

REZONING REPORT

▶ **FILE #:** 9-J-21-RZ

AGENDA ITEM #: 17

AGENDA DATE: 9/9/2021

▶ **APPLICANT:** ARTHUR E. KREISHER III

OWNER(S): Robert & Louise Hicks

TAX ID NUMBER: 75 040 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 10408 Thorn Grove Pk.

▶ **LOCATION:** **South side of Thorn Grove Pike, southeast of intersection of S. East End Road**

▶ **APPX. SIZE OF TRACT:** **2 acres**

SECTOR PLAN: East County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Thorngrove Pike, a minor arterial with a pavement width of 18-ft within a right-of-way width of 88-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tuckahoe Creek

▶ **PRESENT ZONING:** **CB (Business and Manufacturing)**

▶ **ZONING REQUESTED:** **A (Agricultural) (2 acre portion only)**

▶ **EXISTING LAND USE:** **Rural residential**

▶

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: 1-A-93-RZ: A to CB

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

South: Agriculture/forestry/vacant - A (Agriculture)

East: Rural residential - CB (Business and Manufacturing)

West: Single family residential - A (Agriculture)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of large, rural single family residential lots and agricultural, forested, vacant land with steep slopes.

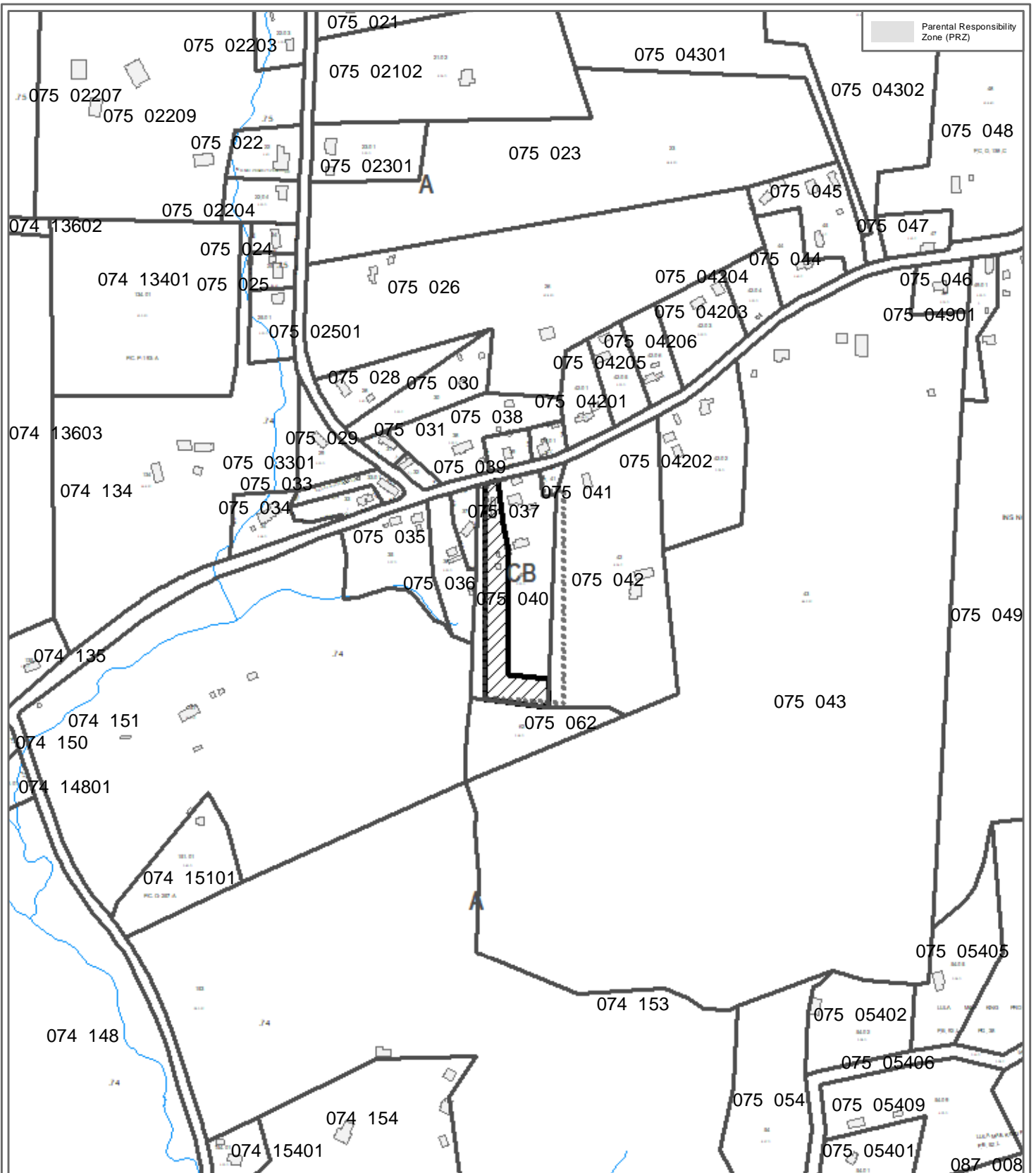
STAFF RECOMMENDATION:

▶ **Applicant requested withdrawal of the application on August 25, 2021.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/25/2021. 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.



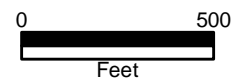
**9-J-21-RZ
REZONING**

From: CB (Business and Manufacturing)
To: A (Agricultural) (2 acre portion only)



Petitioner: E. Kreisher III, Arthur

Map No: 75
Jurisdiction: County



Original Print Date: 8/17/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



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: Arthur E. Kreisher III Affiliation: _____

Date Filed: 7/29/2021 Meeting Date (if applicable): Sept 9, 2021

File Number(s): 9-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

Name: Arthur E. Kreisher III Company: _____

Address: 10408 Thorn Grove Pike City: Strawberry Plains State: TN ZIP: 37871

Phone: 865-394-3250 Email: gracieneli8383@gmail.com

CURRENT PROPERTY INFO

Owner Name (if different): Robert & Louise Hicks Owner Address: 10408 Thorn Grove Pk Owner Phone: 865-660-3563

Property Address: 10408 Thorn Grove Pk Parcel ID: 075 040 (part of)

Sewer Provider: _____ Water Provider: KUB Septic (Y/N): Y

STAFF USE ONLY

General Location: S/S Thorn Grove Pk, southeast of intersection of S. East End Rd Tract Size: 2.0 (only)

City County District: 8 Zoning District: CB Existing Land Use: Residential 1 RR

Planning Sector: East County Sector Plan Land Use Classification: AGEHP Growth Policy Plan Designation: Rural

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 A on 2 Acre portion shown on plat

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests 1-A-93-R2

Other (specify) _____

Pending Plat File Number

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
0325 600.00	
Fee 2 + 160% late fee 360.00	
	\$960.00

