

# REZONING REPORT

▶ **FILE #:** 1-C-22-RZ

**AGENDA ITEM #:** 12

**AGENDA DATE:** 1/13/2022

▶ **APPLICANT:** ROBERT CAMPBELL

OWNER(S): Justin Satterfield

TAX ID NUMBER: 28 26301

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4608 Harrell Ln.

▶ **LOCATION:** Northeast side of Harrell Lane, northeast of Skylark Road intersection

▶ **APPX. SIZE OF TRACT:** 1.02 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Harrell Lane, a local street, with a pavement width of 27-ft within a right-of-way width of 54-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Rural residential

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: 11-E-01-RZ: A to RA (Withdrawn)

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential)

South: Single family residential, Rural residential - RA (Low Density Residential)

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of single family residential lots zoned RA, PR and A.

**STAFF RECOMMENDATION:**

▶ **Approve RA (Low Density Residential) zoning because it is compatible with the 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. The area has been transitioning to low density residential lots since the late 1970s.

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

1. The RA (Low Density Residential) zone provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

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. No adverse effects are anticipated from the addition of low density residential lots under the RA (Low Density Residential) zone district.

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. RA zoning is compatible with the existing LDR (Low Density Residential) land use classification for the North County Sector Plan and is not in conflict with any other plans.

ESTIMATED TRAFFIC IMPACT: 66 (average daily vehicle trips)

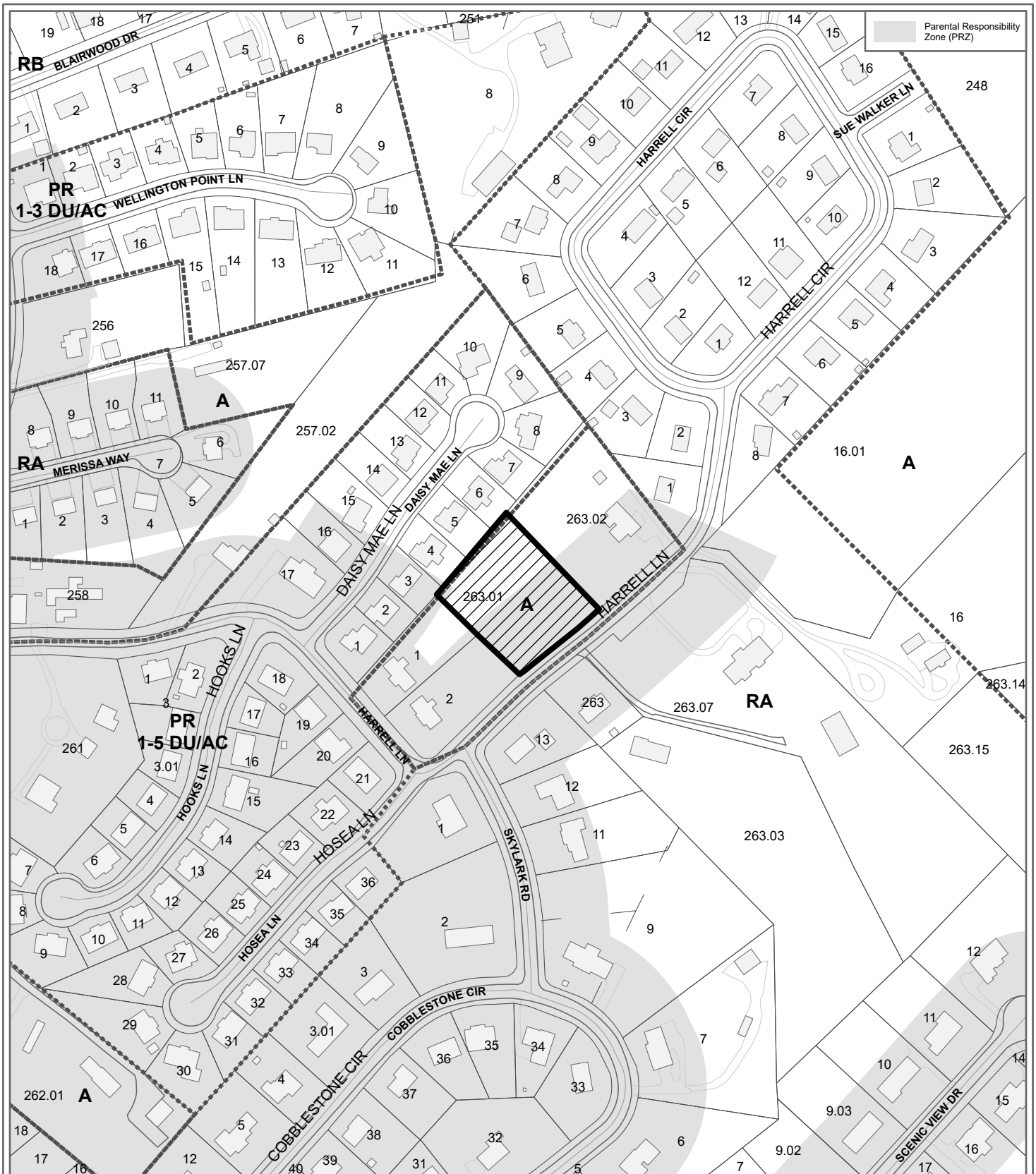
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls 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 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-C-22-RZ  
REZONING**

