



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-J-22-RZ
4-D-22-SP

AGENDA ITEM #: 17
AGENDA DATE: 4/14/2022

► **APPLICANT:** DENNIS PATTERSON
OWNER(S): Dennis Patterson

TAX ID NUMBER: 3 080, 08001, 067 & 066 (PART OF) [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 9202 , 9204, 9210, & part of 9216 Old Maynardville Pk.

► **LOCATION:** **East side of Old Maynardville Pike, west side of Maynardville Pike at intersection with Loyston Road**

► **TRACT INFORMATION:** **3.35 acres.**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Maynardville Pike, a major arterial, with 4 travel lanes and a center turn lane within a right-of-way width of 112-ft. Access is also via Loyston Road, a minor collector with a pavement width of 25-ft within a right-of-way width of 60-ft. Access is also via Old Maynardville Pike, a local street, with Pavement width of 24-ft within a right-of-way width of 50-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

► **PRESENT PLAN DESIGNATION/ZONING:** **AG (Agricultural) & HP (Hillside Protection) / A (Agricultural)**

► **PROPOSED PLAN DESIGNATION/ZONING:** **RC (Rural Commercial) & HP (Hillside Protection) for 9202 and 9204 Old Maynardville Pk. / CA (General Business)**

► **EXISTING LAND USE:** **Commercial, single family residential**

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, RC is adjacent to the north and east.

HISTORY OF ZONING REQUESTS: 4-C-85-RZ: A to CA

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Commercial / RC (Rural Commercial) / CA (General Business)

South: Agriculture/forestry/vacant / AG (Agriculture) & HP (Hillside Protection) / A (Agriculture)

East: Agriculture/forestry/vacant / RC (Rural Commercial) / CA (General Business)

West: Single family residential / AG (Agriculture) & HP (Hillside Protection)

NEIGHBORHOOD CONTEXT: This is rural commercial node along Maynardville Pike and Old Maynardville Pike. The surrounding area is primarily large lot agricultural zoned areas with single family residential homes.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to RC (Rural Commercial) and HP (Hillside Protection) for 9202 and 9204 Old Maynardville Pike because it is a minor extension and consistent with the surrounding rural development.**

- ▶ **Approve CR (Rural Commercial) zoning because it is consistent with the surrounding rural development.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1) There have been improvements to the road network in this area.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

- 1) In 2014, road improvements on Maynardville Pike and Loyston Road occurred, making a minor expansion of the Rural Commercial node more feasible at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1) There were no obvious or significant errors or omissions in the plan. However, the RC designation could have extended through the parcels to the south of the existing RC area because it is well served by roads on three sides.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

- 1) There have been no new trends in development, population or traffic in this area that warrant reconsideration of the original plan.

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 road improvements at Maynardville Pike and Loyston Road make CR (Rural Commercial) zoning more feasible.

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

- 1) The CR (Rural Commercial) zoning is intended for limited retail and service uses for outlying rural areas. This zoning should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas, which is met by this location.
- 2) Development standards, including landscaping requirements, are included within the CR zone district to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.

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 limited retail and service uses permitted in the CR zone, along with the landscaping standards, are intended to reduce any impact the the surrounding rural area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE

