



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-D-22-RZ **AGENDA ITEM #:** 6
5-B-22-SP **AGENDA DATE:** 7/14/2022

POSTPONEMENT(S): 5/12/2022

▶ **APPLICANT:** CINDY MCCOY
OWNER(S): Cindy and Dail McCoy

TAX ID NUMBER: 38 017 [View map on KGIS](#)

JURISDICTION: Commission District 7

STREET ADDRESS: 2707 E. Emory Rd.

▶ **LOCATION:** North side of E. Emory Road, east side of Greenwell Rd

▶ **TRACT INFORMATION:** 1.94 acres.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Road, a major arterial, four-lane with a turning lane, within a 100-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** RC (Rural Commercial) / CR (Rural Commercial)

▶ **EXISTING LAND USE:** Single family residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single-family residential / LDR (Low Density Residential) / PR (Planned Residential)

ZONING South: Right-of-way, Agriculture/forestry/vacant / LDR (Low Density Residential) / A (Agricultural)

East: Single-family residential, Agriculture/forestry/vacant / LDR (Low Density Residential) / PR (Planned Residential), A (Agricultural)

West: Single-family residential, Agriculture/forestry/vacant / LDR (Low Density Residential) / PR (Planned Residential), A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of single-family residential home within PR zoned

STAFF RECOMMENDATION:

- ▶ **Withdraw the plan amendment at the request of the applicant.**

- ▶ **Withdraw the rezoning at the request of the applicant.**

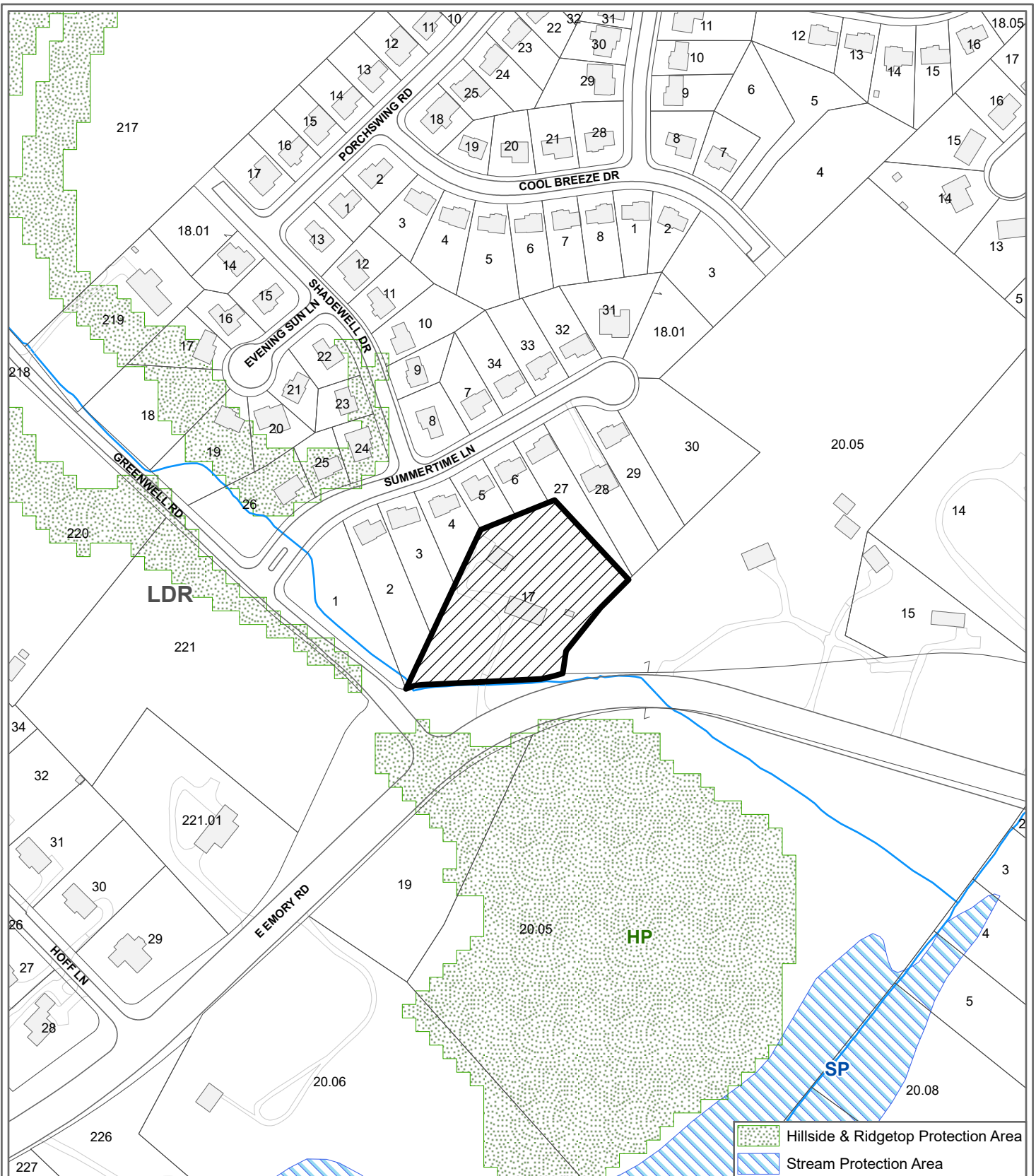
COMMENTS:

