

REZONING REPORT

► **FILE #:** 8-B-22-RZ

AGENDA ITEM #: 10

AGENDA DATE: 8/11/2022

► **APPLICANT:** MILES E. MORRISON

OWNER(S): Miles E. Morrison

TAX ID NUMBER: 28 112.06

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4260 CABBAGE DR

► **LOCATION:** South side of Cabbage Drive, east of Andersonville Pike, west of Hill Road

► **APPX. SIZE OF TRACT:** 5.84 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cabbage Drive, a local street with a pavement width of 15-ft within a right-of-way width of 47-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** PR (Planned Residential)

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

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

►
EXTENSION OF ZONE: Yes, A zoning is adjacent.

HISTORY OF ZONING: 8-I-07-RZ A to PR up to 3 du/ac

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

South: Single family residential - PR (Planned Residential)

East: Agriculture/forestry/vacant land - PR (Planned Residential)

West: Agriculture/forestry/vacant land - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of large lot residential and vacant, forested agricultural lots.

STAFF RECOMMENDATION:

► **Approve the A (Agricultural) zone because it is consistent with the surrounding area.**

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. In 2007, the subject property was included in a 33-acre rezoning from A (Agricultural) to PR (Planned Residential) zoning.
2. The proposed A zoning is in alignment with the sector plan designation of LDR for this area.

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

1. The A zone provides for a wide range of agricultural and related uses. This includes residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
2. This 5.84-acre property is vacant and partially forested. This conforms with A zoning area regulations and permitted 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 A zoning is not anticipated to cause significant adverse impacts.
2. The subject property is adjacent to vacant, partially forested properties and the rear of the property abuts a single family residential neighborhood.

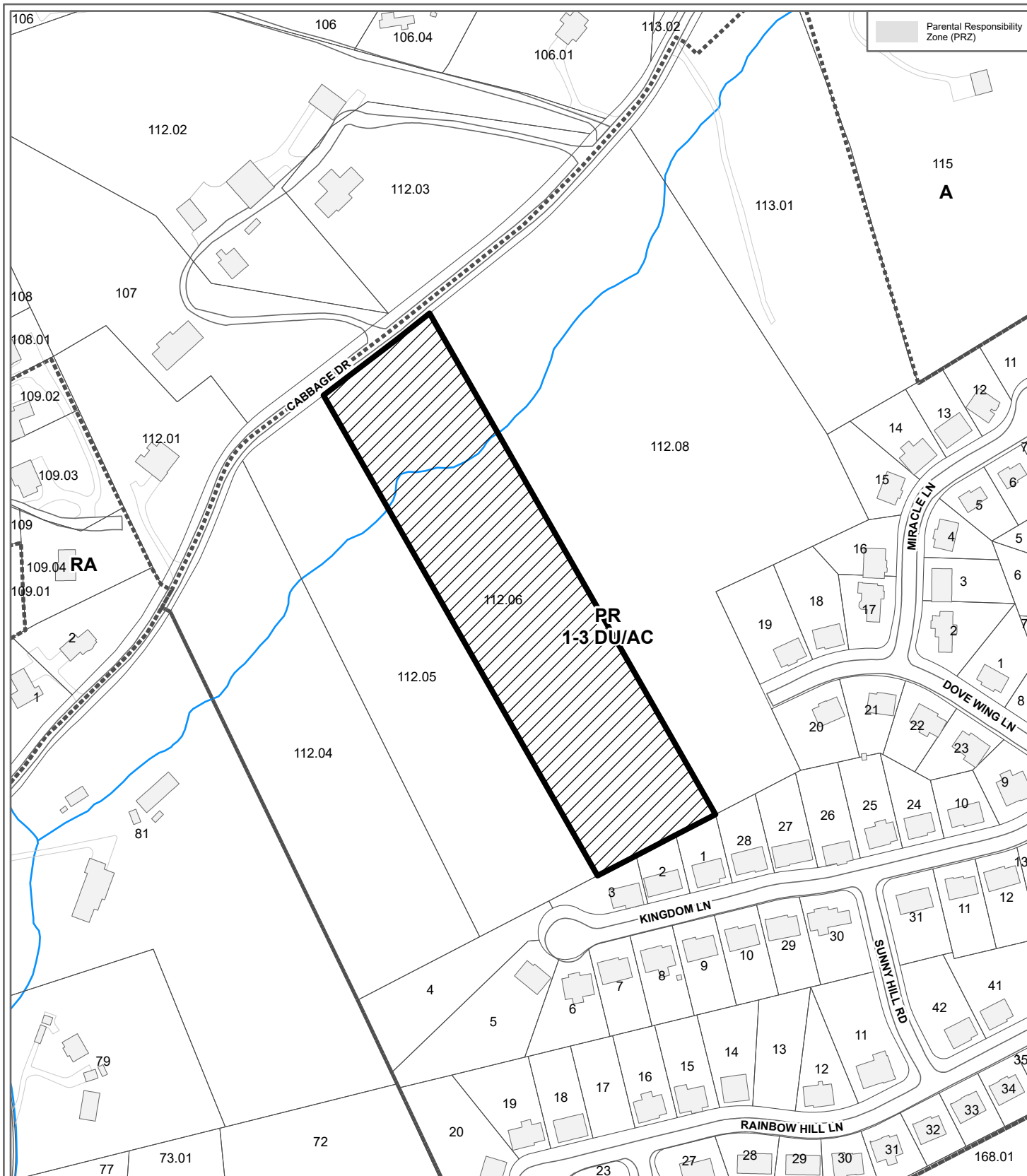
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Agricultural zoning aligns with the existing LDR (Low Density Residential) land use designation for this property and is 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 9/26/2022. 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.



