



REZONING REPORT

▶ **FILE #:** 7-F-22-RZ

AGENDA ITEM #: 12

AGENDA DATE: 7/14/2022

▶ **APPLICANT:** CASTILLO HOMES, LLC
OWNER(S): Myra Candice Creswell Clark

TAX ID NUMBER: 137 D A 010 137 22502

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 Konda Dr.

▶ **LOCATION:** Southwest end of Karla Dr., south of Konda Dr.

▶ **APPX. SIZE OF TRACT:** 0.73 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Karla Drive, a local street with a 25-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Burnett Creek

▶ **PRESENT ZONING:** CA (General Business) (k)

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Agricultural/Forestry/Vacant

▶ **EXTENSION OF ZONE:** No

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING:
North: Single family residential - RB (General Residential)
South: Agricultural/forestry/vacant, commercial - CA (General Business)
East: Single family residential - A (Agricultural)
West: Agricultural/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This is an area of low density single family residential neighborhoods bordering a commercial node along Chapman Highway.

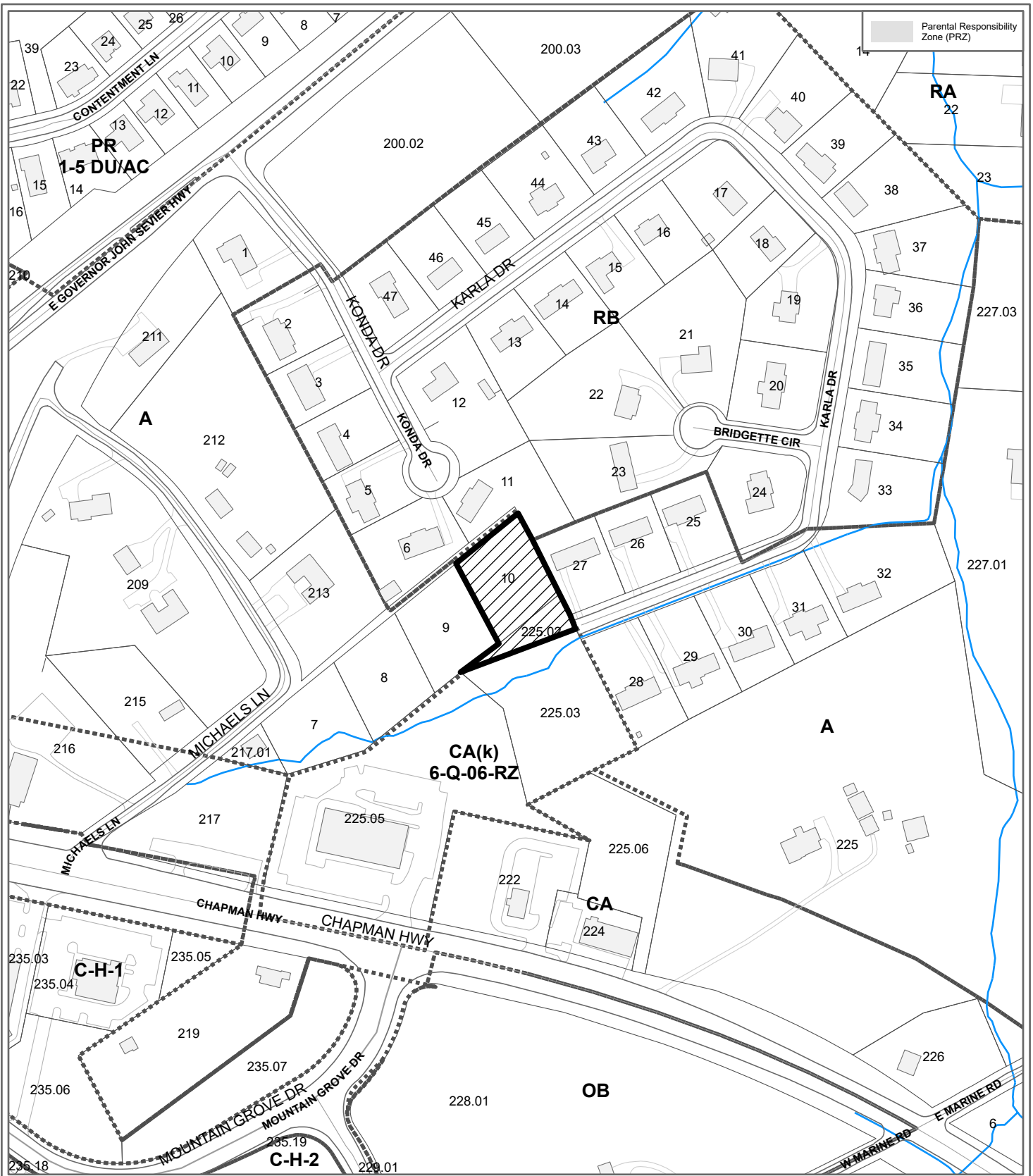
STAFF RECOMMENDATION:

