

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

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.



8-F-22-RZ REZONING

From: A (Agricultural)

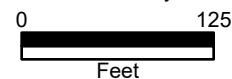
To: RA (Low Density Residential)



Petitioner: Courtney Smith

Map No: 73

Jurisdiction: County



Original Print Date: 7/21/2022

Revised:

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

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

Zoning Map



Sector Plan Map

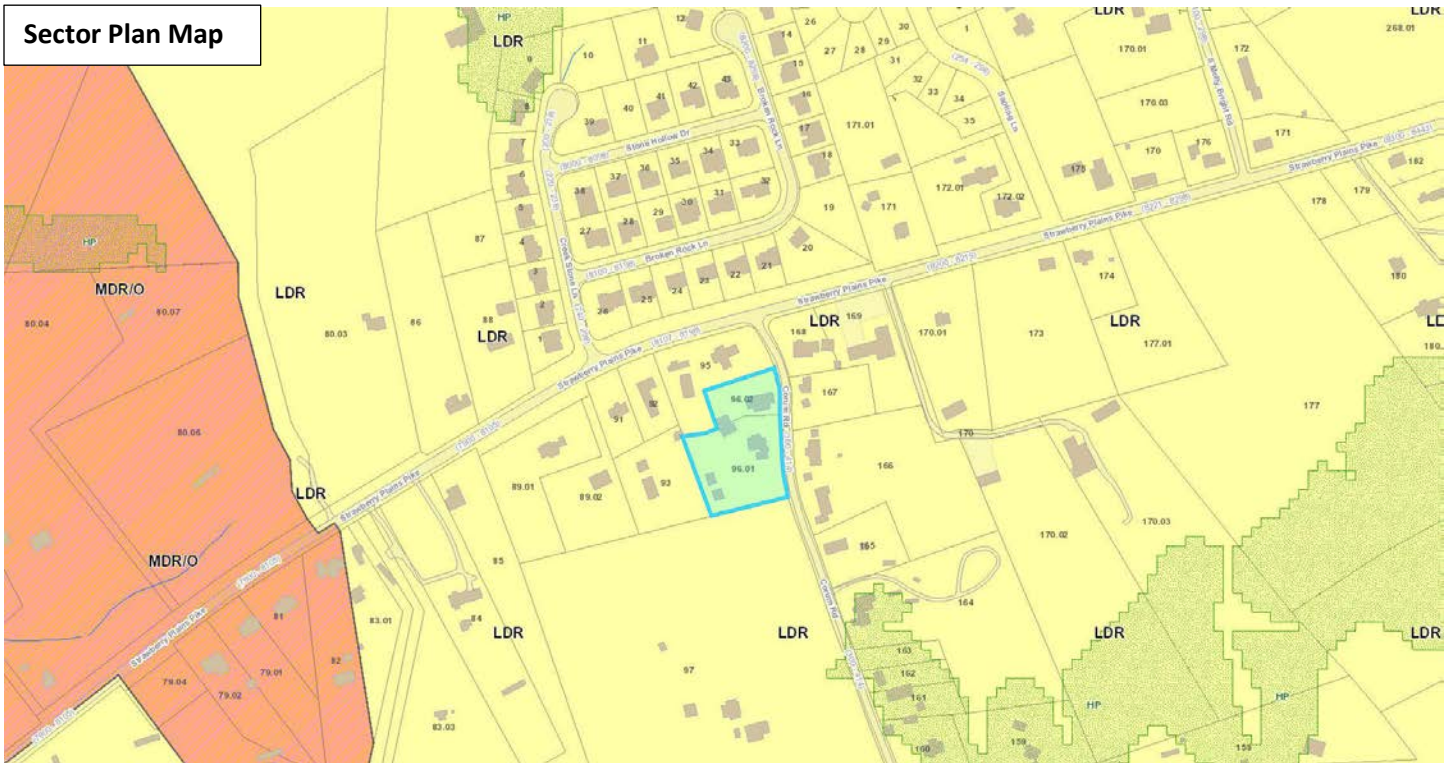


Exhibit A. 8-F-22-RZ Contextual Images

Existing Land Use Map



Aerial Map





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

Courtney Smith

Applicant Name

6/22/2022

Date Filed

8/11/2022

Planning Commission
Meeting (if applicable)

