

REZONING REPORT

► **FILE #:** 6-F-22-RZ

AGENDA ITEM #: 17

AGENDA DATE: 6/9/2022

► **APPLICANT:** MICHAEL MCCALL (OWNER)

OWNER(S): Michael McCall, II

TAX ID NUMBER: 28 11301 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4320 Cabbage Dr.

► **LOCATION:** Southeast side of Cabbage Dr., east of Andersonville Pk

► **APPX. SIZE OF TRACT:** 5.49

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cabbage Road, a local street with a 15-ft pavement width within a 36-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** PR (Planned Residential)

► **ZONING REQUESTED:** A (Agricultural)

► **EXISTING LAND USE:** Agriculture/forestry/vacant

►
EXTENSION OF ZONE: Yes

HISTORY OF ZONING: 8-I-07-RZ: A to PR up to 3 du/ac

SURROUNDING LAND USE AND ZONING: North: Agriculture/forested/vacant, rural residential & single family residential - A (Agricultural)

South: Single family residential - PR (Planned Residential) up to 3 du/ac

East: Rural residential & agriculture/forested/vacant - A (Agricultural)

West: Agriculture/forested/vacant - PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: This area is comprised of detached single family homes as well as forested and agricultural properties.

STAFF RECOMMENDATION:

► **Approve A (Agricultural) zoning because it is consistent with the sector plan.**

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 area has seen significant development of PR (Planned Residential) subdivisions over the past 20 years, but maintains a rural and agricultural character as well. Adjacent properties to the west of the subject parcel are zoned PR up to 3 du/ac, and remain undeveloped at this time. This permitted residential density is greater than that of most properties along Cabbage Drive, which are generally more than an acre in size. Returning the applicant's forested 5-acre parcel back to A (Agricultural) zoning could mitigate potential congestion on Cabbage Drive, a narrow local street, if more intensive residential development occurs in the future.

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

1) The Agricultural zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities. This zoning is consistent with the surrounding area, which is comprised of agricultural and low-density residential properties.

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) The return to Agricultural zoning is not anticipated to have an adverse effect on surrounding properties.

