

# REZONING REPORT

► **FILE #:** 12-F-22-RZ

**AGENDA ITEM #:** 11

**AGENDA DATE:** 12/8/2022

► **APPLICANT:** TYLER WOLFE  
**OWNER(S):** Tyler Barrett Wolfe

**TAX ID NUMBER:** 92 066

[View map on KGIS](#)

**JURISDICTION:** City Council District 3

**STREET ADDRESS:** 6310 FOOTE MINERAL LN

► **LOCATION:** **East of Foote Mineral Ln, northeast of the Bakertown Rd/Foote Mineral Ln JCT**

► **APPX. SIZE OF TRACT:** **1.99 acres**

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access is via Foote Mineral Lane, a local street with an 18-ft pavement width within a 50-ft right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Ten Mile Creek

► **PRESENT ZONING:** **AG (General Agricultural)**

► **ZONING REQUESTED:** **RN-1 (Single-Family Residential Neighborhood)**

► **EXISTING LAND USE:** **Single Family Residential**

► **EXTENSION OF ZONE:** Yes

**HISTORY OF ZONING:**

**SURROUNDING LAND USE AND ZONING:** North: Single family residential - RN-3 (General Residential Neighborhood)

South: Rural residential - AG (General Agricultural)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood)

West: Rural residential - PR (Planned Residential) up to 5 du/ac

**NEIGHBORHOOD CONTEXT:** This area is comprised of single family detached properties and subdivisions among forested open space. There is a mobile home park nearby to the north.

## STAFF RECOMMENDATION:

► **Approve RN-1 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan and surrounding development.**

## COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 subject property is in an area that has seen significant residential development within the past 15 years. The Mineral Springs subdivision to the north was completed in 2007 and the Honey Grove Park subdivision to the east and south was completed in 2010. The proposed rezoning from AG (General Agricultural) to RN-1 (Single-Family Residential Neighborhood) aligns with surrounding conditions and supports ongoing demand for housing options in the City.

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

1. The RN-1 zoning district is intended for low density residential development composed primarily of single family detached homes on relatively large lots with generous setbacks. Duplexes and compatible nonresidential uses may also be permitted.  
2. The subject property's size and layout meet the dimensional standards for RN-1, and its proximity to low and medium density residential development make its location suitable for the zoning district's purpose.

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. There are no adverse impacts anticipated with the proposed RN-1 zoning district. The district standards enforce development that would be compatible with the surrounding residential land uses.

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 rezoning is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use classification for this area.  
2. The RN-1 zoning district at this location is not in conflict with any other adopted plans or policies.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

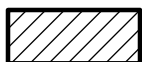
If approved, this item will be forwarded to Knoxville City Council for action on 1/10/2023 and 1/24/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# **12-F-22-RZ REZONING**

From: AG (General Agricultural)

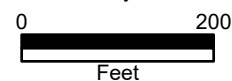
To: RN-1 (Single-Family Residential Neighborhood)