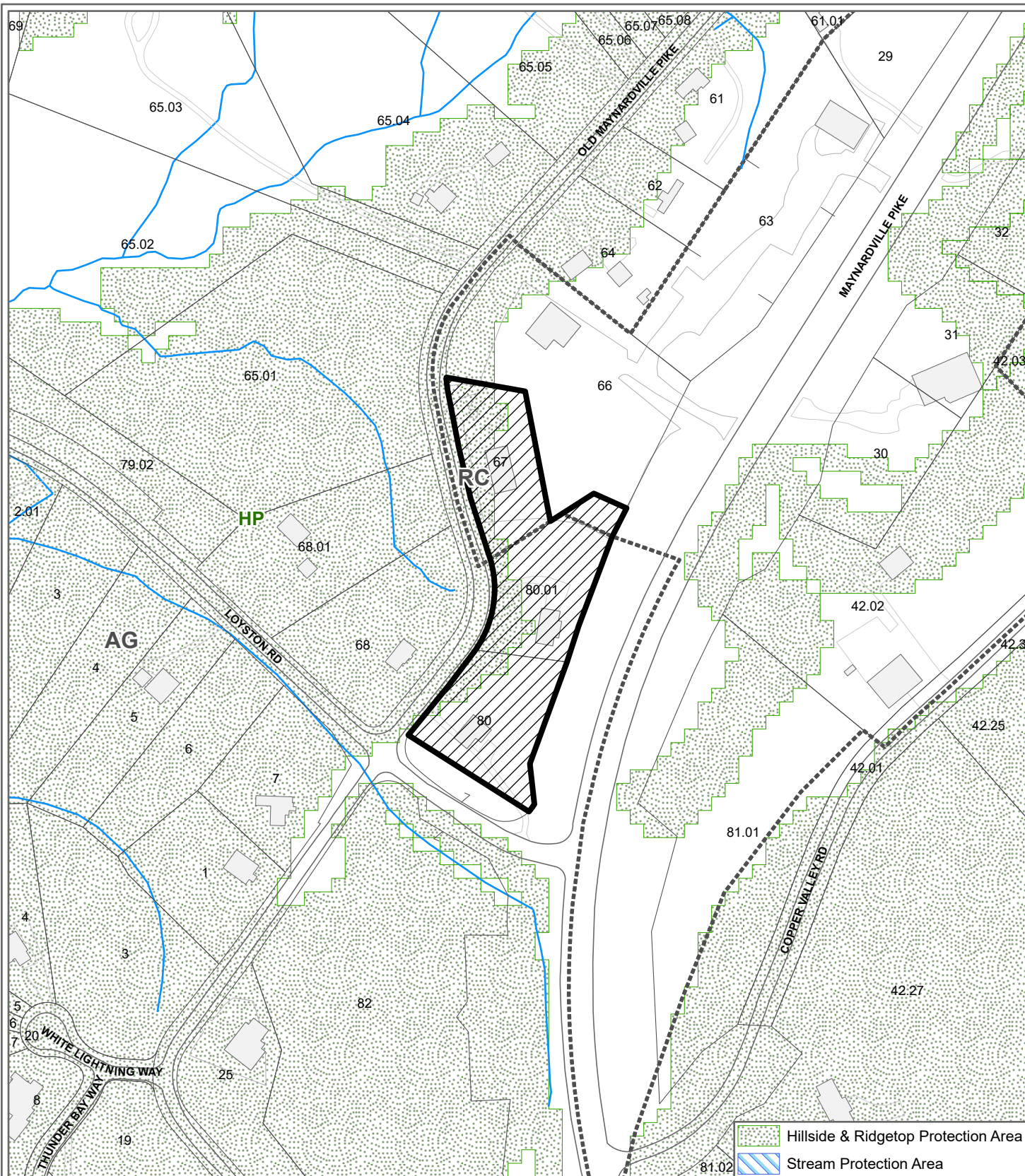
GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1) The proposed zoning change is in compliance with the recommended RC (Rural Commercial) classification of the area and not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

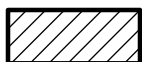
If approved, this item will be forwarded to Knox County Commission for action on 5/23/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



4-D-22-SP / 4-J-22-RZ
NORTH COUNTY SECTOR PLAN AMENDMENT

From: RC (Rural Commercial), A (Agricultural) & HP (Hillside Protection)

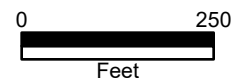
To: RC (Rural Commercial) & HP (Hillside Protection)