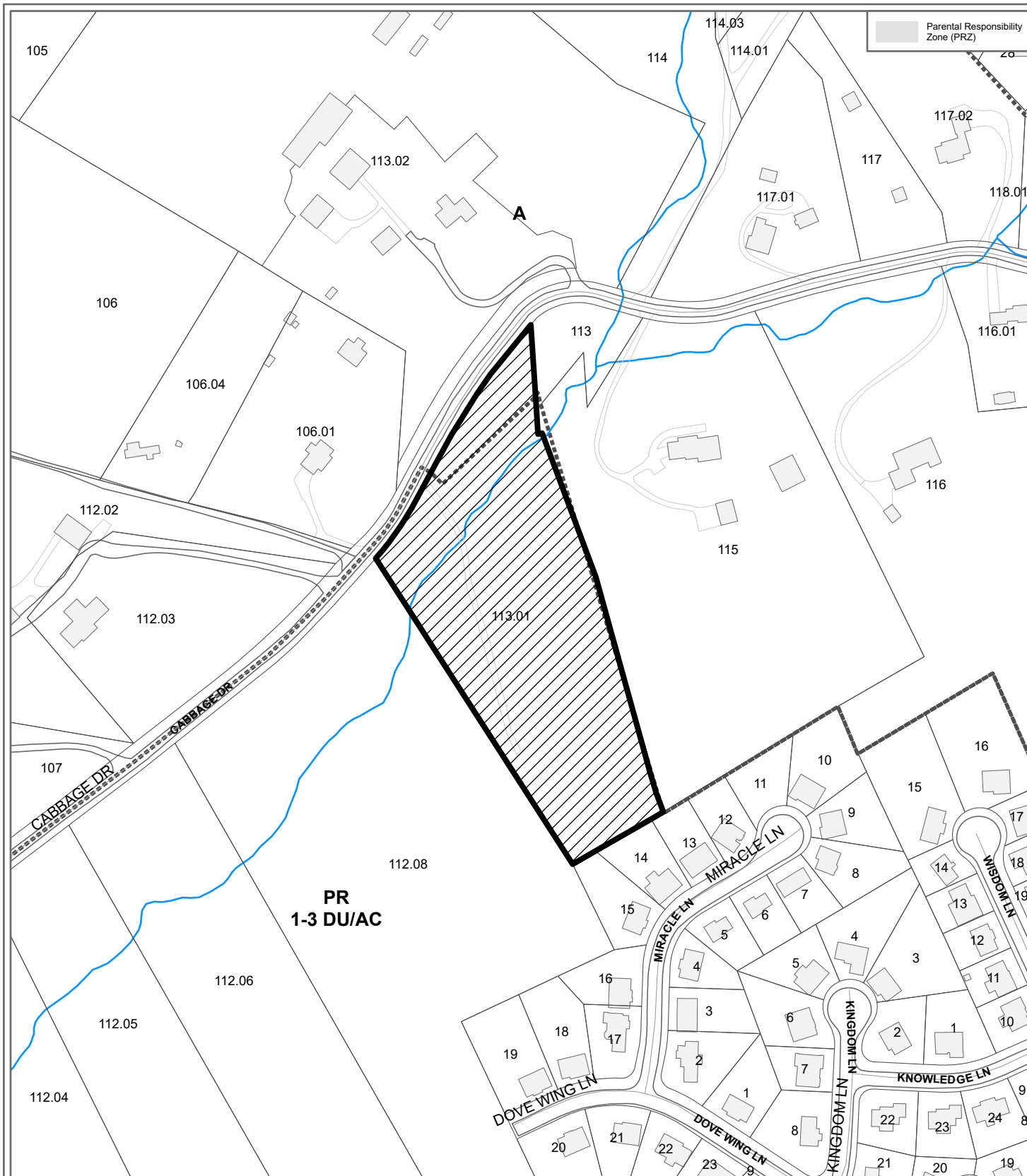
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1) The North County Sector Plan's LDR (Low Density Residential) land use designation is consistent with the proposed Agricultural zoning, and it does not conflict with any other adopted 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 7/25/2022. 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.



6-F-22-RZ REZONING

From: PR (Planned Residential)

To: A (Agricultural)



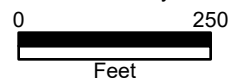
Original Print Date: 5/5/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: McCall, Michael

Map No: 28

Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	5.40		
Non-Hillside	1.62	N/A	
0-15% Slope	1.67	100%	1.7
15-25% Slope	1.27	50%	0.6
25-40% Slope	0.65	20%	0.1
Greater than 40% Slope	0.19	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	3.78	Recommended disturbance budget within HP Area (acres)	2.5
		Percent of HP Area	0.7

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	1.62	N/A	N/A
0-15% Slope	1.67	4.00	6.7
15-25% Slope	1.27	2.00	2.5
25-40% Slope	0.65	0.50	0.3
Greater than 40% Slope	0.19	0.20	0.0
Ridgetops	0.00	3.00	0.0
Subtotal: Sloped Land	3.78		9.6
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	5.40	N/A	N/A
Proposed Density (Applicant)	5.40	N/A	N/A

