 Date

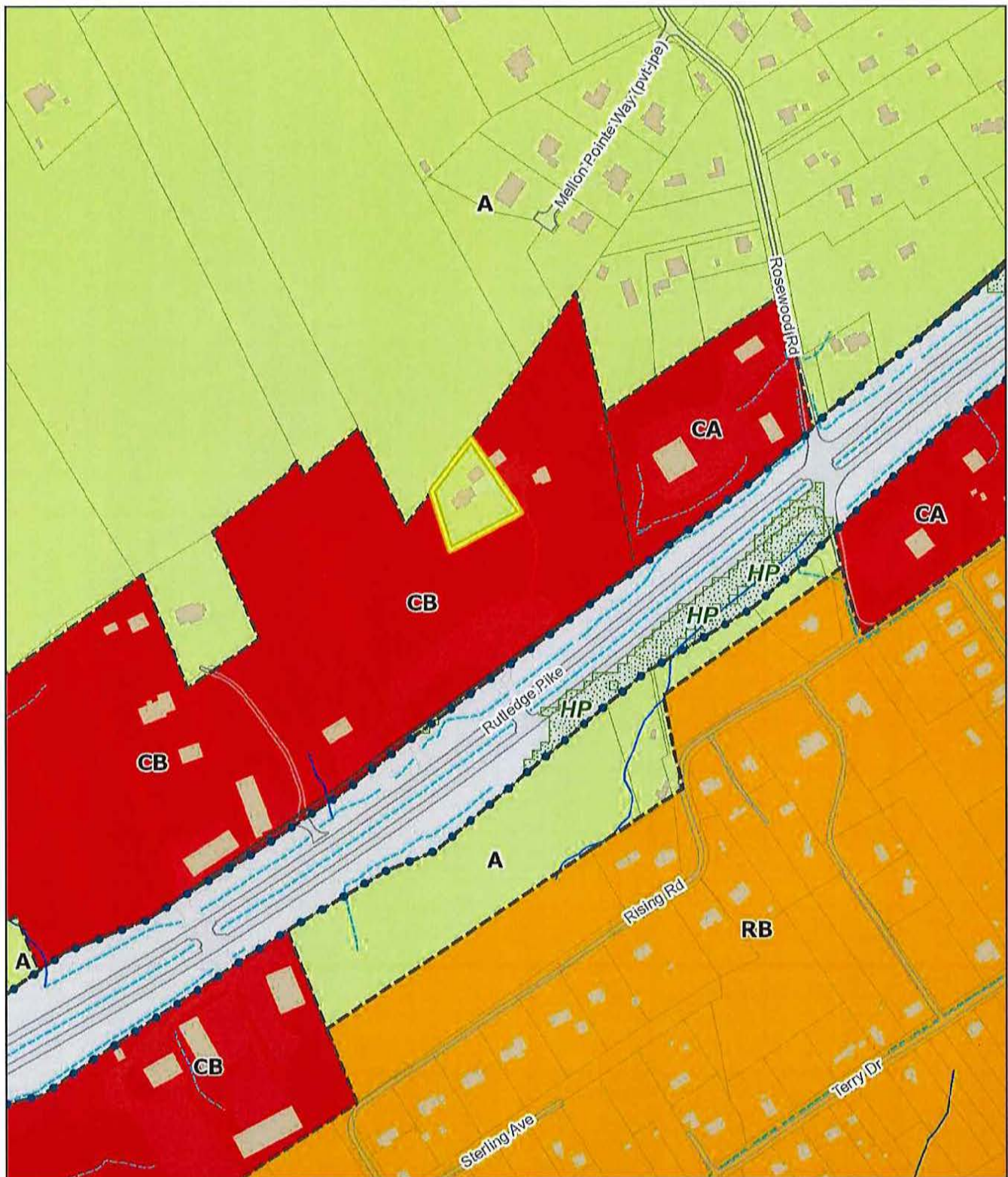
865-235-7628
 Phone Number

hicks8916@att.net
 Email

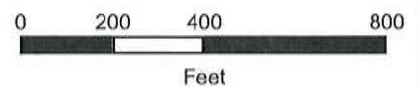
Michelle Portier
 Staff Signature

Michelle Portier
 Please Print

8/24/2021
 8/20/2021 swm
 Date



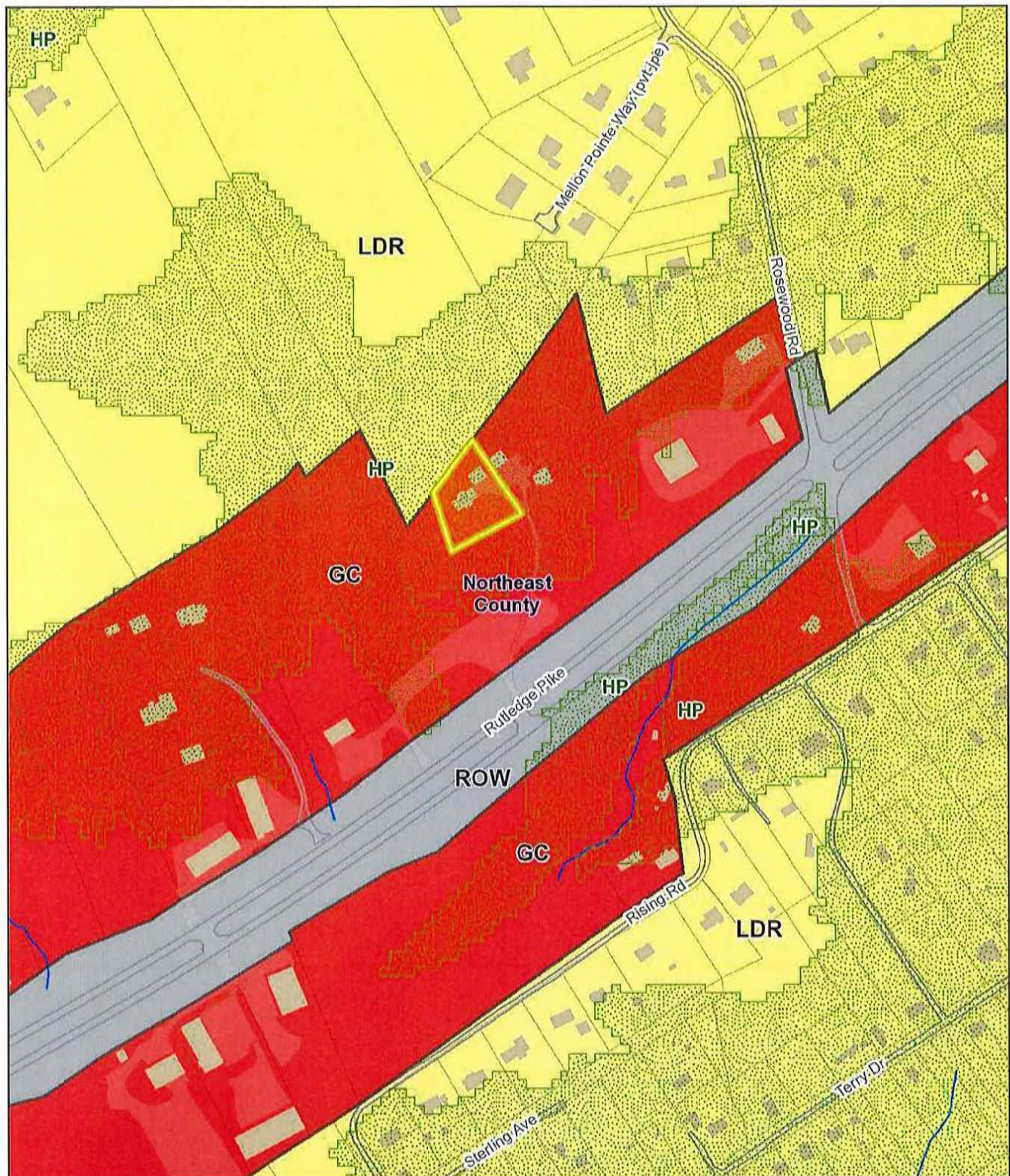
Zoning Map



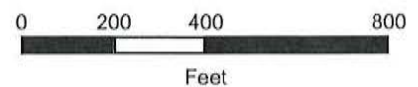
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Sector Plan Map

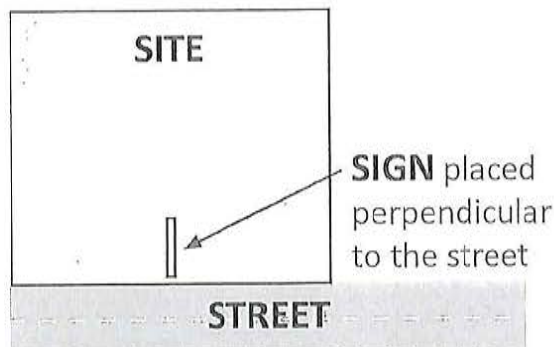


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

Sept 29th and Oct 15th
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: George W. Hicks

Date: 8/24/2021

File Number: 10-I-21-RZ

☐

Sign posted by Staff

☐

Sign posted by Applicant