Petitioner: Patterson, Dennis

Map No: 3

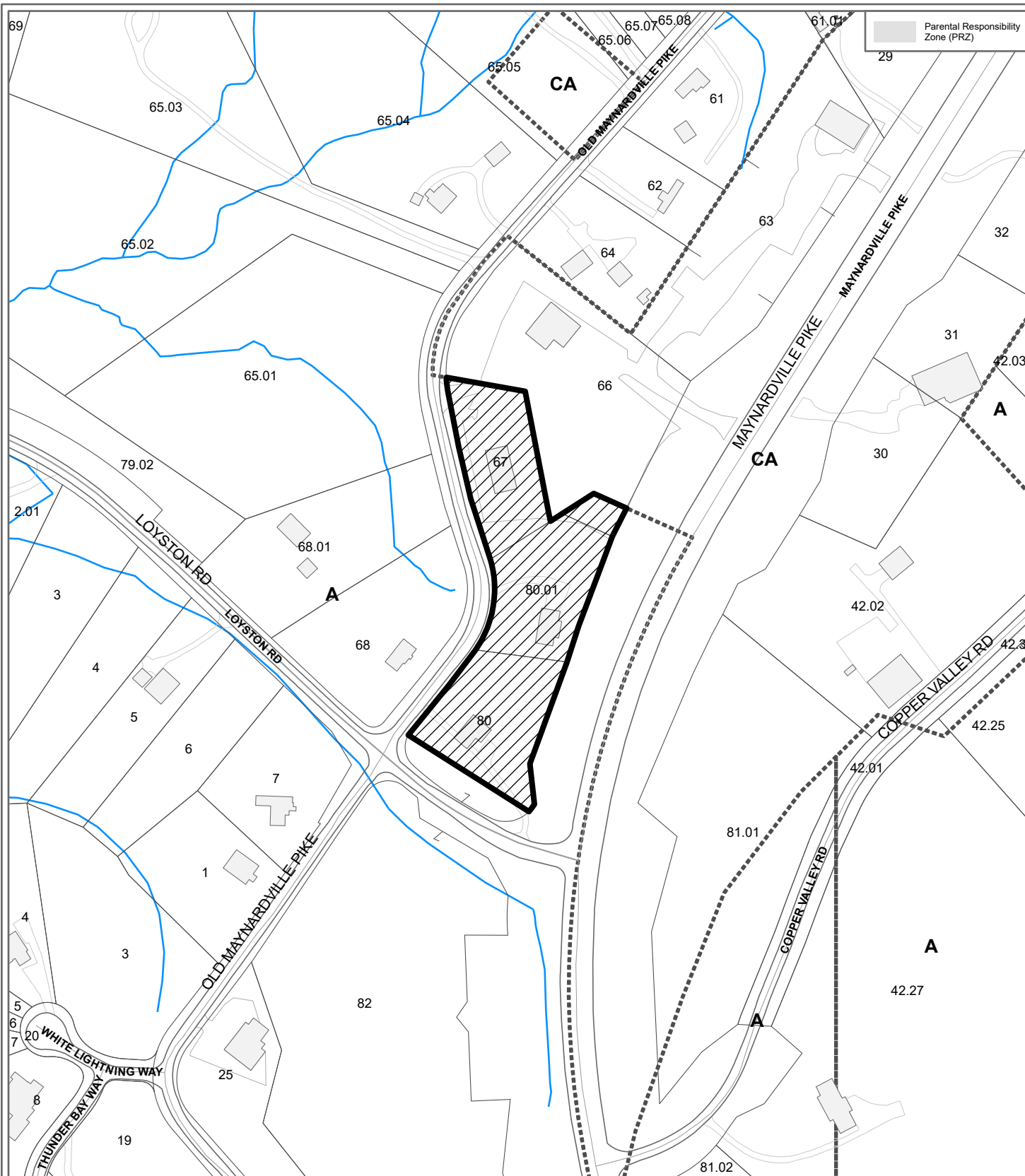
Jurisdiction: County



Original Print Date: 3/7/2022

Revised:

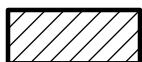
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



4-J-22-RZ REZONING

From: A (Agricultural)

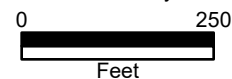
To: CA (General Business)



Petitioner: Patterson, Dennis

Map No: 3

Jurisdiction: County



Original Print Date: 3/7/2022

Revised:

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

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Dennis Patterson has submitted an application for an amendment to the North County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Agricultural & Hillside Protection to Rural Commercial & Hillside Protection for 9202 and 9204 Old Maynardville Pike consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 14, 2022, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North County Sector Plan, with its accompanying staff report and map, file #4-D-22-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B. 4-J-22-RZ / 4-D-22-SP Contextual Images