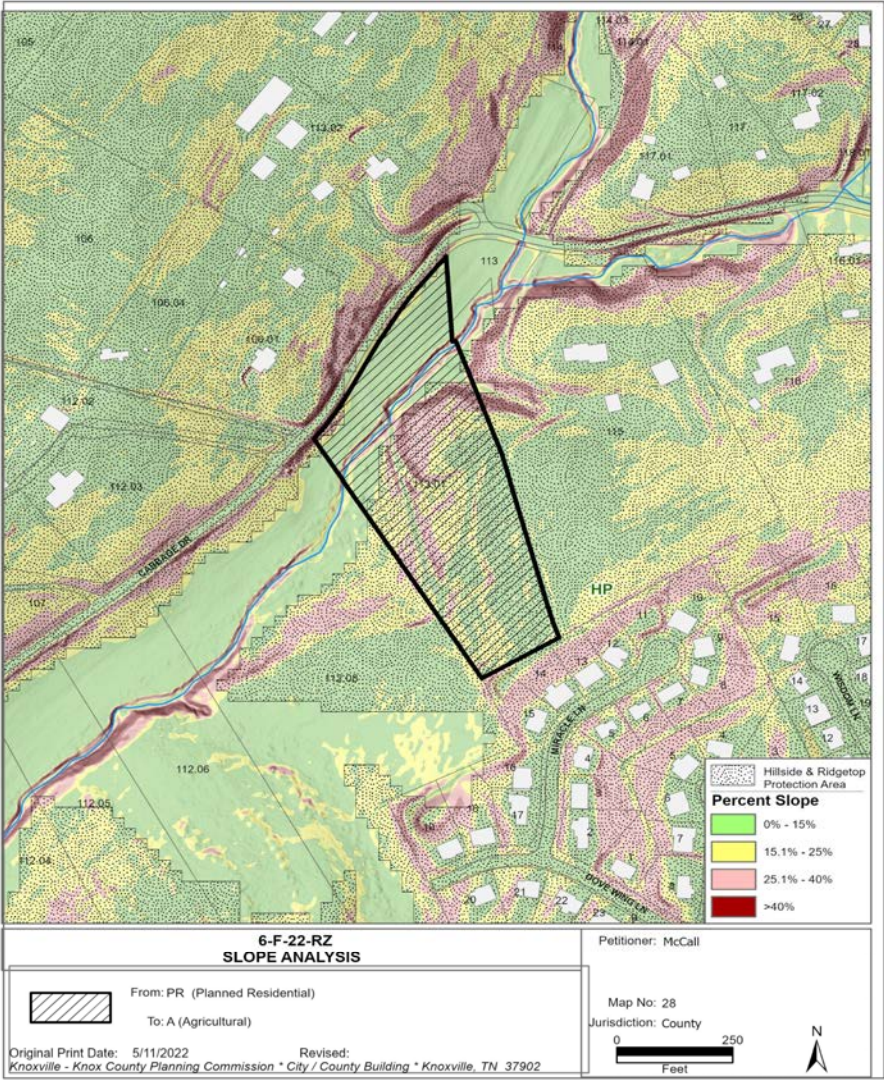