ESTIMATED TRAFFIC IMPACT: 0 (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: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/22/2022. 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.



**5-B-22-SP / 5-D-22-RZ
NORTH COUNTY SECTOR PLAN AMENDMENT**

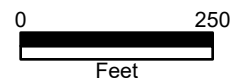
From: LDR (Low Density Residential)
To: RC (Rural Commercial)

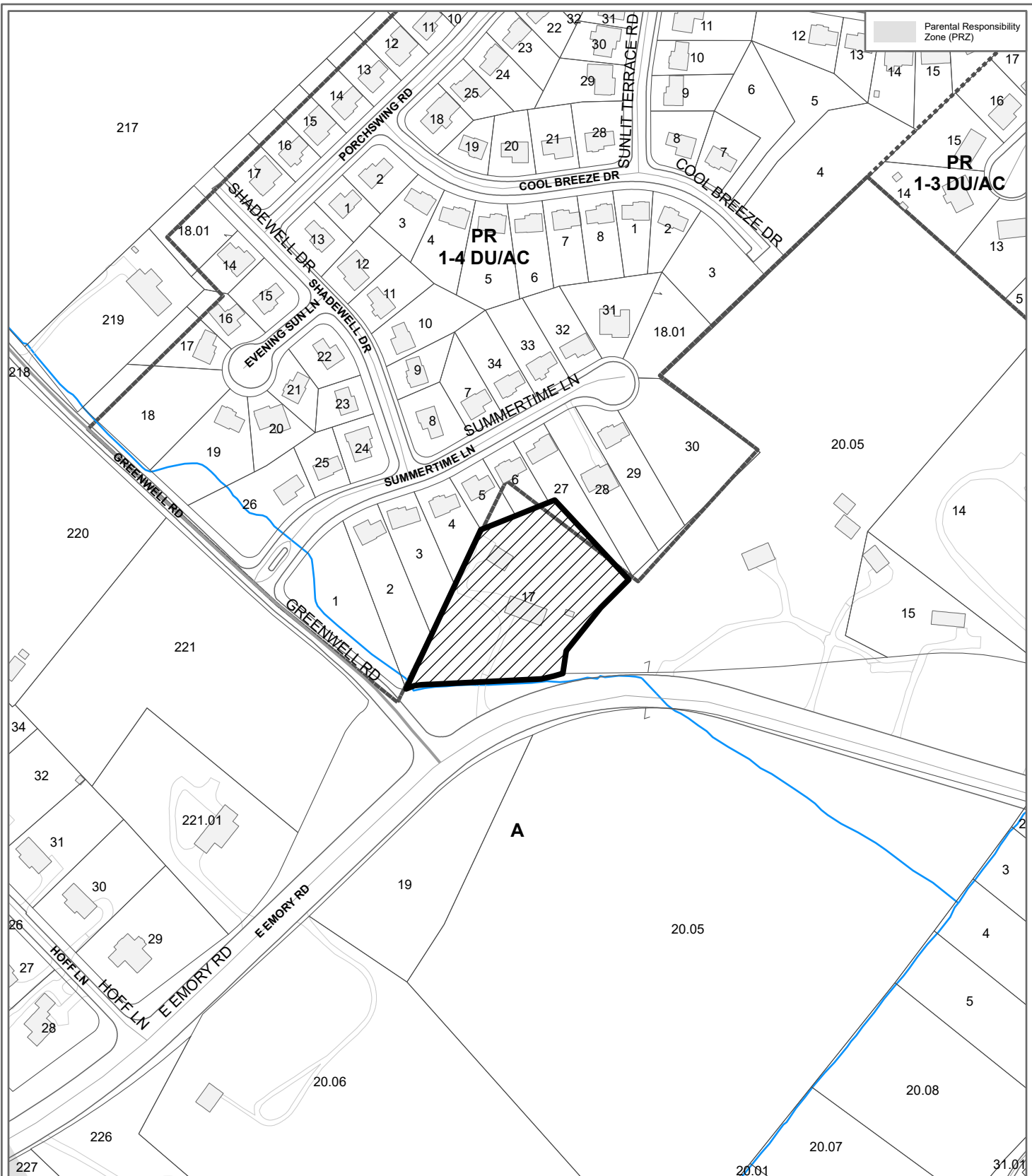


Petitioner: McCoy, Cindy

Map No: 38
Jurisdiction: County

Original Print Date: 4/18/2022 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

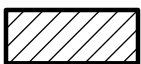




**5-D-22-RZ
REZONING**

From: A (Agricultural)

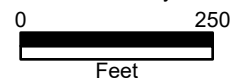
To: CR (Rural Commercial)



Petitioner: McCoy, Cindy

Map No: 38

Jurisdiction: County



Original Print Date: 4/18/2022

Revised:

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



Request to Postpone • Table • Withdraw

Cindy McCoy

6/21/2022

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

July 14, 2022

Scheduled Meeting Date

File Number(s)

5-B-22-SP and 5-D-22-RZ

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. **The refund check will be mailed to the original payee.*

TABLE

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

Taylor D. Forrester

Applicant Signature

Please Print

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email

STAFF ONLY

Elizabeth Albertson

Staff Signature

Please Print

N/A

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

6/22/2022

Approved by:

Date:

N/A

N/A

N/A

Payee Name

Payee Phone

Payee Address

Exhibit A. 5-D-22-RZ / 5-B-22-SP Contextual Images

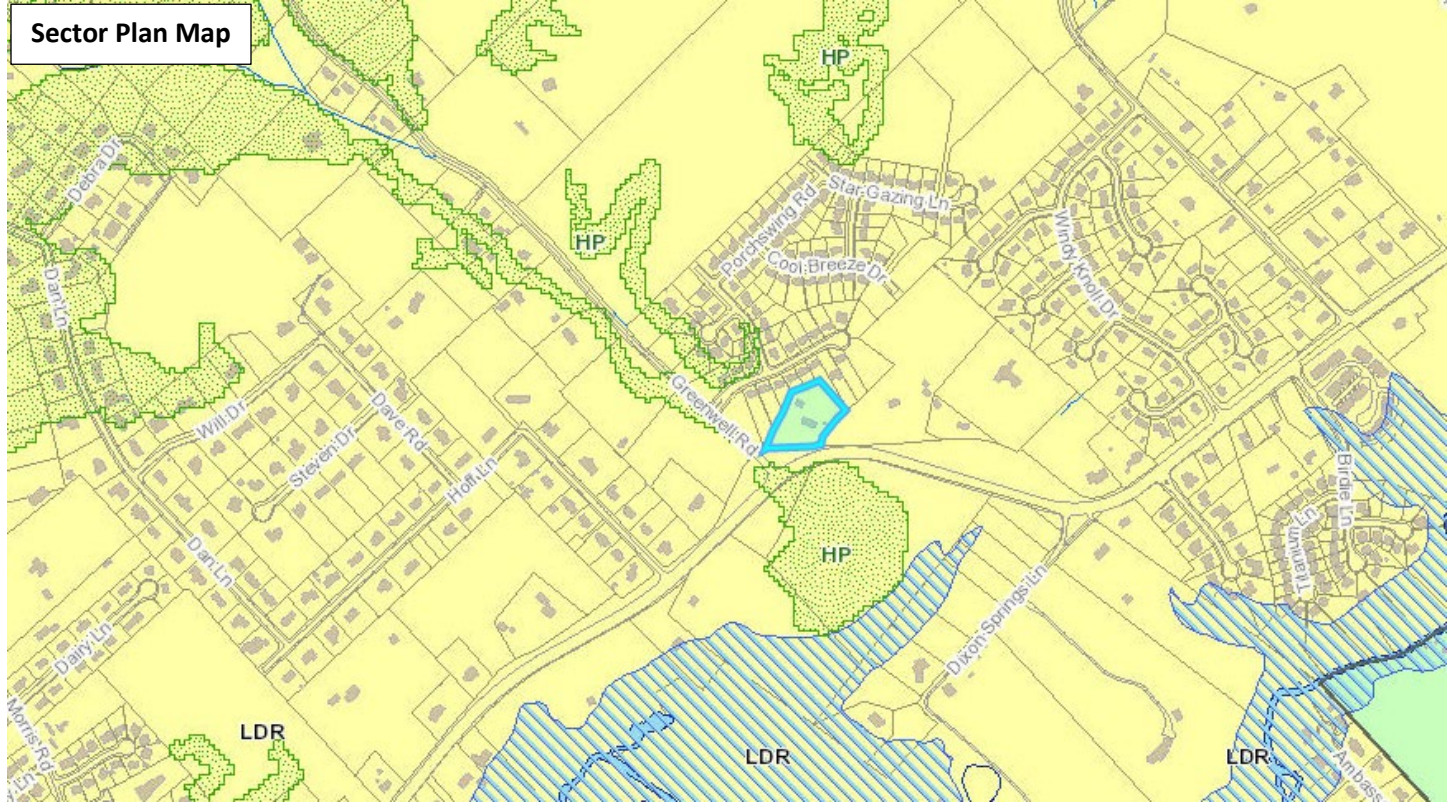
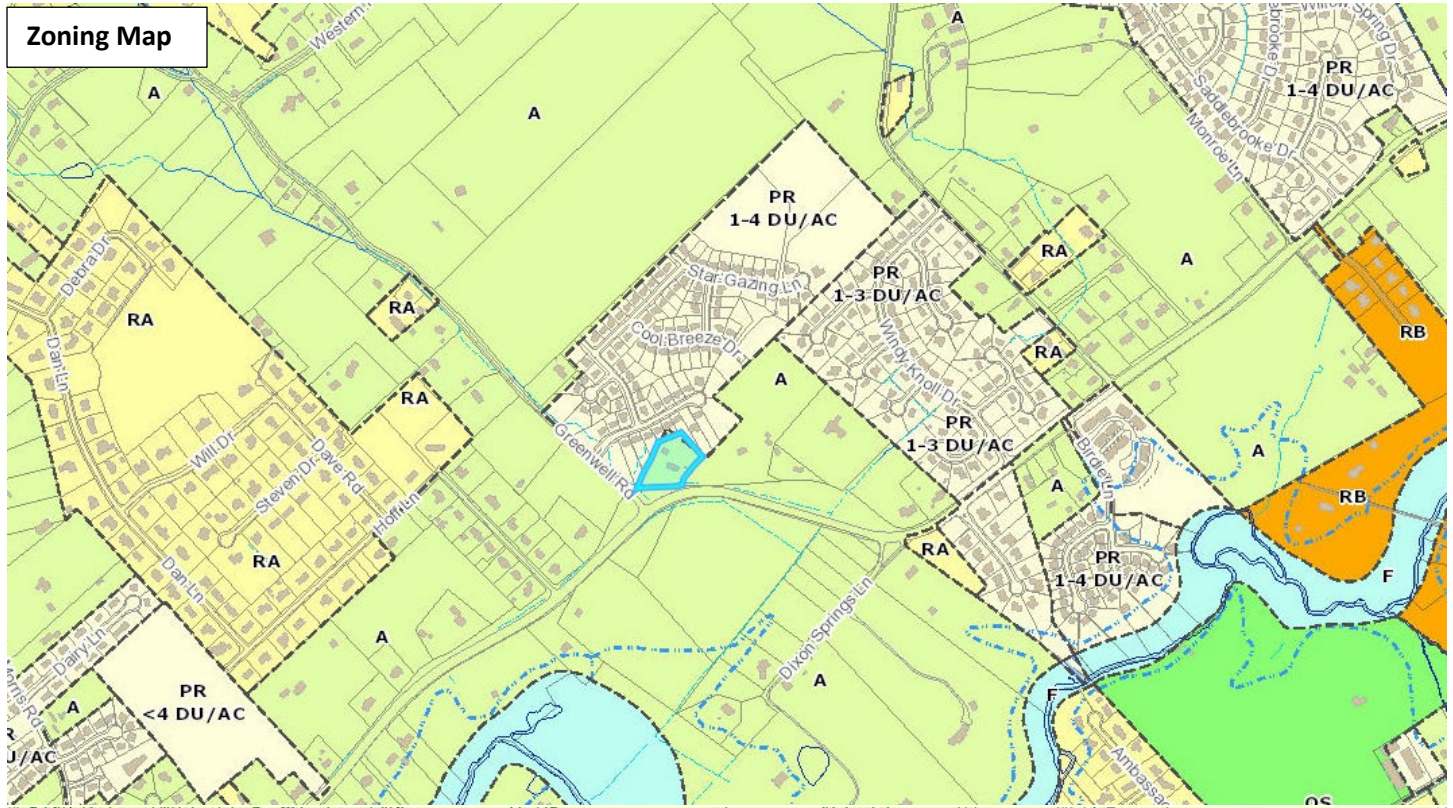