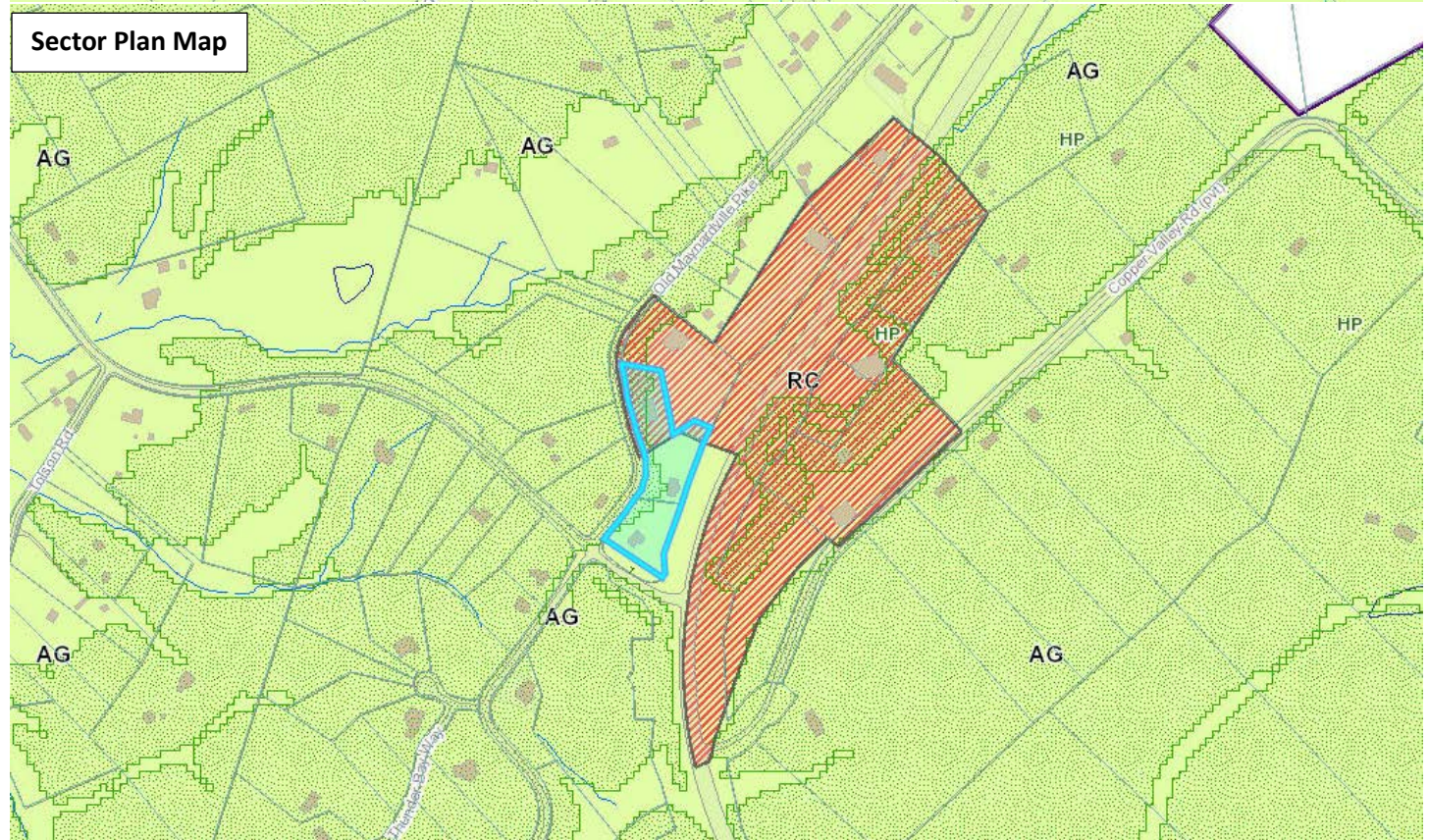