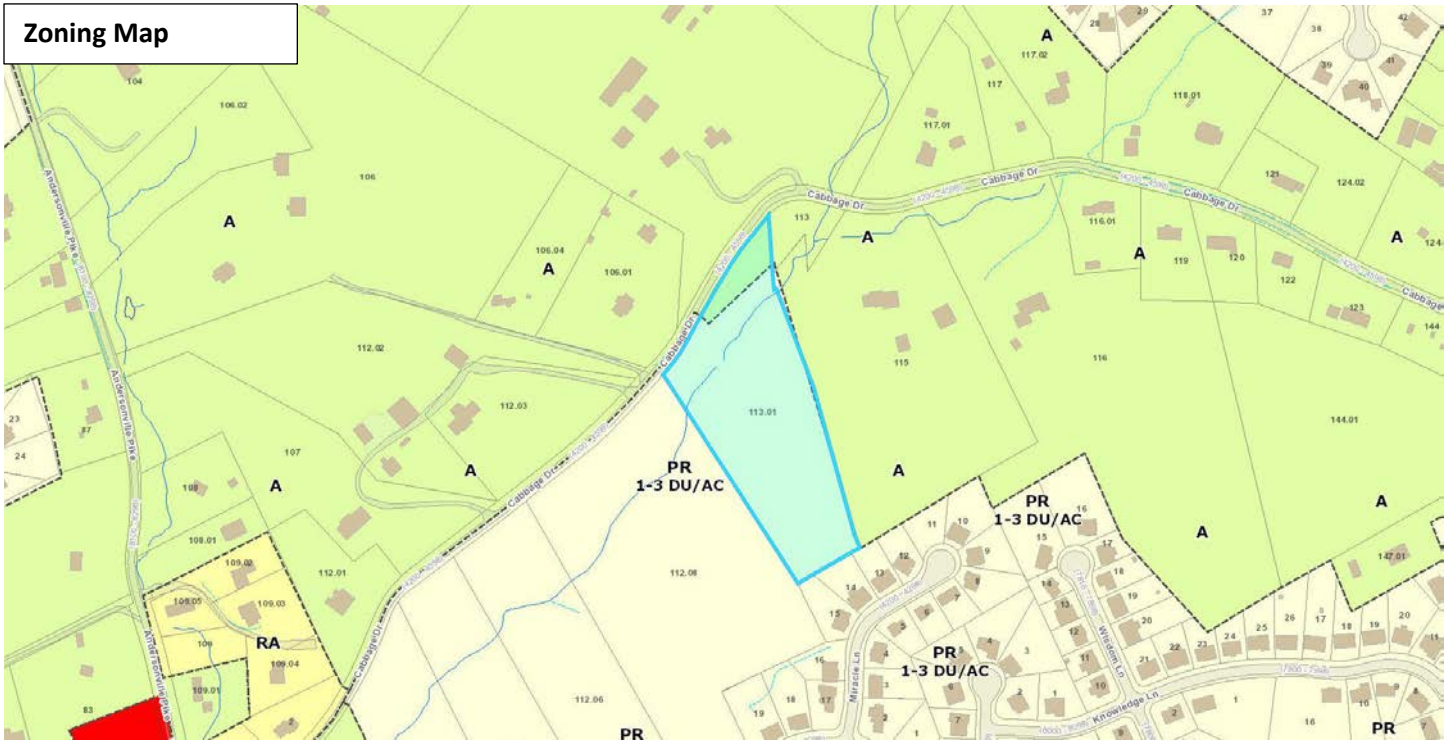