8-B-22-RZ REZONING

From: PR (Planned Residential)

To: A (Agricultural)



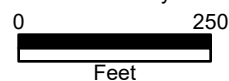
Original Print Date: 7/21/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Miles E. Morrison

Map No: 28

Jurisdiction: County



| CATEGORY | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Acres) |
|-------------------------------|-------|-------------------------------------------------------|--------------------------|
| Total Area of Site | 5.81 | | |
| Non-Hillside | 4.12 | N/A | |
| 0-15% Slope | 0.74 | 100% | 0.7 |
| 15-25% Slope | 0.78 | 50% | 0.4 |
| 25-40% Slope | 0.16 | 20% | 0.0 |
| Greater than 40% Slope | 0.01 | 10% | 0.0 |
| Ridgetops | | | |
| Hillside Protection (HP) Area | 1.70 | Recommended disturbance budget within HP Area (acres) | 1.2 |
| | | Percent of HP Area | 0.7 |

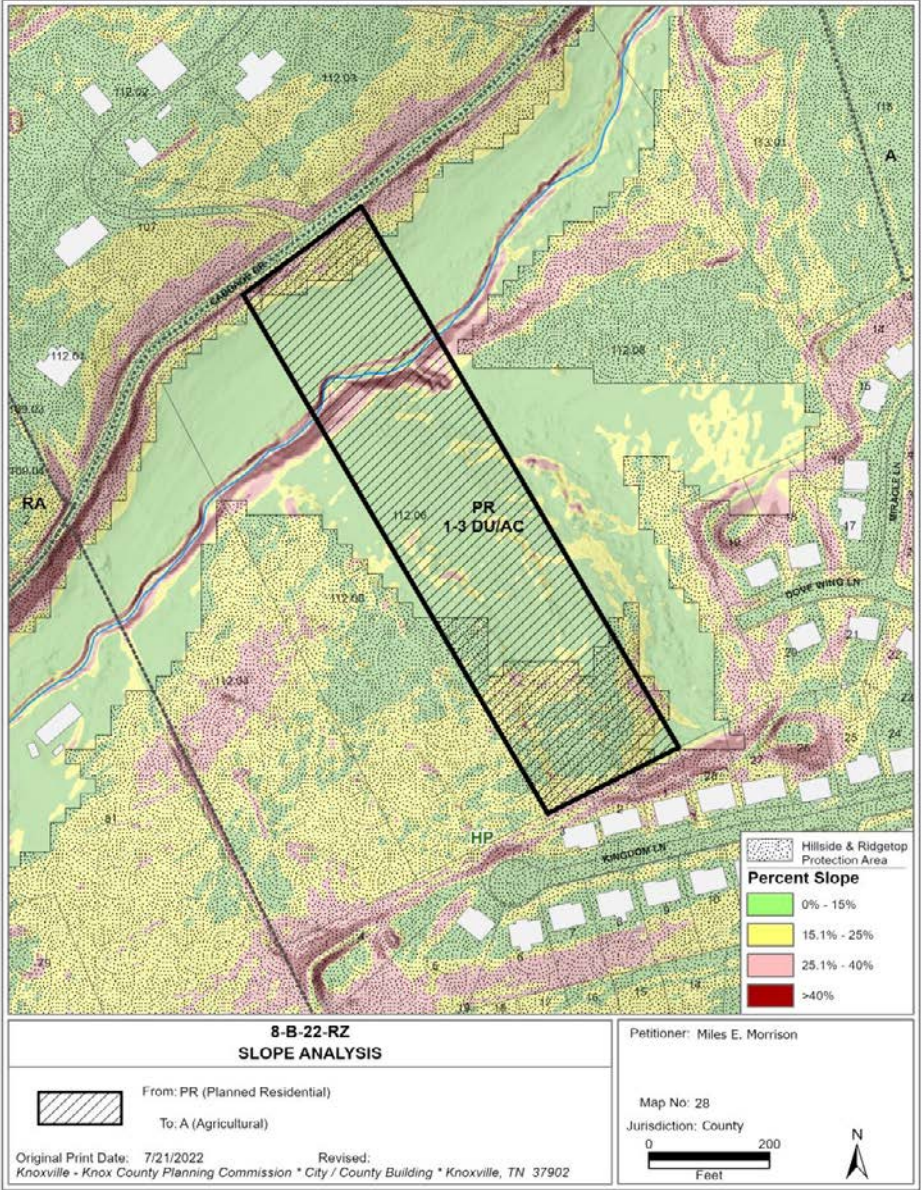


Exhibit A. 8-B-22-RZ Contextual Images

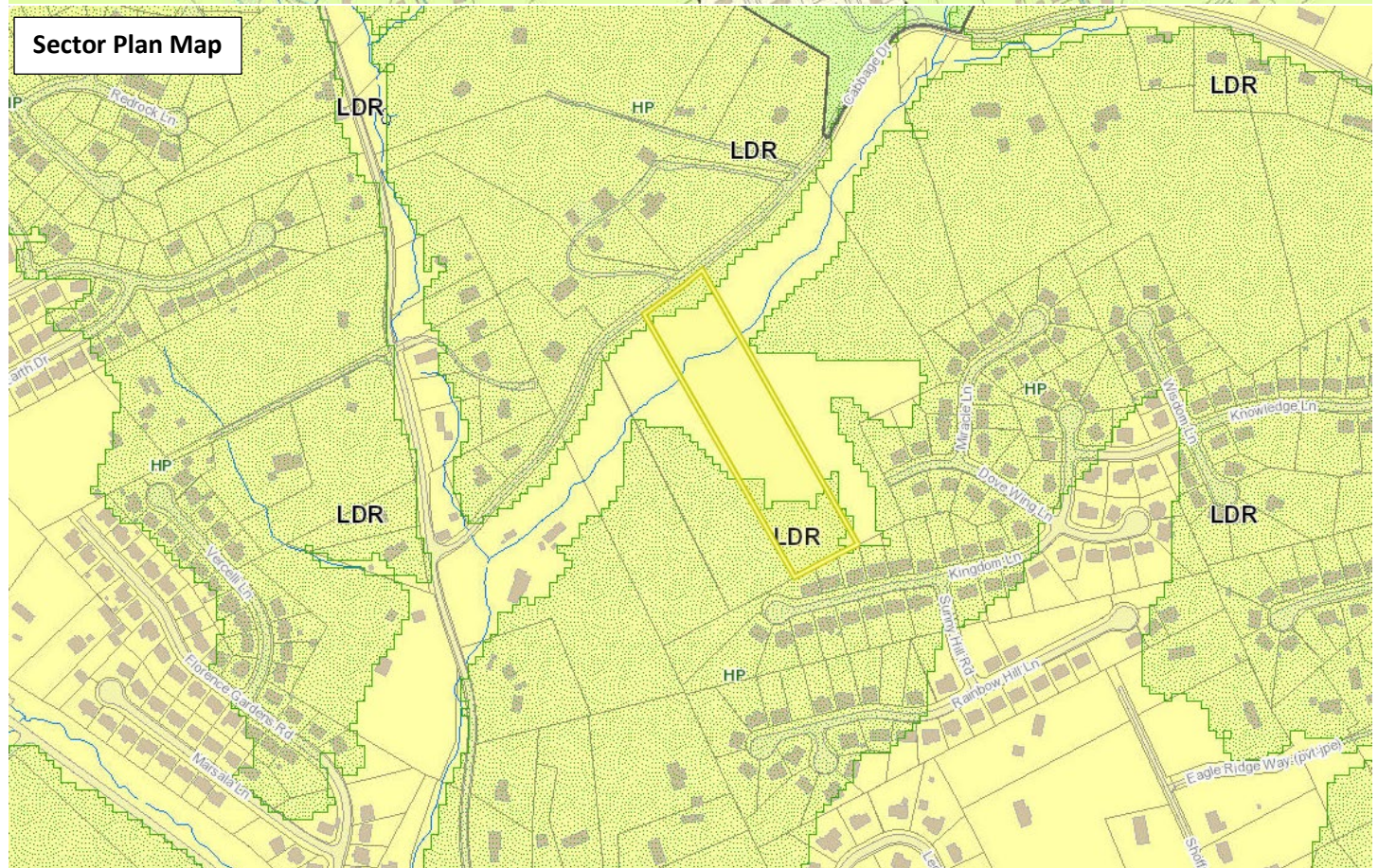
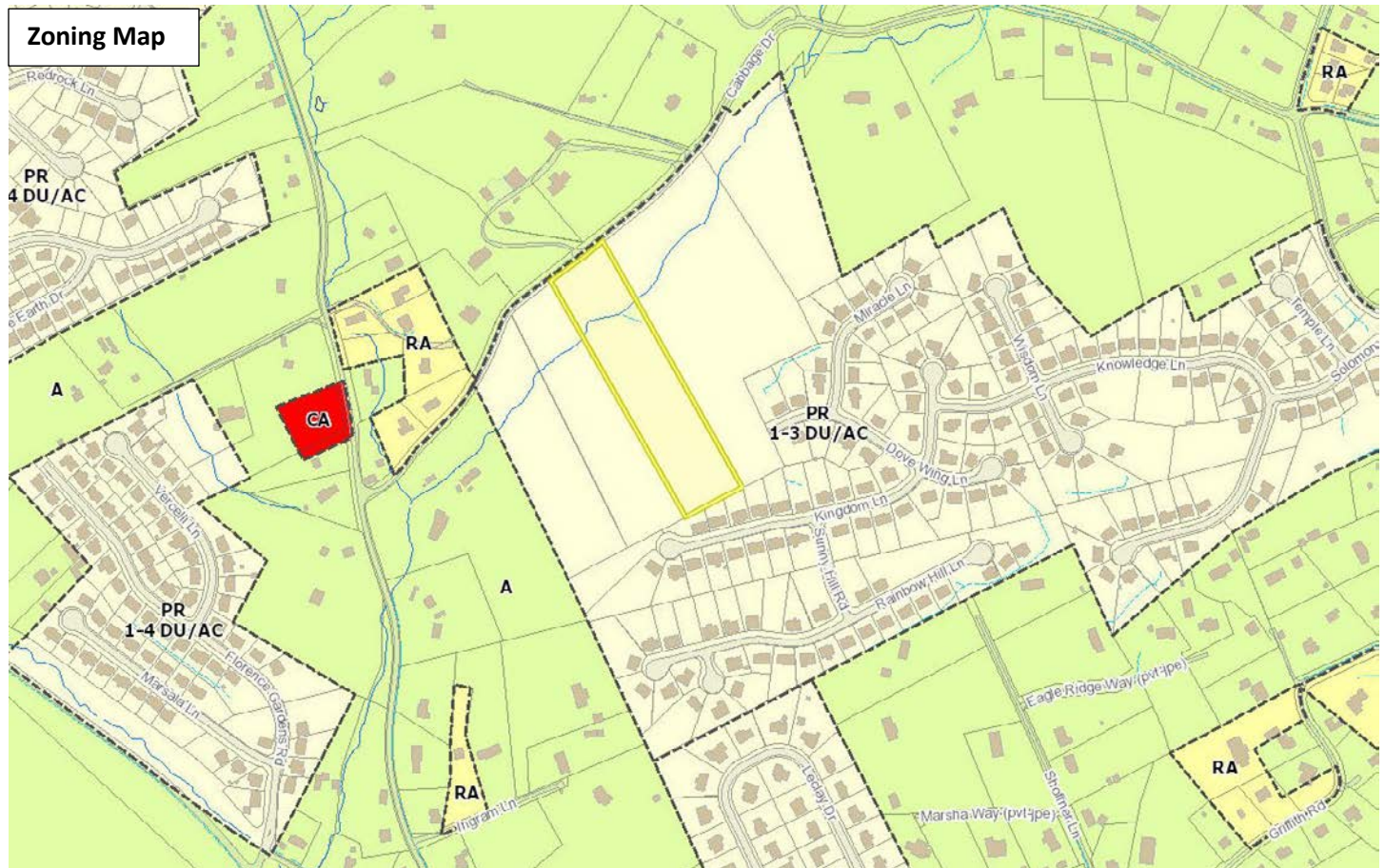