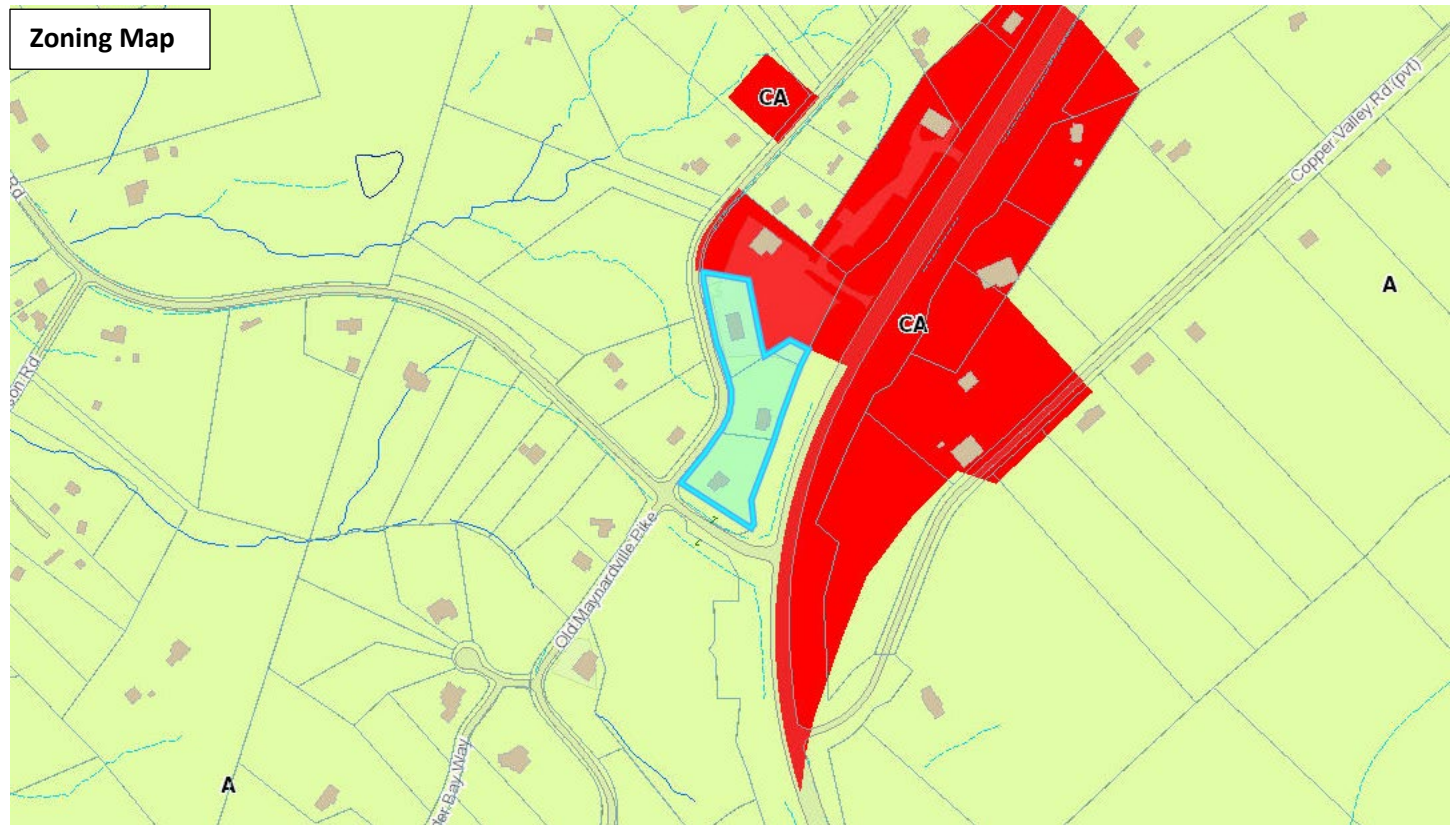