9/26/2022 (Knox County Commission)

Legislative Meeting (if applicable)

8-F-22-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved 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

Owner Phone / Email

305 CORUM RD / 311 Corum Rd

Property Address

73 096.02,096.01

Parcel ID

Part of Parcel (Y/N)?

1.66 acres

Tract Size

KUB SEWER

Sewer Provider

KUB WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Corum Rd, south of Strawberry Plains Pike, north of Clays Corner Way

General Location

☐ City Commission District 8 A (Agricultural)

Single Family Residential

☒ County District Zoning District

Existing Land Use

East County

LDR (Low Density Residential)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RA (Low Density Residential)**
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

\$600.00

Total

Fee 2

Fee 3

AUTHORIZATION

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

Courtney Smith, 1203 Cooper 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



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

Courtney Smith

Applicant Name

Affiliation

06/20/2022

Date Filed

Aug 11, 2022
Meeting Date (if applicable)

File Number(s)

8-F-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

Courtney Smith

Name

Company

1203 Cooper Road

Strawberry Plains

TN

37871

Address

City

State

ZIP

865-246-9296

cestiles14@yahoo.com

Phone

Email

CURRENT PROPERTY INFO

Lucille Brown / Sarah : Richard Smiddy 305 Corum Road Knoxville, TN 37924
Property Owner Name (if different) Property Owner Address
Lucille: 865-933-2558 Richard: 865-660-4675
Property Owner Phone

305 Corum Road Knoxville, TN 37924 / 311 Corum Rd. Knoxville, TN 37924

Property Address

Parcel ID

KUB

KUB

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Corum Rd, South of Strawberry Plains Pike, 1.64 acre (approx.)
General Location north of Clays Corner Way Tract Size

☐ City ☒ County

8
District

A
Zoning District

SFR
Existing Land Use

East County
Planning Sector

LDR
Sector Plan Land Use Classification

Planned Growth
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 Rezone to RA-"Sarah and Richard Smiddy and Sheila Kaye Warf Pro
Proposed Zoning _____

☐ Plan Amendment Change _____

Proposed Plan Designation(s) _____

Pending Plat File Number _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☒ Other (specify) Smiddy lot did not reach 1 acre-request to rezone**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

0324

\$600.00

Total

Fee 2

\$600.00

Fee 3

JA

Courtney Smith

Applicant Signature

Courtney Smith

Please Print

06/20/2022

Date

865-246-9296

Phone Number

cestiles14@yahoo.com

Email

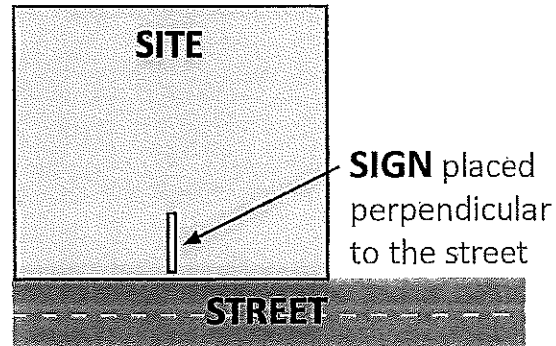
Property Owner Signature

Please Print

Date

Sarah Smiddy Richard Smiddy Sarah & Richard Smiddy 6-23-22*Sheila K. Warf* 6-23-2022
Sheila K. Warf*Lucille V. Brown* 6-23-22
Lucille V. Brown

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:

~~8/1/22~~ 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
 File Number: 8-F-22-R2

☒ Sign posted by Staff
☐ Sign posted by Applicant