

REZONING REPORT

► **FILE #:** 1-B-22-RZ

AGENDA ITEM #: 11

AGENDA DATE: 1/13/2022

► **APPLICANT:** PHYLLIS GEORGE

OWNER(S): Phyllis George

TAX ID NUMBER: 29 015 (PART OF) & 01501 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7729 & 0 Maynardville Pk.

► **LOCATION:** Northwest side of Maynardville Pike, southwest of Quarry Road

► **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maynardville Pike, a five lane major arterial road with 58-ft of pavement width within a 90-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** CA (General Business), A (Agricultural) & F (Floodway)

► **ZONING REQUESTED:** CA (General Business) & F (Floodway)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant and Rural Residential

► EXTENSION OF ZONE: Yes, both properties are partially zoned CA (General Business)

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Commercial - CA (General Business)

South: Agriculture/Forestry/Vacant - A (Agricultural)

East: Agriculture/Forestry/Vacant - CA (General Business)

West: Agriculture/Forestry/Vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located in an area that is primarily agricultural in character with commercial properties that border Maynardville Pike located nearby.

STAFF RECOMMENDATION:

► **Approve CA (General Business) and F (Floodway) zoning because it is an extension of CA zoning and is consistent with existing development along Maynardville Pike.**

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 proposed rezoning is consistent with the continuing transition of agricultural zoned properties to commercial along the west side of Maynardville Pike.
2. CA zoning is compatible with the intensity of the surrounding development and zoning pattern in the area.
3. Maynardville Pike has undergone substantial improvements within the last 5 years.

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

1. The proposed amendment to CA zoning provides for general retail business and services but not for manufacturing or for processing materials other than farm products.
2. This area has appropriate infrastructure including roads and utilities that can support commercial development on this 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. It is not anticipated this amendment will cause any adverse effects because CA zoning currently exists on adjacent properties, the adjacent property to the north, and several others along Maynardville Pike.
2. A portion of parcel 29 015 is located within a floodway. However, there is reasonably sufficient space for development outside the floodway.

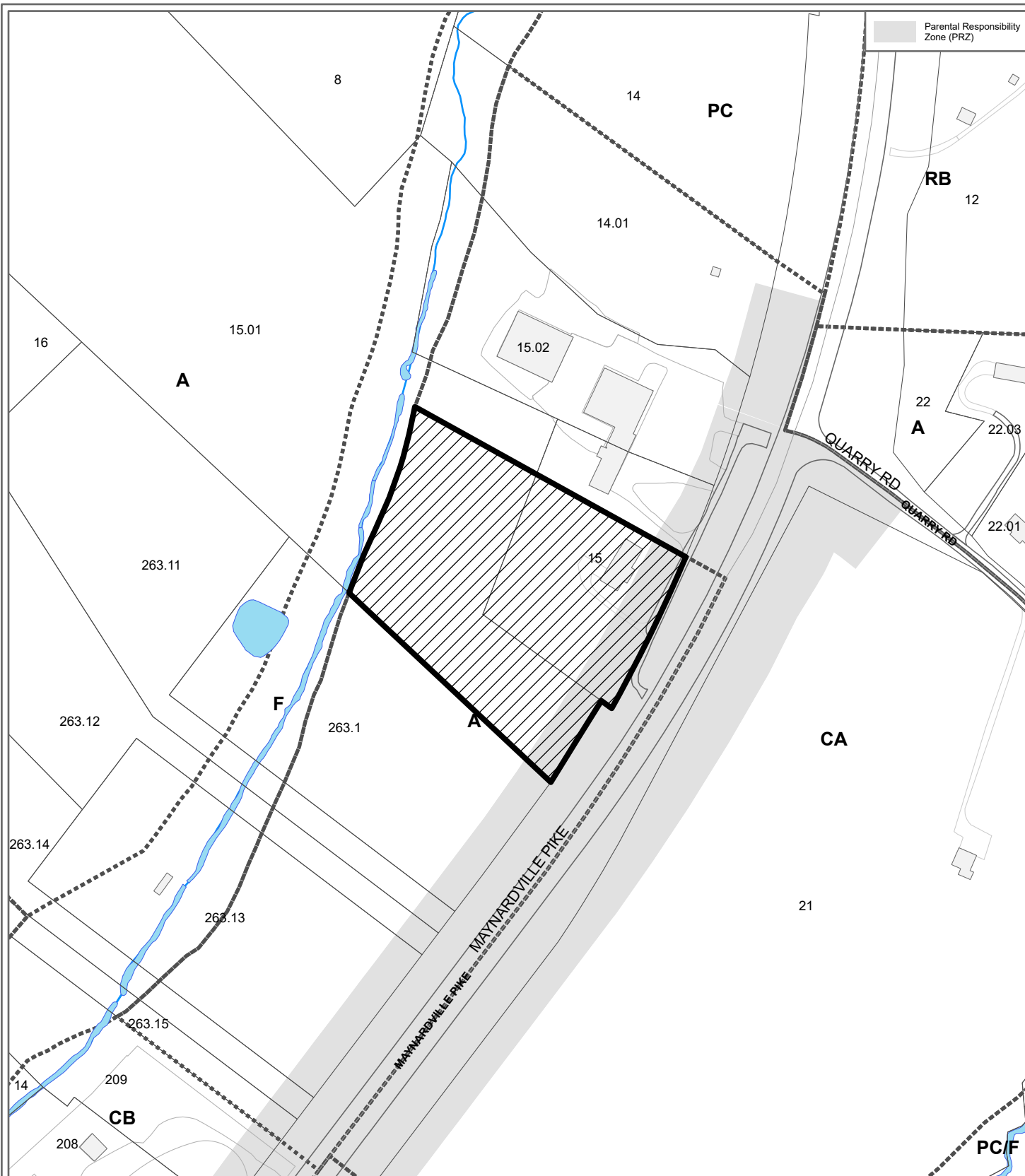
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. CA zoning is compatible with the existing GC (General Commercial) Sector Plan land use classification and is not in conflict with any other 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 2/22/2022. 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.