▶ Postpone 30 days until the August 11, 2022 Planning Commission meeting.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

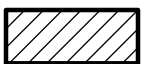
If approved, this item will be forwarded to Knox County Commission for action on 8/22/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



Parental Responsibility Zone (PRZ)

**7-F-22-RZ
REZONING**

From: CA (General Business) (k)
To: RA (Low Density Residential)



Petitioner: Castillo Homes, LLC

Map No: 137
Jurisdiction: County



Original Print Date: 6/8/2022 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



Request to Postpone • Table • Withdraw

Castillo Homes LLC

7/6/2022

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

Date of Request

7/14/2022

Scheduled Meeting Date

7-F-22-RZ

File Number(s)

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 8/11/2022 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.

Frankie Ramos-Castillo

Applicant Signature

Please Print

865-344-0486

castillohomesllc@gmail.com

Phone Number

Email

STAFF ONLY

Jessie Hillman

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

7/6/2022

Date:

Payee Name

Payee Phone

Payee Address

Exhibit A. 7-F-22-RZ Contextual Images

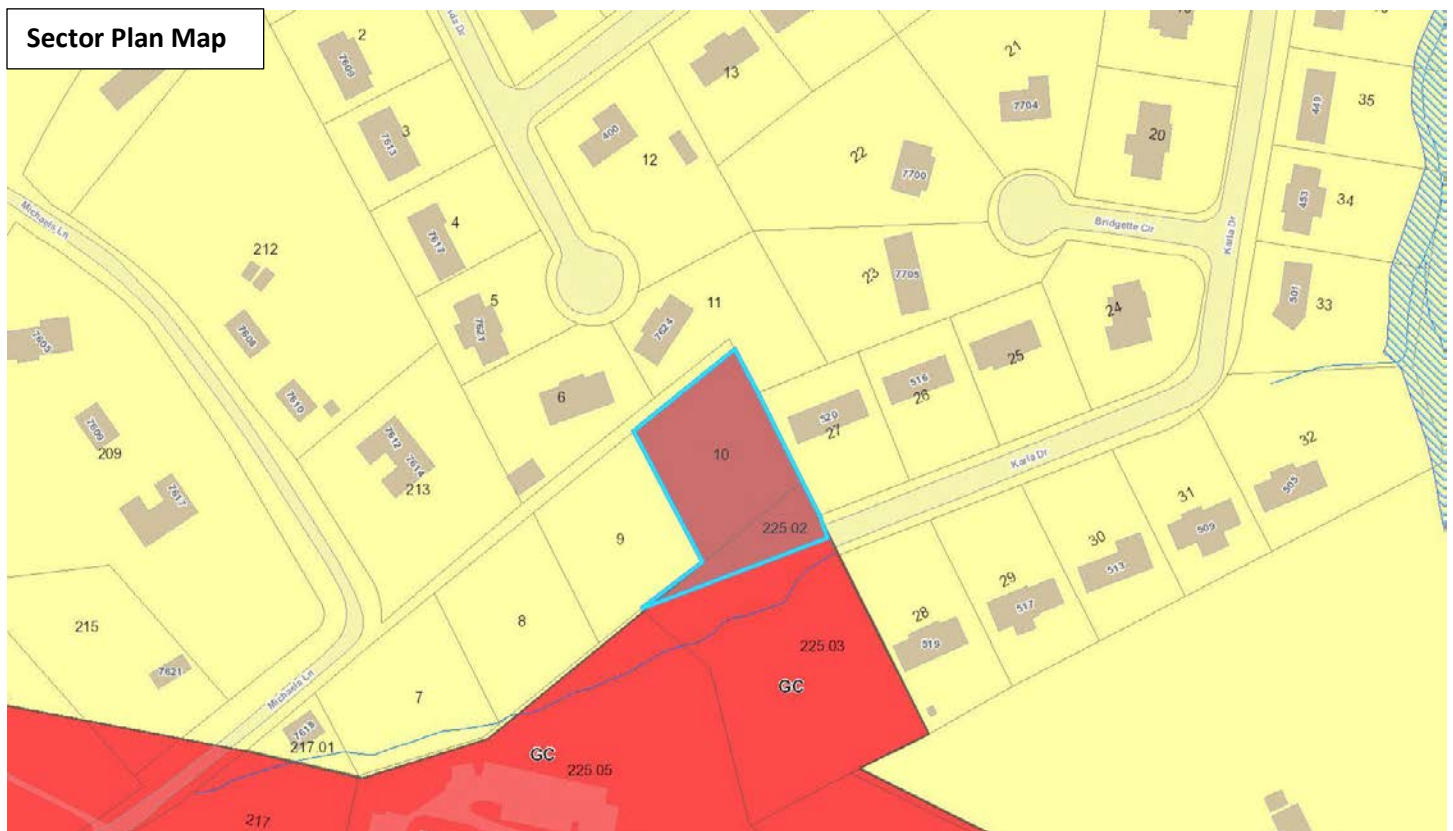
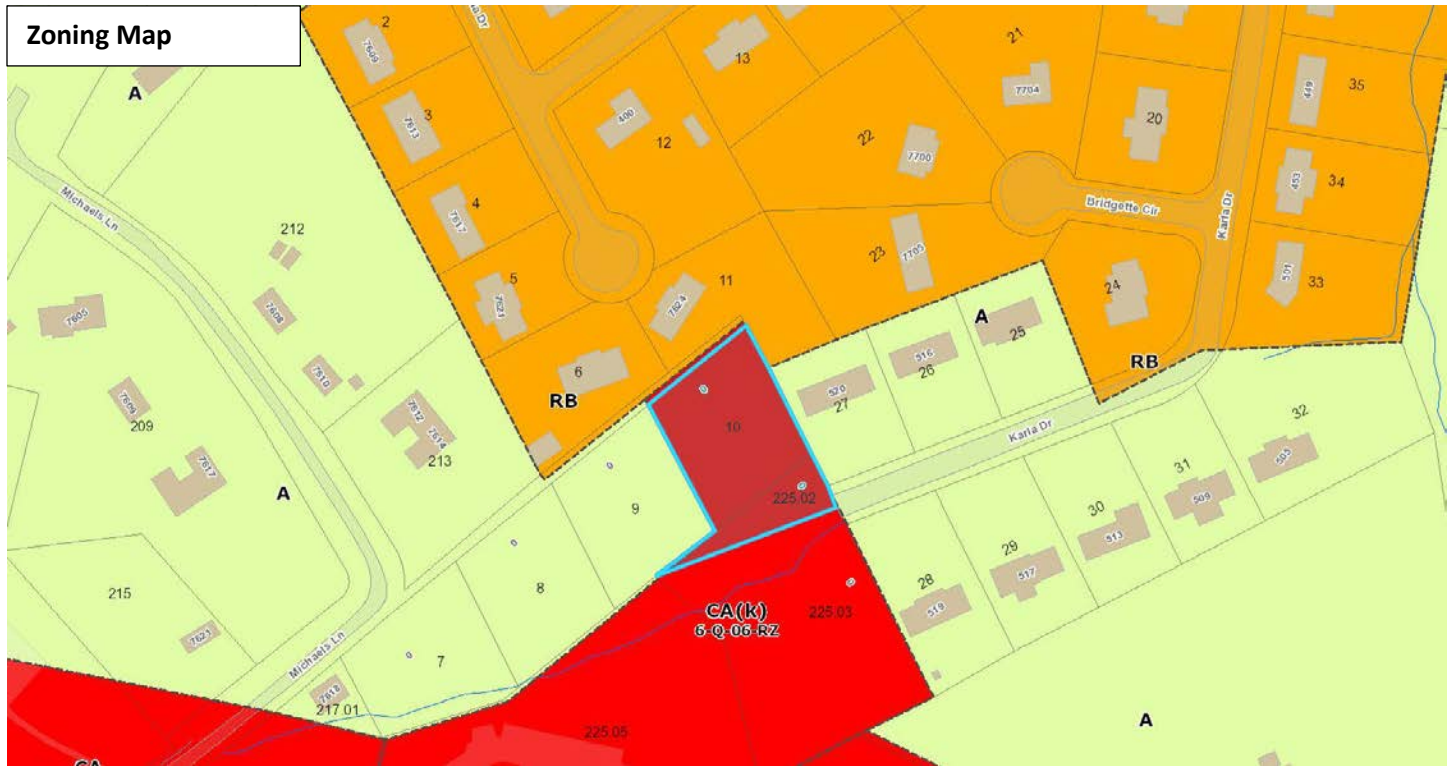