Exhibit A. 8-B-22-RZ Contextual Images





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☒ Rezoning

Miles E. Morrison

Applicant Name

6/6/2022

Date Filed

8/11/2022

Planning Commission
Meeting (if applicable)

9/26/2022 (Knox County Commission)

Legislative Meeting (if applicable)

8-B-22-RZ

File Number(s)

CORRESPONDENCE

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

Miles E. Morrison

Name / Company

7710 Hoff Ln Knoxville TN 37938

Address

865-686-0078 / milesmorrison777@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Miles E. Morrison

Owner Name (if different)

7710 Hoff Ln Knoxville TN 37938

Owner Address

865-686-0078 / milesmorrison7

Owner Phone / Email

4260 CABBAGE DR

Property Address

28 112.06

Parcel ID

5.84 acres

Tract Size

Part of Parcel (Y/N)?

HALLSDALE POWELL SEWER

Sewer Provider

HALLSDALE POWELL WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Cabbage Drive, east of Andersonville Pike, west of Hill Road

General Location

☐ City **Commission District 7** **PR (Planned Residential)**

☐ County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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 _____

Total Number of Lots Created _____

Additional Information _____

- ☐
- Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- ☒ Zoning Change **A (Agricultural)**
Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

- ☐
- Plan Amendment Change

Proposed Plan Designation(s) _____

Additional Information _____

STAFF USE ONLY**PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$896.50

Fee 2

Fee 3

Total

AUTHORIZATION*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.***Miles E. Morrison, 7710 Hoff Ln Knoxville TN 37938****6/6/2022**

Application Authorized By

Affiliation

Date

865-686-0078 / milesmorrison777@gmail.com

Phone / Email

Staff Signature

Please Print

Date Paid



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

Miles E Morrison

Applicant Name

Affiliation

6/6/2022

8/11/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

8-B-22-RZ

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

Miles E Morrison

Name

Company

7710 Hoff Lane

Knoxville

Tennessee

37938

Address

City

State

ZIP

865-686-0078

milesmorrison777@gmail.com

Phone

Email

CURRENT PROPERTY INFO

7710 Hoff Lane

865-686-0078

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4260 Cabbage Drive, Knoxville, TN 37938

028 112.06

Property Address

Parcel ID

Septic

Hallsdale Powell Utility

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Cabbage Drive, north of Kingdom Lane

5.93

General Location

Tract Size

☐ City ☒ County

7th District
District

PR 1-3 du/ac
Zoning District

Agriculture/forestry/vacant
Existing Land Use

North County

LDR & HP

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

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 **Agricultural**
Proposed Zoning _____

☐ Plan Amendment Change _____

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

8-I-07-RZ: A to PR up to 3 du/ac
Previous Rezoning Requests _____

☐ 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 | \$896.50 | \$896.50 |
| Fee 2 | | |
| Fee 3 | | |