1-B-22-RZ REZONING

From: CA (General Business), A (Agricultural) & F (Floodway)

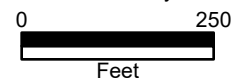
To: CA (General Business)



Petitioner: George, Phyllis

Map No: 29

Jurisdiction: County



Original Print Date: 12/2/2021


Revised:

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

EXHIBIT A. Contextual Images

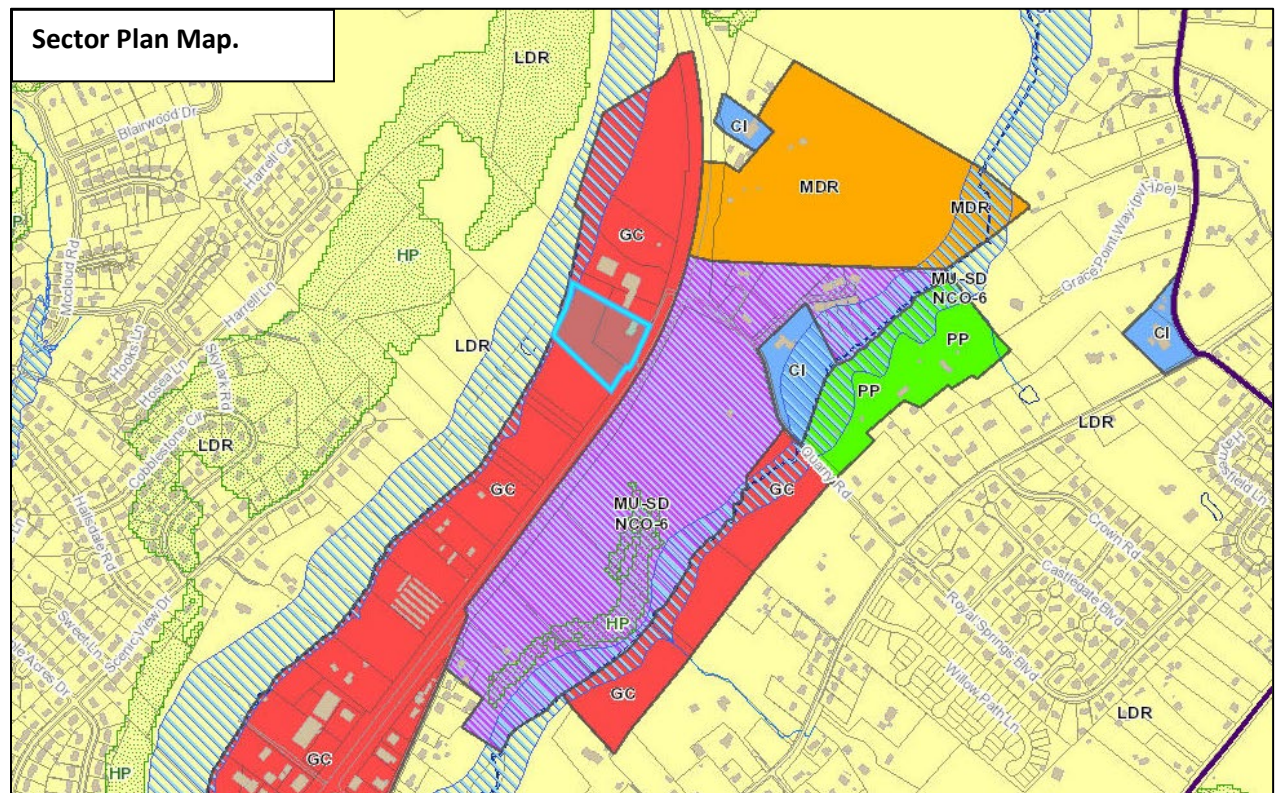
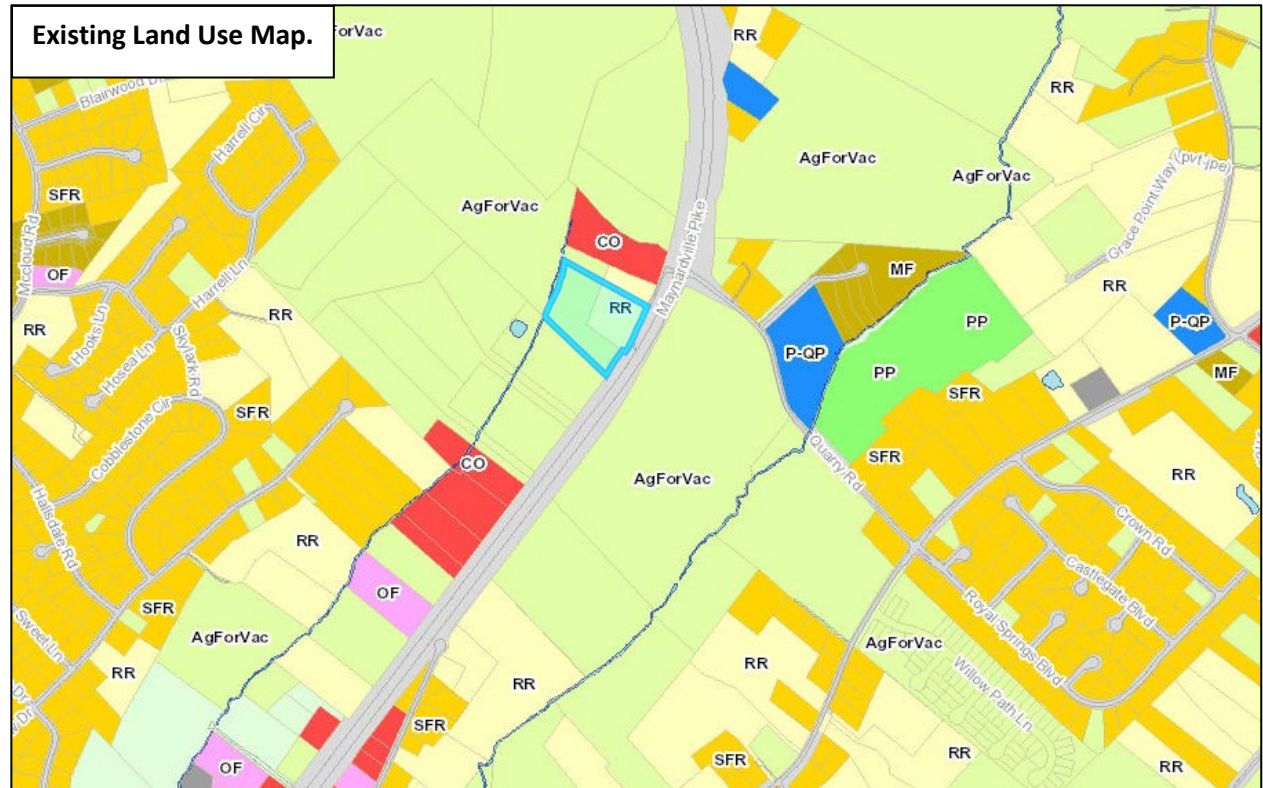
A detailed location map of the Willow Creek Park area. The map shows the park's location relative to surrounding streets and landmarks. Key streets include Maynardville Pike, Willow Creek, and Willow Path Ln. Landmarks such as Willow Creek Park, Willow Creek Villas, and Willow Creek Park are labeled. The map also shows the location of the park relative to the city of Knoxville, Tennessee.