Exhibit A. 6-F-22-RZ Contextual Images

Zoning Map



Sector Plan Map

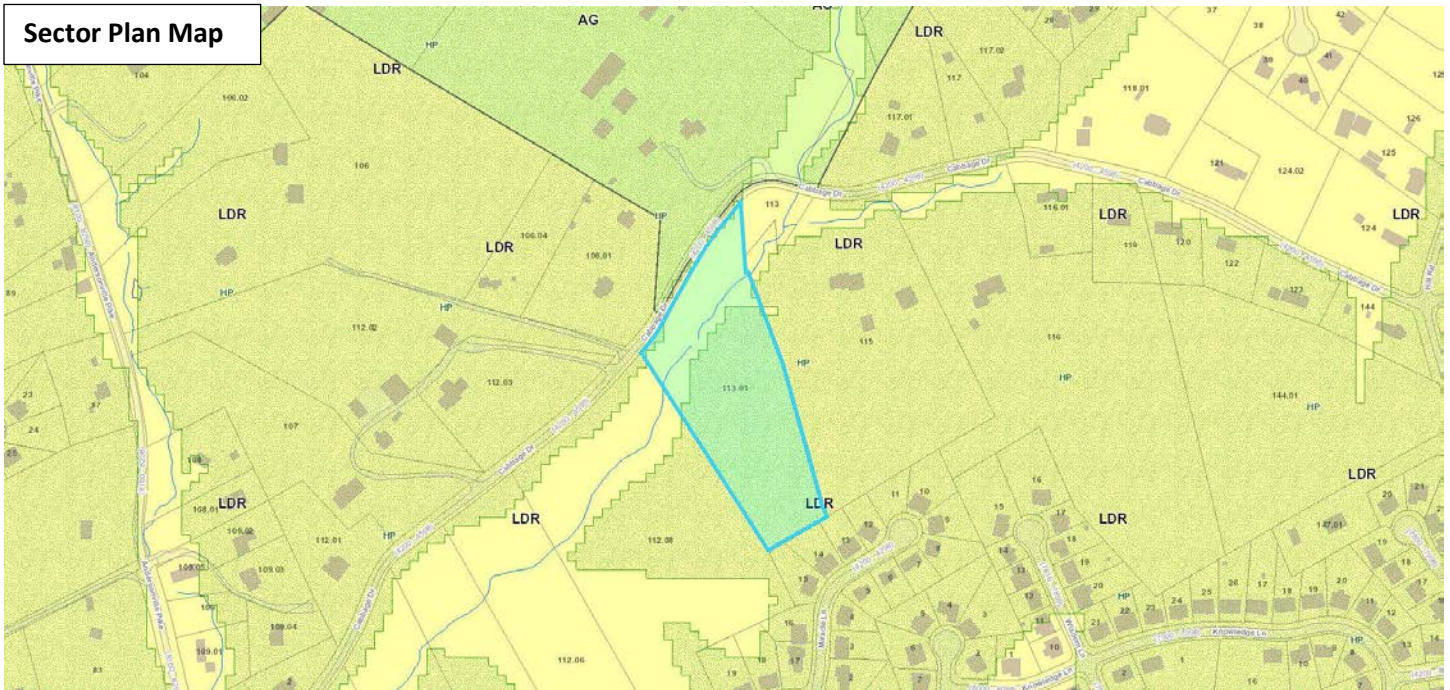


Exhibit A. 6-F-22-RZ Contextual Images





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

Michael McCall II

Applicant Name

Affiliation

4/21/2022

June 9, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

6-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

Michael McCall II

Owner

Name

Company

7506 Maple Leaf Drive

Corryton

TN

37721

Address

City

State

ZIP

865-406-8141

mpmccall85@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Michael McCall II

7506 Maple Leaf Drive, Corryton, TN 37721 865-406-8141

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4320 Cabbage Drive, Knoxville, TN 37938

028 113.01 (part of)

Property Address

Parcel ID

Septic

Hallsdale Powell Utility

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Cabbage Dr, east of Andersonville Pike
General Location

5.49 acres (5 acres to be rezoned)
Tract Size

☐ City ☒ County 7th
District

PR (Planned Residential)
Zoning District

Vacant land
Existing Land Use

North County
Planning Sector

LDR & HP
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

November 22, 2021

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 **Agricultural Zoning** (rezone portion zoned PR to A)

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

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

324

Fee 2

Fee 3

Rezoning

Total

\$600

MR

AUTHORIZATION

 Applicant Signature

Michael McCall II

Please Print

 4-21-2022
 Date

 865-406-8141
 Phone Number

 mpmccall85@gmail.com
 Email

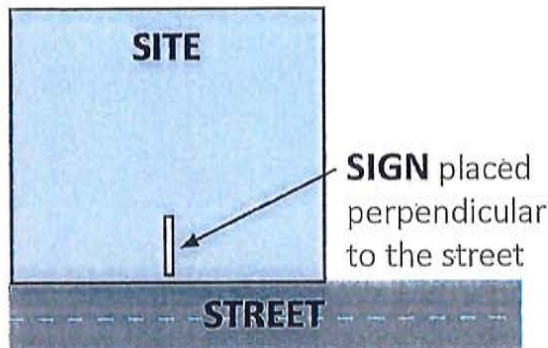

 Property Owner Signature


 Please Print

 4-21-2022
 Date

sum 4/25/2022

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.

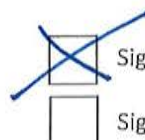
The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

May 25th and June 10th
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Michael Carter

Date: 4/25/22

File Number: 6-F-22-RZ



Sign posted by Staff

Sign posted by Applicant