LA

AUTHORIZATION


Applicant Signature

865-686-0078

Phone Number

Miles E Morrison

Please Print

milesmorrison777@gmail.com

Email

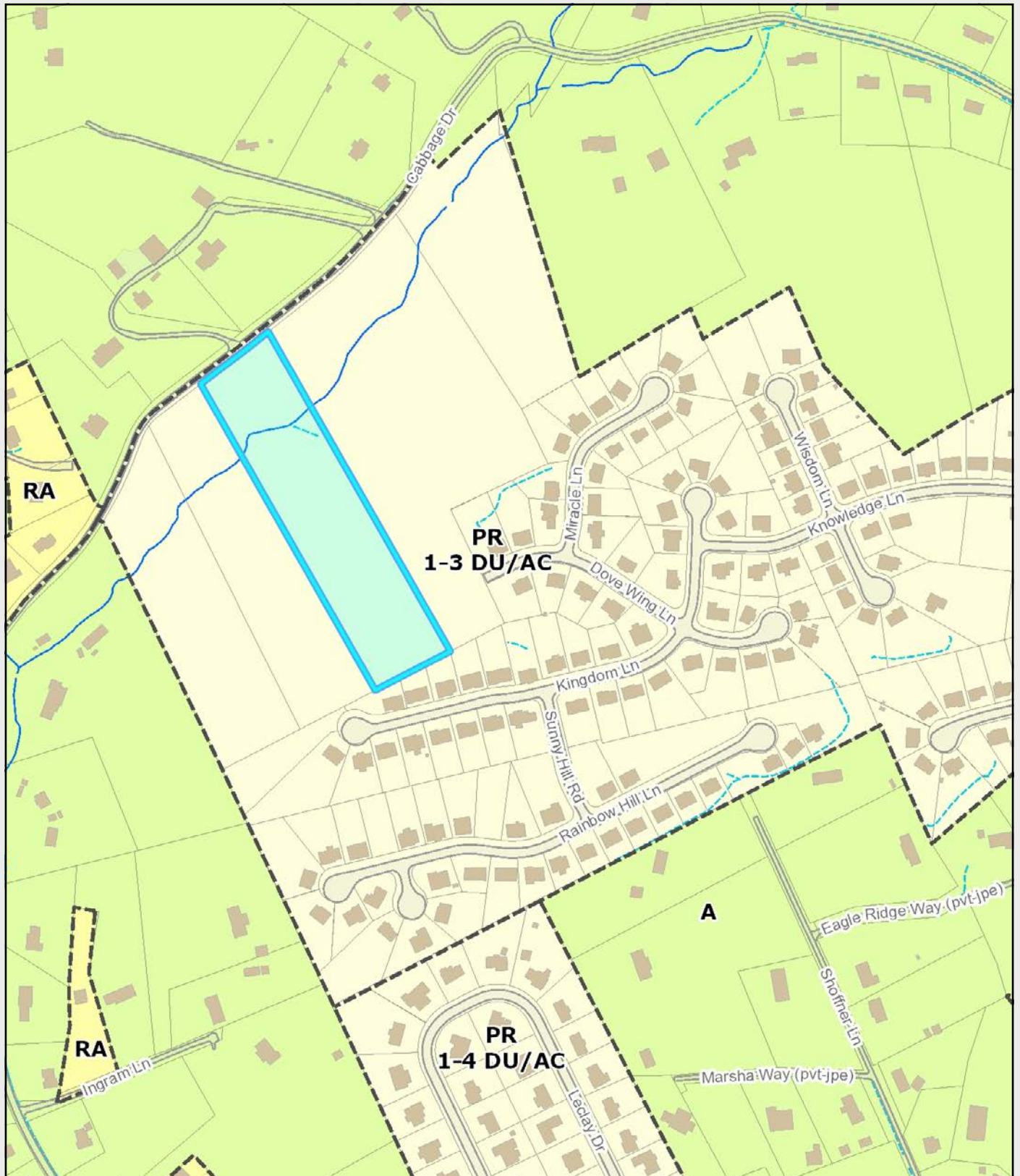
Miles E Morrison

Please Print

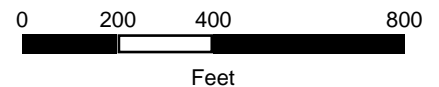
6/6/22
Date

6/6/22
Date


Property Owner Signature



Miles Morrison

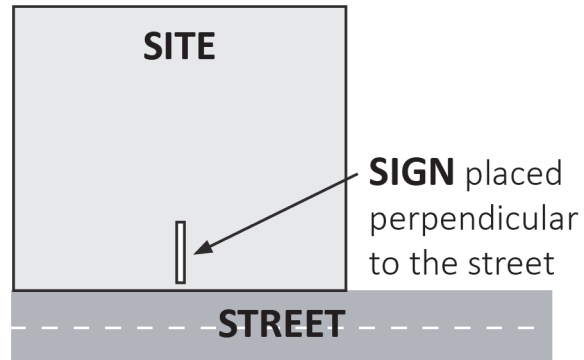


KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS 2022

Printed: 6/21/2022 5:58:34 PM

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:

_____ 7/27/2022 _____ and _____ 8/12/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Miles Morrison

Date: 6/22/2022

File Number: 8-B-22-RZ



Sign posted by Staff



Sign posted by Applicant