Aerial Map.

An aerial photograph of a rural area. A green rectangular area is highlighted with a blue border. This area is situated next to a road and a building. The surrounding landscape includes fields, trees, and some residential structures. A road labeled 'Ball Rd' is visible on the right side of the image.

1-B-22-RZ

EXHIBIT A. 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
☐ SP ☐ OYP
☒ Rezoning

Phyllis George

Applicant Name

Owner of property

Affiliation

10/2/21

Date Filed

1/13/2022

Meeting Date (if applicable)

File Number(s)

1-B-22-RZ

CORRESPONDENCE

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

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

Phyllis George

Name

Company

7605 Charmwood Way Knoxville, TN 37938

Address

City

State

ZIP

865-922-7772 Rhonda@RhondaVineyard.com

Phone

Email

CURRENT PROPERTY INFO

Phyllis George 7605 Charmwood Way 865-922-7772

Owner Name (if different)

Owner Address

Knoxville, TN 37938

Owner Phone

7729 Maynardville PK Highway 029 015 and

Property Address

Parcel ID

partially

NO

Sewer Provider

Yes HPUD

Water Provider

029 01501 (Ag zoned, SE of creek)

Septic (Y/N)

STAFF USE ONLY

Northwest side of Maynardville Pike, southwest of Quarry Rd. Approx. 5 acres

General Location

Tract Size

North County 7th LA, A and F Variant land and commercial

City ☐ County ☒

District

Zoning District

Existing Land Use

North County

Planning Sector

GC, LDR, SP & HP

Sector Plan Land Use Classification

Planned Growth

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 ChangeProposed Zoning CA☐ 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