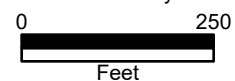
From: A (Agricultural)  
To: PR (Planned Residential)



Petitioner: Campbell, Robert

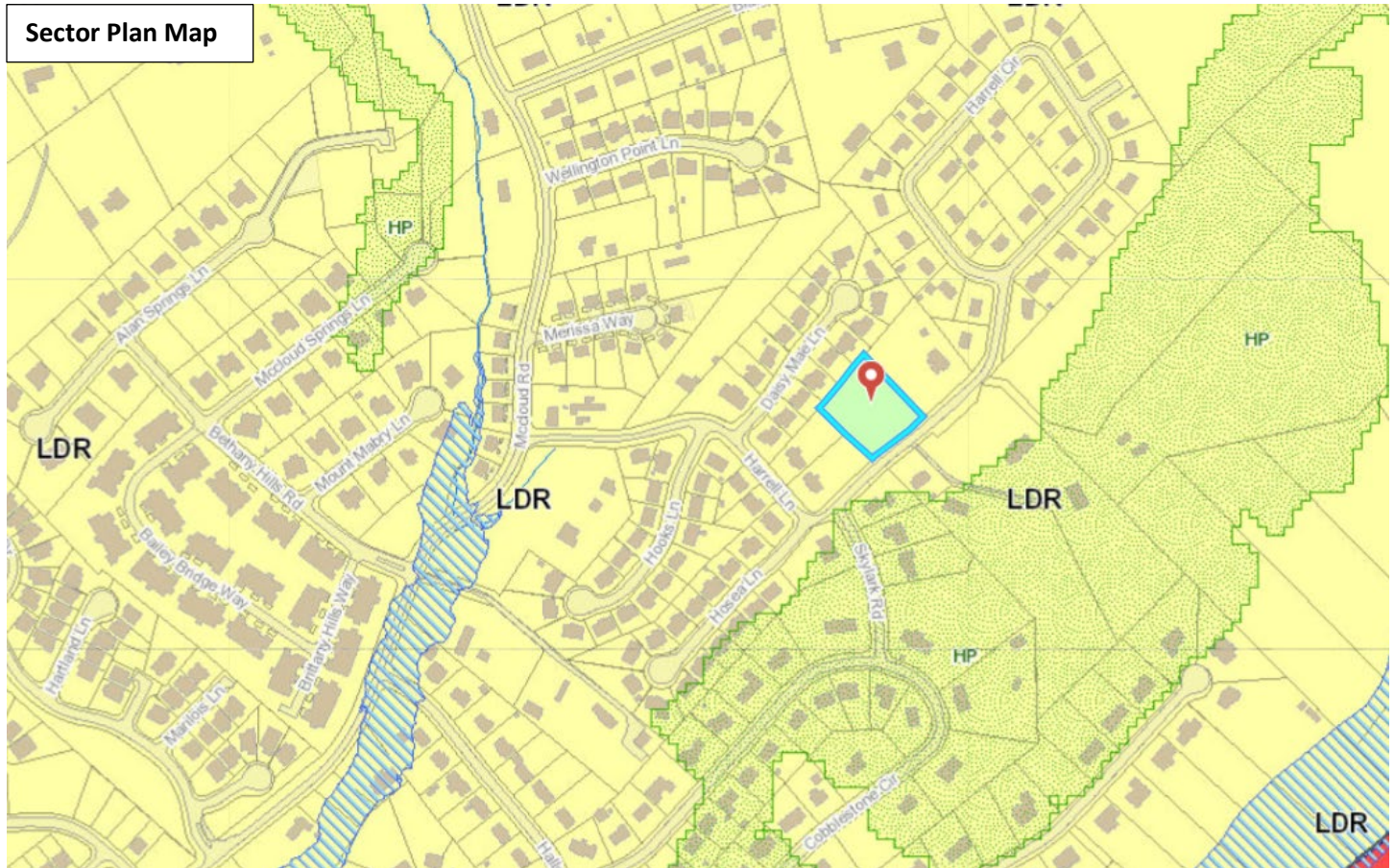
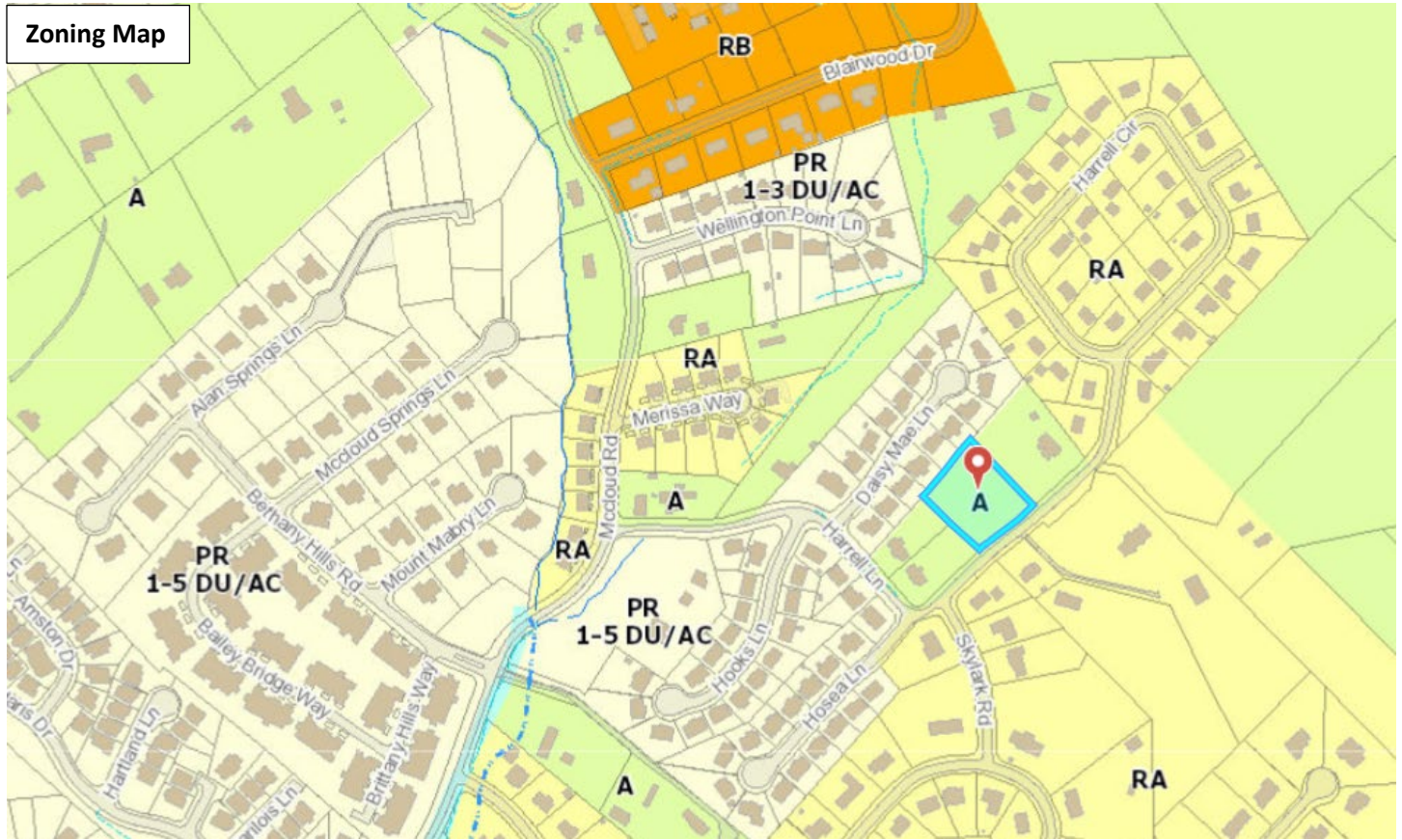
Map No: 28