Exhibit A. 7-F-22-RZ Contextual Images





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

Castillo Homes LLC

Applicant Name

Affiliation

5/29/2022
Date Filed

7/14/2022
Meeting Date (if applicable)

File Number(s)
7-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

Frankie Ramos-Castillo

Castillo Homes LLC

Name

Company

1581 Pine Ridge Rd

Seymour

TN

37865

Address

City

State

ZIP

(865) 344-0486

castillohomesllc@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Myra Candice Creswell Clark

PO Box 1184, Seymour, TN 37865

(865) 591-9581

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

~~0 Konda Dr~~ Karla Dr.

137DA010 and 13722502

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman Utility District

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest end of Karla Dr., south of Konda Dr. .73 acres
General Location Tract Size

City County 9th
District

CA(K)
Zoning District

Ag For Vac
Existing Land Use

South County
Planning Sector

GC
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

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 RA
 Proposed Zoning _____

Plan Amendment Change
 Proposed Plan Designation(s) _____

6-Q-06-RZ / 6-F-06-SP

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
<i>0324 600.00</i>	
Fee 2	
Fee 3	
	<i>\$600.00</i>

AUTHORIZATION

Fabi N., Castillo Homes

Applicant Signature

Frankie Ramos, Castillo Homes

Please Print

May 24, 2022

Date

(865) 344-0486

castillohomesllc@gmail.com

Phone Number

Email

Myra C. Clark

Property Owner Signature

Myra C. Clark

Please Print

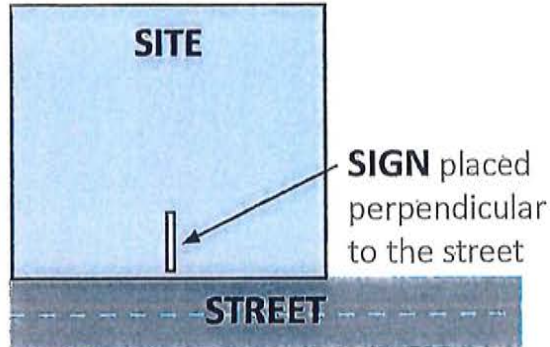
5/24/2022

Date

Sherry Michienzi

5/24/22 sum

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:

June 29, 2022 and July 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Castillo Homes, LLC

Date: 5/24/2022

File Number: 7F-22-RZ

Sign posted by Staff

Sign posted by Applicant