0326

Fee 2

Fee 3

Total

\$1,000

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Please Print

Date

Phone Number

Email

Staff Signature

Please Print

Date

Phylliss George by Rhonda Vineyard, agent

12/2/21

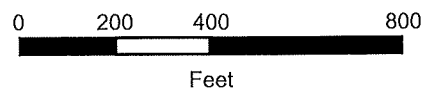
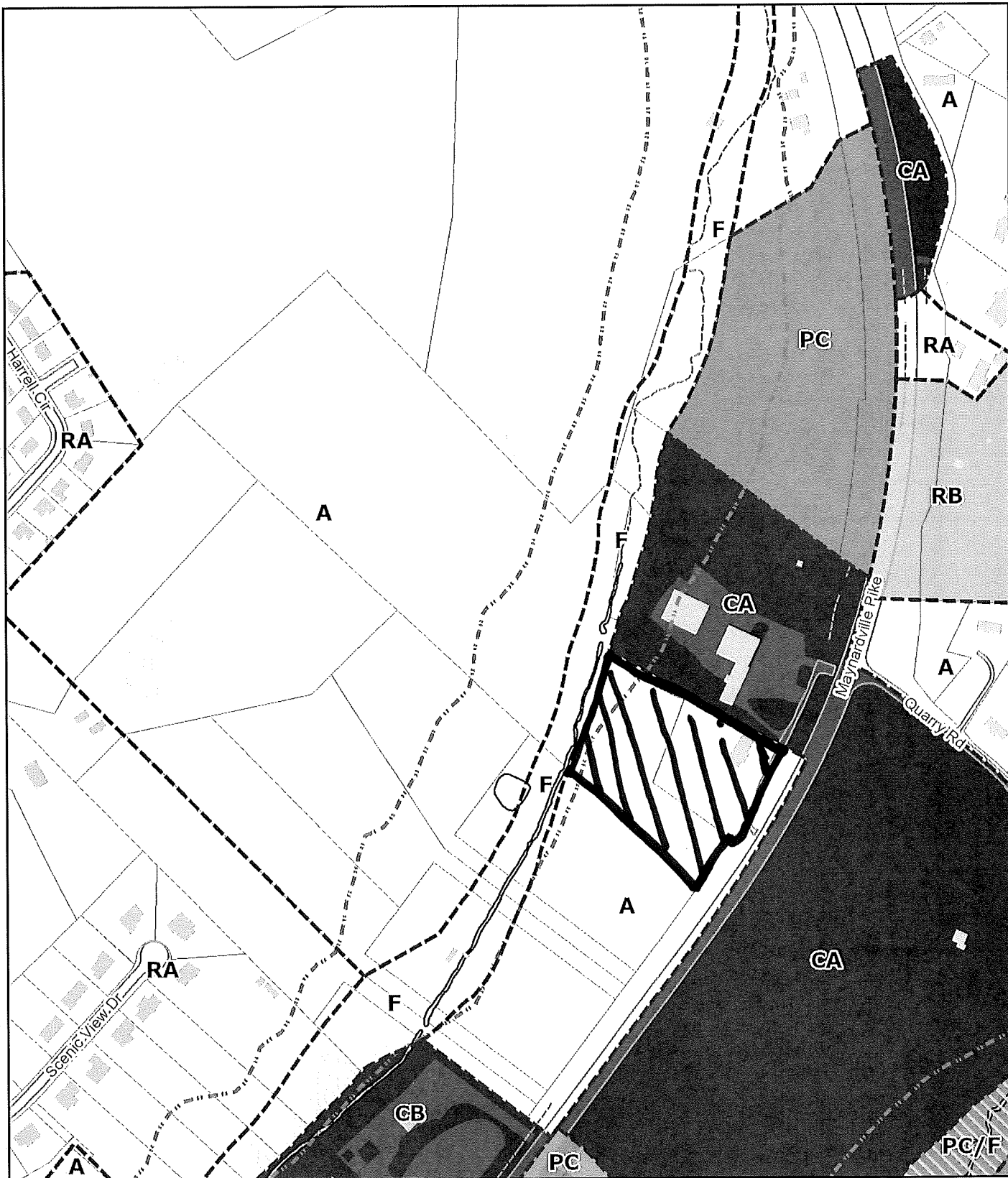
865-922-7772

Rhonda@RhondaVineyard.com

[Signature]

Michael Reynolds

11/2/2021

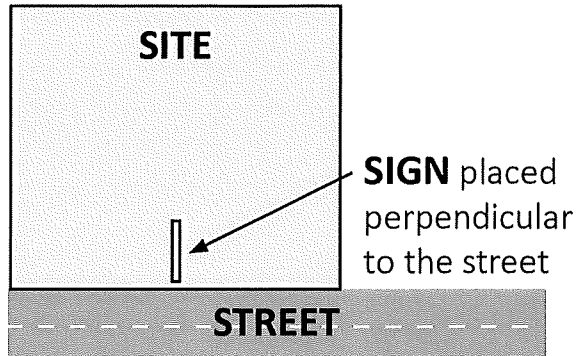


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

December 29, 2021 and January 14, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Phyllis George

Date: November 2, 2021

File Number: 1-B-22-RZ

☐

Sign posted by Staff

☒

Sign posted by Applicant