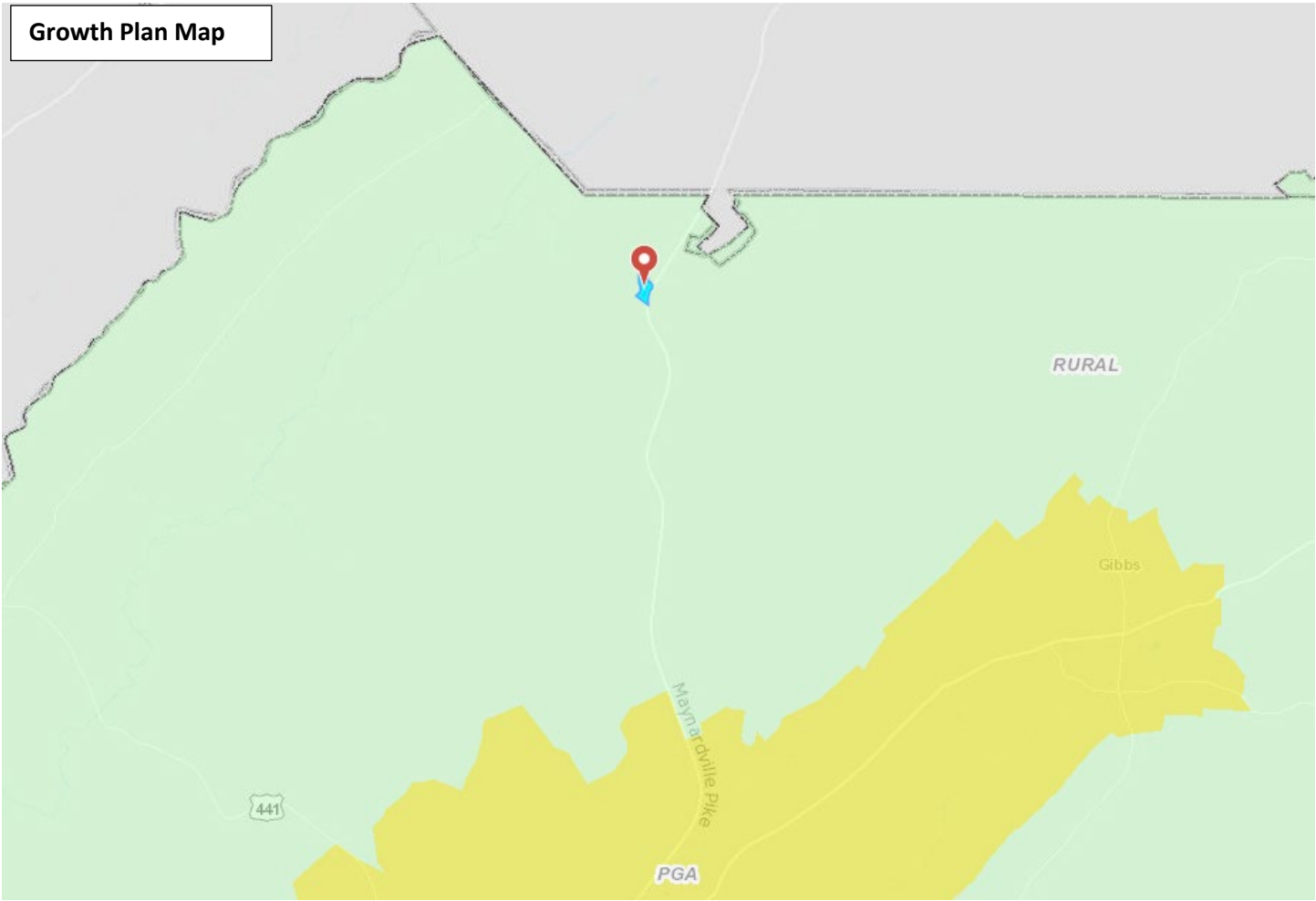