Petitioner: Tyler Wolfe

Map No: 92

Jurisdiction: City

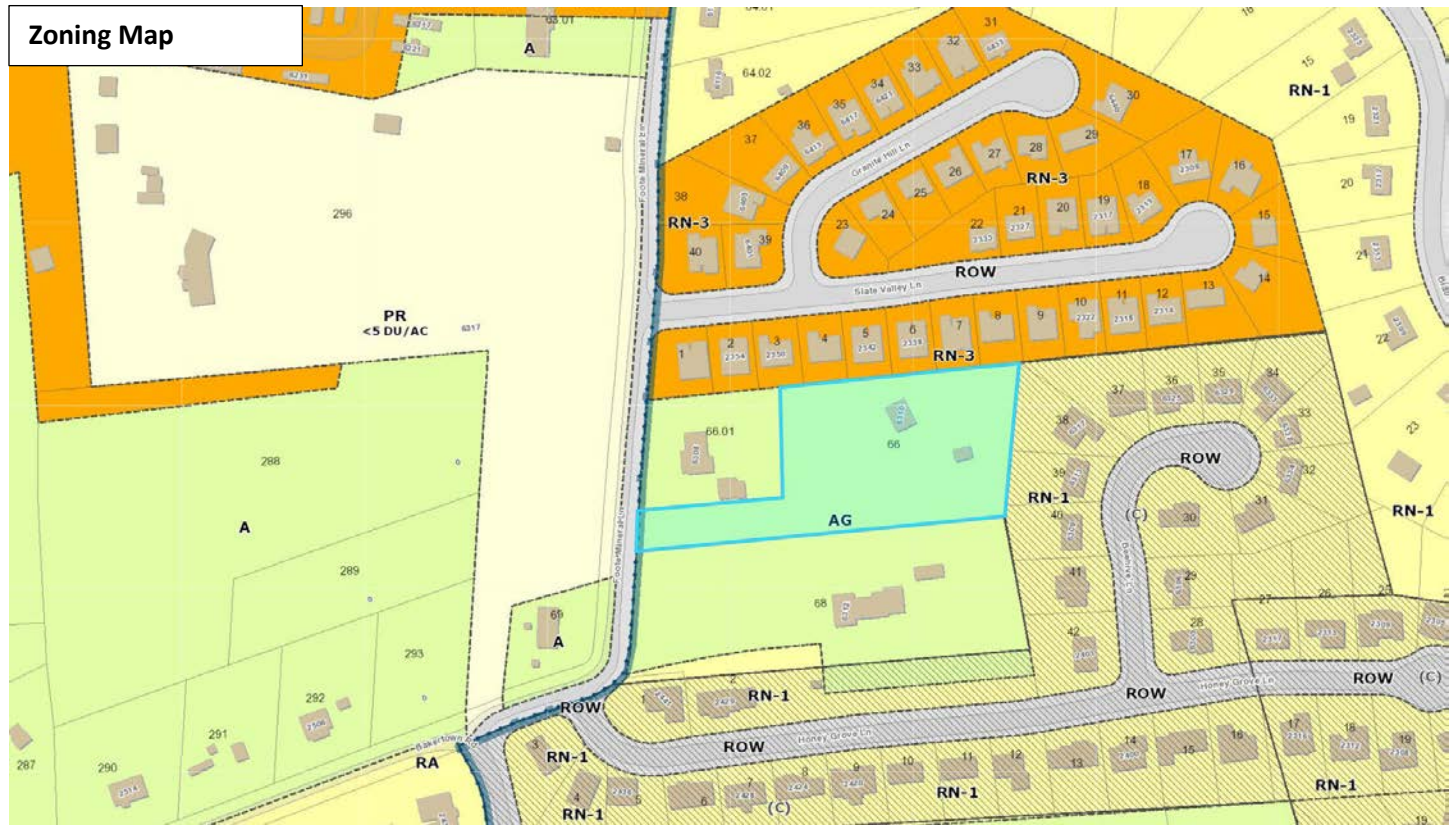


Original Print Date: 11/15/2022

Revised:

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

## Exhibit A. 12-F-22-RZ Context Images





## Exhibit A. 12-F-22-RZ Context 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

**Tyler Wolfe**

Applicant Name

Affiliation

**10/19/2022**

Date Filed

**12/8/2022**

Meeting Date (if applicable)

**12-F-22-RZ**

File Number(s)

## CORRESPONDENCE

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

**Tyler Barrett Wolfe**

Name / Company

**1529 Sails Way Knoxville TN 37932**

Address

**865-660-8656 / wolfe\_tyler@outlook.com**

Phone / Email

## CURRENT PROPERTY INFO

**Tyler Barrett Wolfe**

Owner Name (if different)

**1529 Sails Way Knoxville TN 37932**

Owner Address

**865-660-8656 / wolfe\_tyler@o**

Owner Phone / Email

**6310 FOOTE MINERAL LN**

Property Address

**92 066**

Parcel ID

**1.99 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**E of Foote Mineral Ln, northeast of the Bakertown Rd/Foote Mineral Ln JCT**

General Location

☒ City

**Council District 3**

**AG (General Agricultural)**

**Single Family Residential**

☐ Count

District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**LDR (Low Density Residential)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

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   **RN-1 (Single-Family Residential Neighborhood)**  
Proposed Zoning

Pending Plat File Number

- ☐ Plan  
Amendment   Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Zoning Requests

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

**\$650.00**

Total

Fee 2

Fee 3

## AUTHORIZATION

**Tyler Wolfe**

**10/19/2022**

Applicant Signature

Please Print

Date

Phone / Email

**Tyler Barrett Wolfe**

**10/19/2022**

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# 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

Tyler Wolfe

Applicant Name

Affiliation

10-18-2022

File Number(s)

Date Filed

Meeting Date (if applicable)

12-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

Tyler Wolfe

Name

Company

1529 Sails Way

Knoxville

TN

37932

Address

City

State

ZIP

865-660-8656

wolfe\_tyler@outlook.com

Phone

Email

## CURRENT PROPERTY INFO

Tyler Wolfe

1529 Sails Way, Knoxville, TN 37932

865-660-8656

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6310 Foote Mineral Lane, Knoxville, TN 37923

092 066

Property Address

Parcel ID

Y

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022



## 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   **RN-1**  
Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

**None**

Proposed Density (units/acre)

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
0801	650.00	
Fee 2		
Fee 3		\$650.00 Paid 10/19/22

## AUTHORIZATION

*Tyler Wolfe*  
Applicant Signature

Tyler Wolfe

Please Print

10-18-2022

Date

865-660-8656

Phone Number

wolfe\_tyler@outlook.com

Email

*Tyler Wolfe*  
Property Owner Signature

Tyler Wolfe

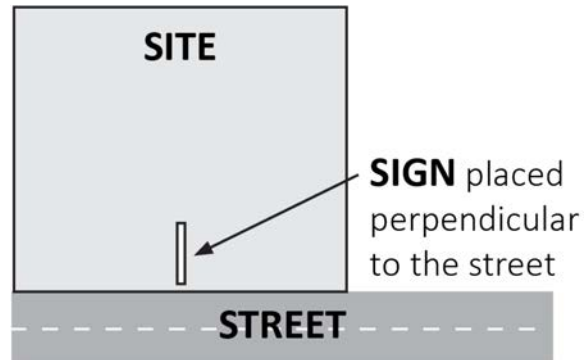
Please Print

10-18-2022

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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:***

\_\_\_\_\_ 11/25/2022 \_\_\_\_\_ and \_\_\_\_\_ 12/9/2022 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** \_\_\_\_\_ Tyler Wolfe \_\_\_\_\_

**Date:** \_\_\_\_\_ 10/19/22 \_\_\_\_\_

**File Number:** \_\_\_\_\_ 12-F-22-RZ \_\_\_\_\_

☒

Sign posted by Staff

☐

Sign posted by Applicant