AUTHORIZATION

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

Arthur E. Kreisher III
Applicant Signature

Arthur E. Kreisher III
Please Print

7-29-2021
Date

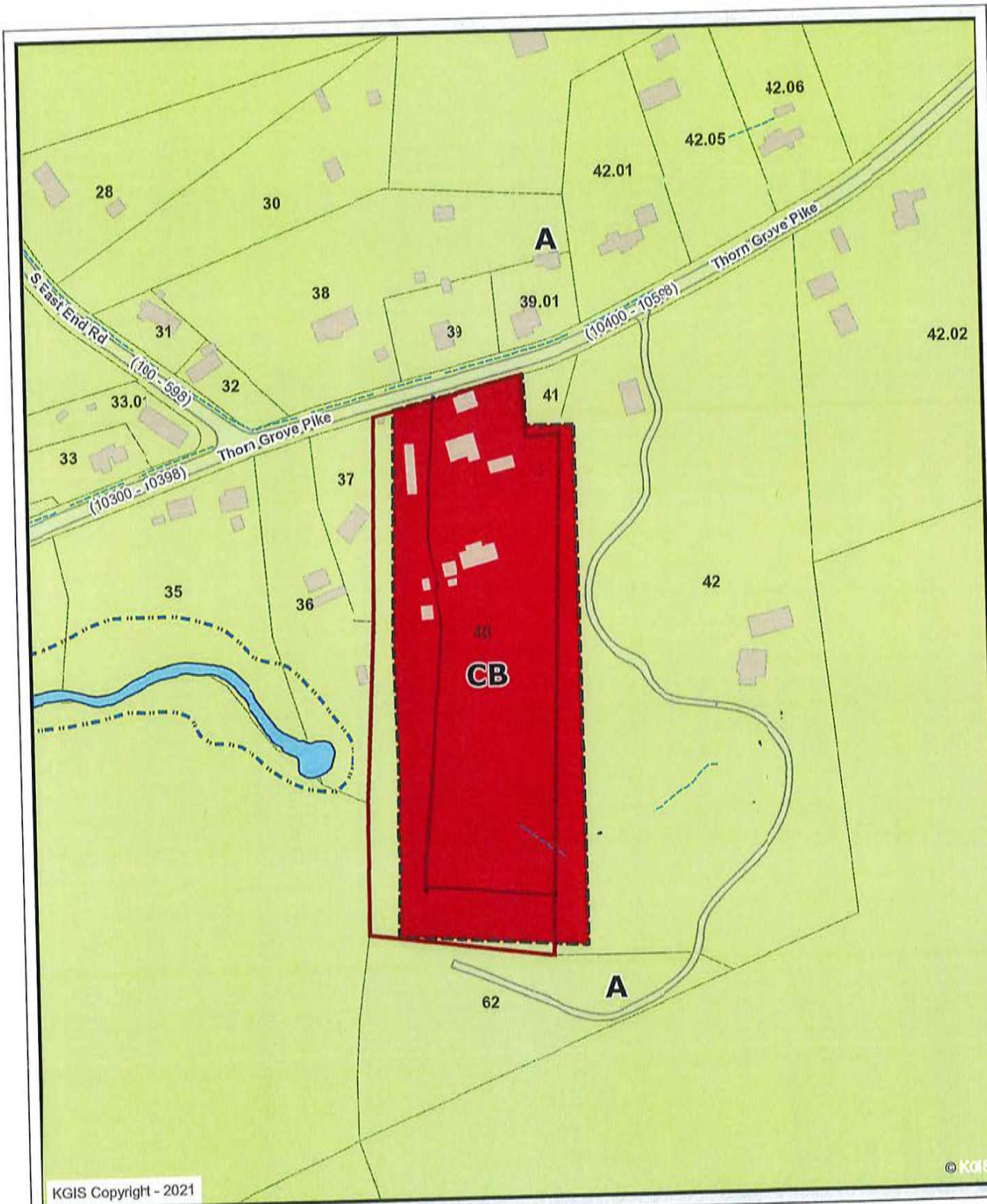
865-394-3250
Phone Number

gracienciel.8383@gmail.com
Email

Sherry Muchenzi
Staff Signature

SHERRY MUCHENZI
Please Print

7/29/2021
Date



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Letter Portrait

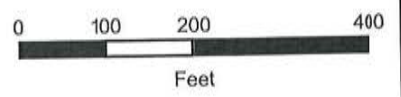
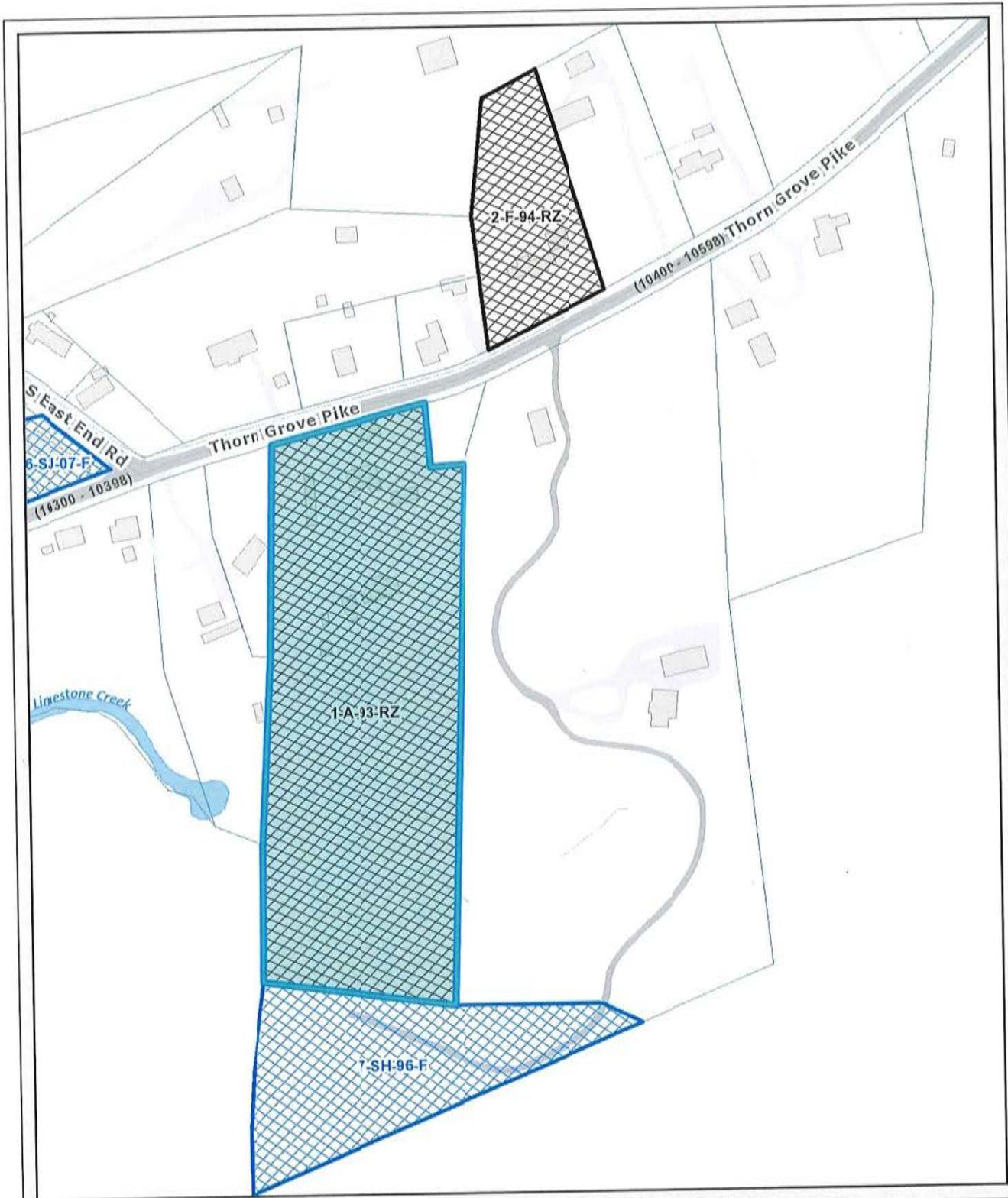
Knoxville - Knox County - KUB Geographic Information System



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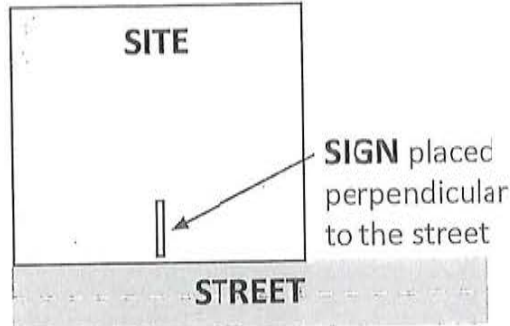
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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning,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

Aug 25 (Wed) and Sept 10 (Fri)
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Arthur Kreisher, III

Date: 7/29/21

File Number: 9-J-21-RZ

Sign posted by Staff

Sign posted by Applicant