Jurisdiction: County



Original Print Date: 12/2/2021      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

# Exhibit A. 1-C-22-RZ Contextual Images



# Exhibit A. 1-C-22-RZ Contextual Images

Parcel 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
  - SP
  - OYP
- Rezoning

Robert Campbell

Applicant Name

Affiliation

11/1/2021

January 13, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

**1-C-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

Robert G. Campbell

RGC&A

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

rcampbell@rgc-a.com

Phone

Email

### CURRENT PROPERTY INFO

Justin Satterfield

5301 Salem Church Road

865-803-7938

Owner Name (if different)

Owner Address

Owner Phone

4608 Harrell Lane

028 26301

Property Address

Parcel ID

HPUD

HPUD

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

Northeast side of Harrell Ln. , northeast of Skylark Rd. intersection

1.02 acres

General Location

Tract Size

City  County

7th  
District

A

Zoning District

AgForVac

Existing Land Use

North County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

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 \_\_\_\_\_

Combine Parcels  
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change

Planned Residential

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

5 du/ac

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		Total
0324	600.00	
Fee 2		
Fee 3		
		\$600.00

## AUTHORIZATION

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

*Robert A Campbell*  
Applicant Signature

Robert Campbell

Please Print

11/1/2021

Date

865-947-5996

Phone Number

rcampbell@rgc-a.com

Email

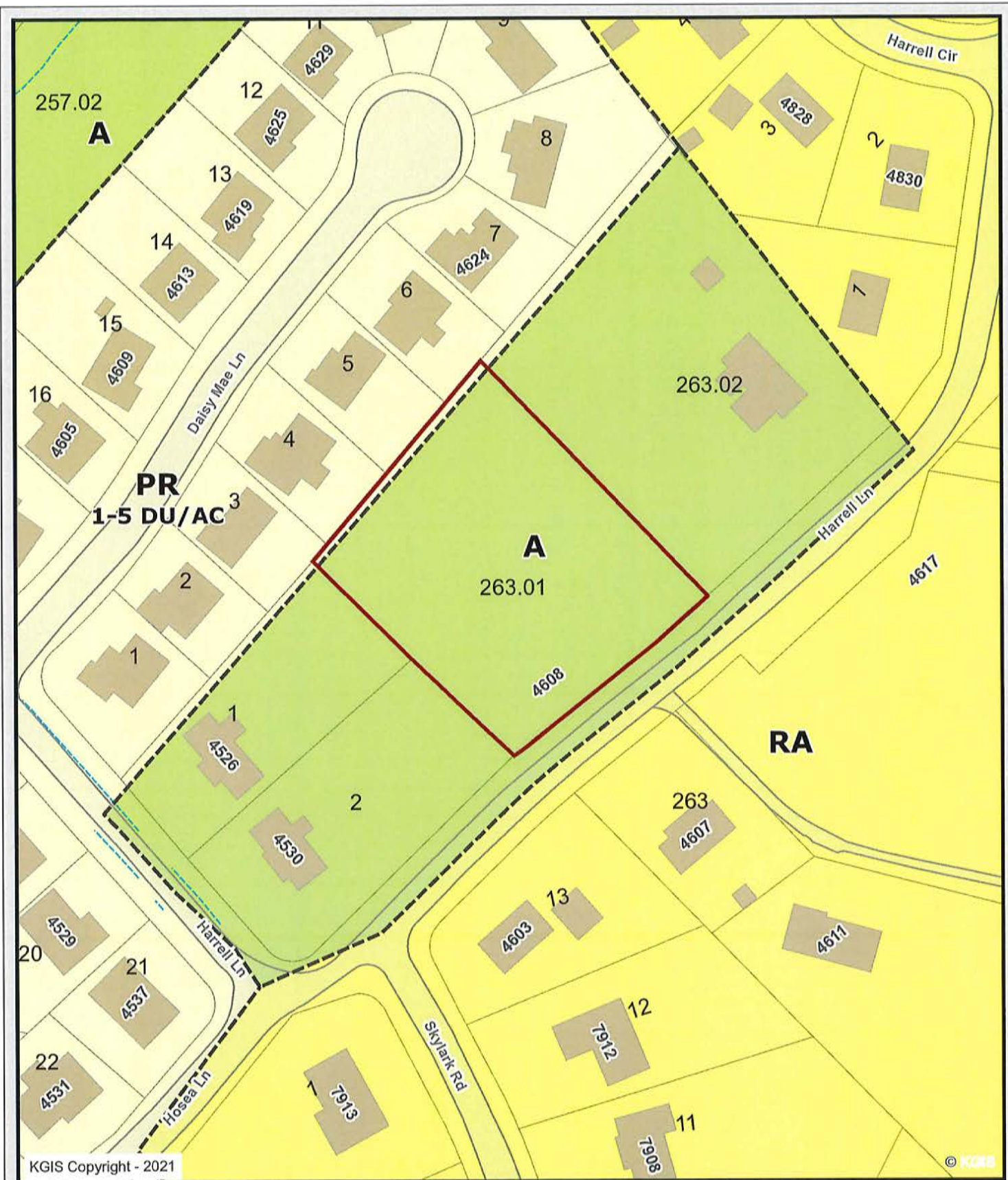
*Sherry Michienzi*  
Staff Signature

Sherry Michienzi

Please Print

11/3/2021 swm

Date



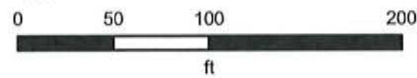
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4608 Harrell Ln. - Zoning



