

REZONING REPORT

► FILE #: 8-F-22-RZ	AGENDA ITEM #: 14					
	AGENDA DATE: 8/11/2022					
APPLICANT:	COURTNEY SMITH					
OWNER(S):	Richard Smiddy					
TAX ID NUMBER:	73 096.02,096.01 View map on KGIS					
JURISDICTION:	County Commission District 8					
STREET ADDRESS:	305 CORUM RD (311 Corum Rd)					
► LOCATION:	West side of Corum Rd, south of Strawberry Plains Pike, north of Clays Corner Way					
APPX. SIZE OF TRACT:	1.66 acres					
SECTOR PLAN:	East County					
GROWTH POLICY PLAN:	Planned Growth Area					
ACCESSIBILITY:	Access is via Corum Road, a local road with a 20-ft pavement width within a 30-ft right-of-way.					
UTILITIES:	Water Source: Knoxville Utilities Board					
	Sewer Source: Knoxville Utilities Board					
WATERSHED:	Lyon Creek					
PRESENT ZONING:	A (Agricultural)					
ZONING REQUESTED:	RA (Low Density Residential)					
EXISTING LAND USE:	Single Family Residential					
▶						
EXTENSION OF ZONE:	No					
HISTORY OF ZONING:	None noted					
SURROUNDING LAND USE AND ZONING:	North: Single family residential - A (Agricultural)					
	South: Single family residential - A (Agricultural)					
	East: Single family residential - A (Agricultural)					
	West: Single family residential - A (Agricultural)					
NEIGHBORHOOD CONTEXT:	This is a residential area with detached single famiy homes on medium to large-sized lots among farmland and forest.					

STAFF RECOMMENDATION:

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and surrounding development.

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

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CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This area has been transitioning from agricultural to residential land use and zoning since 2004. The RA zone is an appropriate district for this residential node along Corum Road, and there are several RA zoned properties to the north along Strawberry Plains Pike.

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

1. The RA zone is intended for residential areas with low population densities. This definition reflects the existing residential intensity of many parcels surrounding the subject property.

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 RA zone is not anticipated to cause any adverse impact on surrounding areas. It aligns with existing residential lot sizes around the subject property.

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 RA zone is consistent with the East County Sector Plan's LDR (Low Density Residential) land use designation for the property.