Exhibit B. 4-J-22-RZ / 4-D-22-SP Contextual Images



Exhibit B. 4-J-22-RZ / 4-D-22-SP Contextual Images



Rezoning Request –

Current Property Info

Property #1:

Property Owner: Dustin Patterson and Rodney Patterson
Property Owner Address: Po Box 70192, Knoxville, TN 37938
Property Owner Phone Number: (865) 740-1385
Property Address: 9202 Old Maynardville Pike, Maynardville, TN 37807
Parcel ID: 003 080
Sewer Provider: Septic
Water Provider: Hallsdale Powell
Septic: Yes

Property #2:

Property Owner: Kenneth and Charolette Chittum
Property Owner Address: 9204 Old Maynardville Pike, Maynardville, TN 37807
Property Owner Phone Number: (865)
Property Address: 9204 Old Maynardville Pike, Maynardville, TN 37807
Parcel ID: 003 08001
Sewer Provider: Septic
Water Provider: Hallsdale Powell
Septic: Yes

Property #3:

Property Owner: Dennis Patterson and Rodney Patterson
Property Owner Address: Po Box 70192, Knoxville, TN 37938
Property Owner Phone Number: (865) 740-1654
Property Address: 9210 Old Maynardville Pike, Maynardville, TN 37807
Parcel ID: 003 067
Sewer Provider: Septic
Water Provider: Hallsdale Powell
Septic: Yes


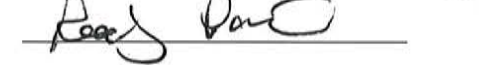
Authorization

Property #1:

Signature

Date

Dustin Patterson

2/24/22

Rodney Patterson

2-24-22

Property #2:

Kenneth Chittum




2/24/22

Charolette Chittum

2/24/22

Property #3: AND #4

Dennis Patterson




2/24/22

Stanley Patterson

2-24-22

PROPERTY #4

PROPERTY OWNER:

DENNIS PATTERSON AND
STANLEY PATTERSON

PROPERTY ADDRESS:

9216 OLD MAYNARDVILLE PK
MAYNARDVILLE TN 37807

PARCEL ID: 003 066

* SMALL CORNER SECTION



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

DENNIS PATTERSON

Applicant Name

owner

Affiliation

2/25/2022
Date Filed

4/14/2022
Meeting Date (if applicable)

File Number(s)

4-J-22-RZ
4-D-22-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

DENNIS PATTERSON

Name	Company		
PO BOX 70192	KNOXVILLE	TN	37938
Address	City	State	ZIP
865-922-4037	PATBROINC@GMAIL.COM		
Phone	Email		

CURRENT PROPERTY INFO

SEE ATTACHED SHEET

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
9202, 9204, 9210, & P/O 9216	003 080, 00308001, 003067	
Property Address	Parcel ID	
Old Maynardville PK	& small corner of 003066	
	zoned A	
Sewer Provider	Water Provider	Septic (Y/N)
	HPUD	X

STAFF USE ONLY

General Location	Tract Size
East side of Old Maynardville Pk. west side of Maynardville PK at intersection with Loxston Rd.	3.35 apprx
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	District
8th	A
District	Zoning District
North County	RC, A, HP
Planning Sector	Sector Plan Land Use Classification
	Existing Land Use
	CO & SFR
	Rural
	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

CA

Proposed Zoning

RC / HP

☐ 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
0326 1,000.00	
Fee 2	
0526 600.00	
Fee 3	
	\$1600.00

AUTHORIZATION


Applicant Signature

DENNIS PATTERSON

Please Print

2/24/22

Date

865-922-4037

PATTBROINC@GMAIL.COM

Phone Number

Email

SEE ATTACHED SHEET

Property Owner Signature

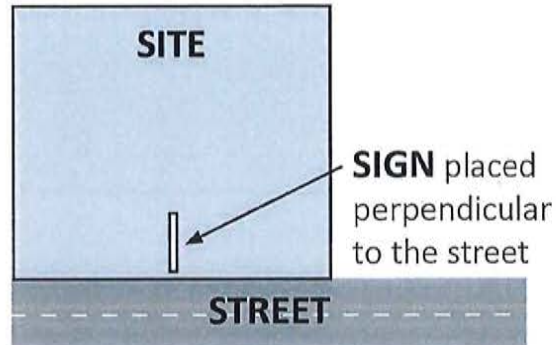
Please Print

Date

Sum 2/25/2024

Sum 2/25/2024

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:

March 30, 2022 and April 15, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Dennis Patterson

Date: 2/25/2022

File Number: 4-J-22-RZ / 4-D-22-SP

☒ Sign posted by Staff
☐ Sign posted by Applicant