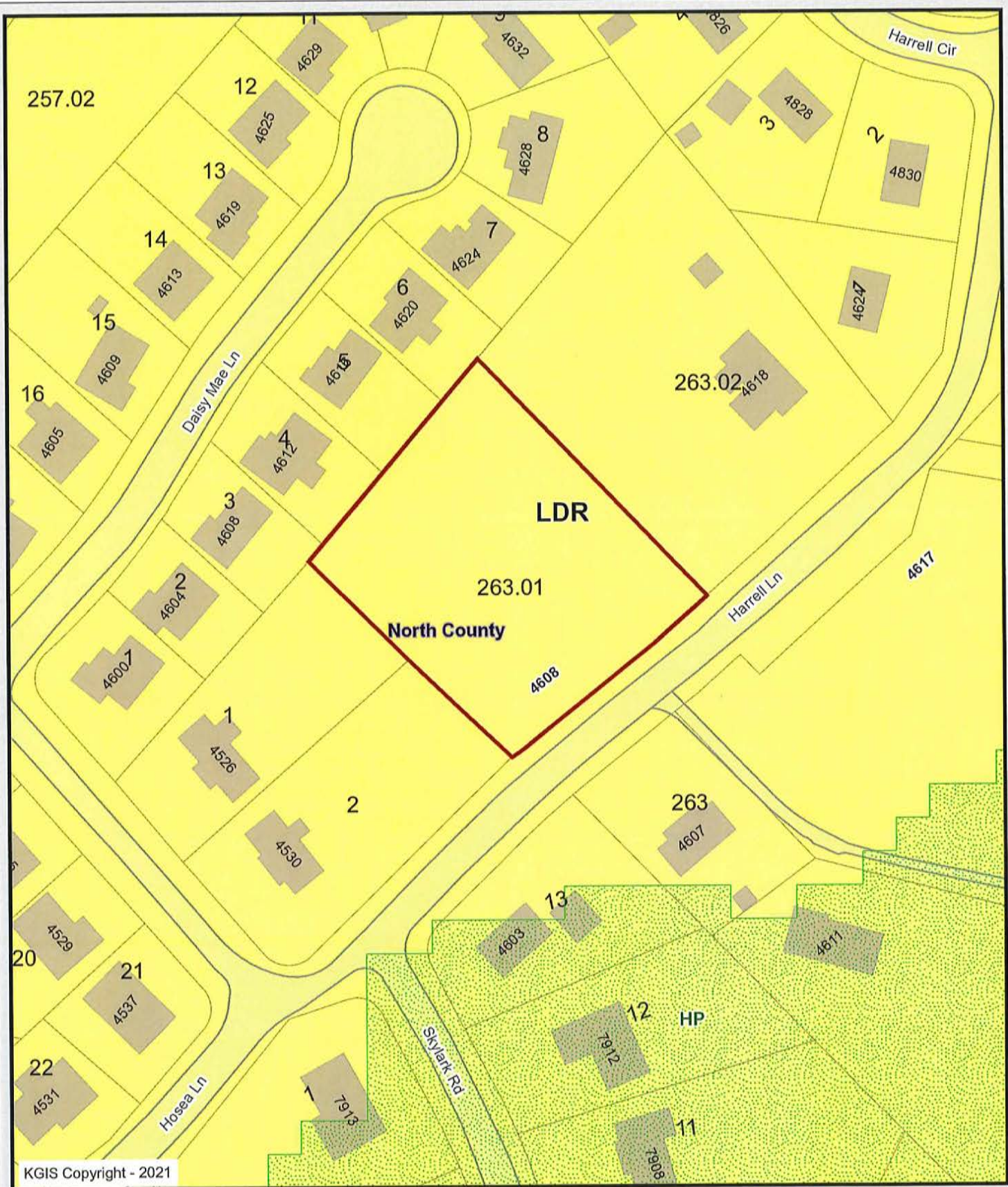
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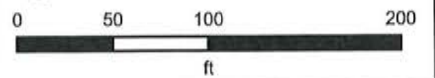
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### 4608 Harrell Ln. - Sector

#### Knoxville - Knox County - KUB Geographic Information System

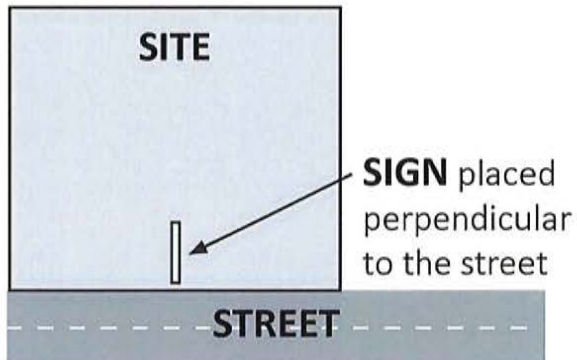


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning,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

Dec 29<sup>th</sup> and Jan 14<sup>th</sup>  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Robert Campbell

Date: 11-1-21

File Number: \_\_\_\_\_

Sign posted by Staff  
 Sign posted by Applicant