Exhibit A. 5-D-22-RZ / 5-B-22-SP Contextual Images

Aerial Map w/ Major Road Plan



Aerial Map (2020)



Exhibit A. 5-D-22-RZ / 5-B-22-SP 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

Cindy McCoy
Applicant Name

OWNER
Affiliation

03/15/22
Date Filed

5/12/2022 @ 1:30 P.M.
Meeting Date (if applicable)

File Number(s)
5-D-22-RZ
5-B-22-SP

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

Cindy McCoy
Name

2707 E. Emory Road Knoxville TN 37938
Address City State ZIP

(865) 216-6929 Cindyking629@gmail.com
Phone Email

CURRENT PROPERTY INFO

Cindy & Dail McCoy 2707 E. Emory Road (865) 216-6929
Property Owner Name (if different) Property Owner Address Property Owner Phone

2707 E. Emory Road 038 017
Property Address Parcel ID

Halls-Dale Powell Halls-Dale Powell N
Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

North side of E. Emory Road, East side of Greenwell Drive 1.94 ac. +/-
General Location Tract Size

City County 7th A SFR
District Zoning District Existing Land Use

North County LDR Planned
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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

- Combine Parcels
 Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Rural Commercial
 Proposed Zoning

Plan Amendment Change
 Change from LDR to RC
 Proposed Plan Designation(s)

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
0326	\$1,000.00	\$1,600.00
Fee 2		
0526	\$600.00	
Fee 3		

AUTHORIZATION

Cindy McCoy
Applicant Signature

Cindy McCoy
Please Print

03/15/22
Date

(865) 216-6929
Phone Number

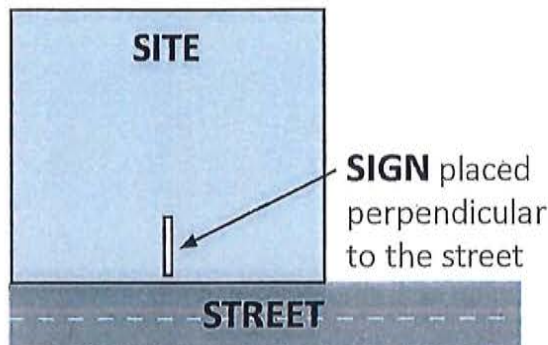
cindyking029@gmail.com
Email

Cindy McCoy
Property Owner Signature

Cindy McCoy
Please Print

03/15/22
Date

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:

April 27/2022 and May 13/2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Cindy McCoy
 Date: 3/22/22
 File Number: 5-D-22-RZ

- Sign posted by Staff
- Sign posted by Applicant