2. The property is within the Planned Growth Area of the Growth Policy Plan.

3. The proposed rezoning 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.

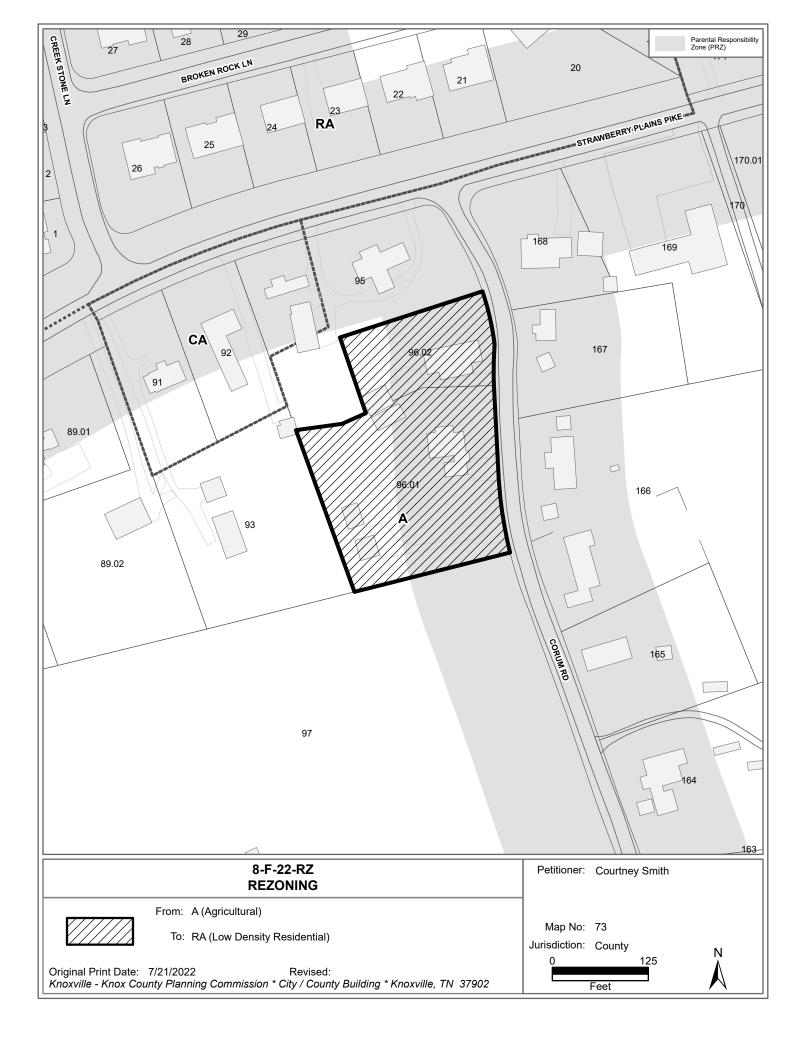


Exhibit A. 8-F-22-RZ Contextual Images





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





	Developme	ent Requ	est
Plannie KNOXVILLE I KNOX COUN	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
Courtney Smith			6/22/2022
Applicant Name			Date Filed
8/11/2022	9/26/2022 (Knox County Commission)	8-F-22-RZ	
Planning Commission Meeting (if applicable)	Legislative Meeting (if applicable)	File Number(s)	
CORRESPONDENCE	All correspondence related to this application	should be directed to the app	proved contact listed below.
Courtney Smith			
Name / Company			
1203 Cooper Rd Knoxville	TN 37871		
Address			
865-246-9296 / cestiles14(@yahoo.com		
Phone / Email			
CURRENT PROPERTY	INFO		
Richard Smiddy			
Owner Name (if different)	Owner Address	Ov	vner Phone / Email
305 CORUM RD / 311 Cor	um Rd		
Property Address			
73 096.02,096.01		1.6	56 acres
Parcel ID	Part of	Parcel (Y/N)? Tra	act Size
KUB SEWER	KUB WATER		
Sewer Provider	Water Provider		Septic (Y/N)
STAFF USE ONLY			
West side of Corum Rd, so General Location	outh of Strawberry Plains Pike, north of Clays Co	rner Way	

City Commission District 8		A (Agricultural)	Single Family Residential		
✓County	District	Zoning District	Existing Land Use		
East Coun	ty Li	DR (Low Density Residential)	Planned Growth Area		

DEVELOPMENT REQUEST

🗌 Development Plan 🛛 🗌 Planned Development	Use on Review	w / Special Use	Related City Permit Number(s)
Hillside Protection COA	Residential	Non-residential	
Home Occupation (specify)			
Other (specify)			

SUBDIVSION REQUEST

		Related Rezoning File Number
Proposed Subdivision Name		
Unit / Phase Number	Total Number of Lots Created	

Additional Information

Attachments / Additional Requirements

ZONING REQUEST

✓ Zoning Change	RA (Low Density Residential)	Pending Plat File Number
	Proposed Zoning	
Proposed Density (units/acre) Previous Zoning Requests	

Proposed Density (units/acre)	Previous Zoning Reque

Plan Amendment Change

Proposed Plan Designation(s)

Additional Information

STAFF USE ONLY

PLAT TYPE	Planning Commission	Fee 1 \$600.00	Total
ATTACHMENTS			
Property Owners /	Option Holders 🛛 Variance Request	Fee 2	
ADDITIONAL REQ	•		
🗌 Design Plan Certifi	cation (Final Plat)	Fee 3	
🗌 Site Plan (Develop	ment Request)		
Traffic Impact Stuc	ły		
🗌 Use on Review / Sp	pecial Use (Concept Plan)		

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Courtney Smith, 1203 Coo	oper Rd Knoxville TN 37871		6/22/2022	
Application Authorized By		Affiliation	Date	
865-246-9296 / cestiles14	@yahoo.com			
Phone / Email				
	Jessie Hillman			
Staff Signature	Please Print		Date Paid	

Planning KNOXVILLE KNOX COUNTY	Development Development Plan Planned Development Use on Review / Special Use Hillside Protection COA 	It Reque SUBDIVISION Concept Plan Final Plat	St ZONING Plan Amendment SP OYP Rezoning
Courtney Smith			
Applicant Name		Affiliat	ion
06/20/2022	Aug 11, 2022		File Number(s)
Date Filed	Meeting Date (if applicable)	8-F	=-22-RZ
CORRESPONDENCE	All correspondence related to this application	should be directed to the ap	pproved contact listed below.
Applicant D Property Owr	ner 🔲 Option Holder 🗌 Project Survey	or 🗌 Engineer 🗌 Arch	itect/Landscape Architect
Courtney Smith			
Name	Сотр	bany	
1203 Cooper Road	Stra	wberry Plains TN	37871
Address	City	State	ZIP
865-246-9296	cestiles14@yahoo.com		
Phone	Email		
CURRENT PROPERTY INFO			
	nt) Smiddy Property Owner Addres		Lucille: Richar 865-933-2558 865-660 7924 865-660 Property Owner Phone 467
305 Corum Road Knoxville,	TN 37924 / 311 Corum Ro	1. Knoxville, Tr	N 37924
Property Address		Parcel ID	
KUB	KUB		Y
Sewer Provider	Water Provider		Septic (Y/N)
STAFF USE ONLY			
est side of CorumR General Location north of	d. South of Strawberry Plain. - Clays Corner Way	s Pike, Tract S	1. 64 acre (approx.)
/ _	A	SFR	
City County District	Zoning District	Existing Land Use	
East County	LDR	Pla	med Growth

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November 22, 2021

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Development Plan	Use on Review / Special Use 🛛 Hillside Protection COA	Related City Permit Number(s)
Residential	Non-Residential	
Home Occupation (spec		
Other (specify)		

SUBDIVISION REQUEST

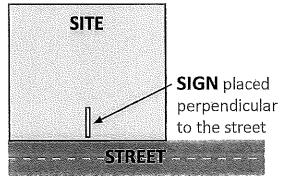
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Property Owner Signature Please Print, Spical + Richard Smith 6-23-22	865-246-9296	cestiles14@yahoc	o.com				
	Phone Number	Email					-
Sherla K. Wart O Lucille V. plow	Property Owner Signature	Bridge Saca	- 6-23	-202	1	633-2	9
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Sign Posting & Removal Requirement

Revised April 2021

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-ofway 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:

5 7/27/22 and	8/12/22			
(applicant or staff to post sign)	(applicant to remove sign)			
Applicant Name: Courtney Smith				
Date: 6/24/22	Sign posted by Staff			
File Number: 8-F-22-R2	Sign posted by Applicant			