

# REZONING REPORT

► **FILE #:** 5-F-22-RZ

**AGENDA ITEM #:** 10

**AGENDA DATE:** 5/12/2022

► **APPLICANT:** LISA SUTPHIN

OWNER(S): Lisa Sutphin

TAX ID NUMBER: 56 D A 007

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 8009 Shady Ln.

► **LOCATION:** West side of Shady Lane, northwest of intersection with Granville Conner Road

► **APPX. SIZE OF TRACT:** 1.03 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Shady Ln, a local road with a 16-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

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

►  
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)

South: Single family residential, Rural residential - A (Agricultural)

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is primarily a mix of residential development on small lots in the A, RA, RB, and PR zones, with some large tracts of land zoned A located nearby.

## STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) zoning because it is consistent with the sector plan and existing development in the area.**

## 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 subject property is within a half mile of recently rezoned commercial areas along the W Emory Rd corridor.
2. Over the past few decades this area has transitioned from agricultural zoned properties on large lots to low density residential in the RA, RB, and PR zones. This proposed rezoning is consistent with the trend of development in this area.

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

1. The RA (Low Density Residential) zone is intended to provide 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. The proposed amendment to RA zoning is compatible with the sector plan land use designation of LDR.
2. The subject property is located nearby other RA zoned properties to the north and south-east. It is not anticipated that any adverse effects will result from the addition of more RA zoning in this area.

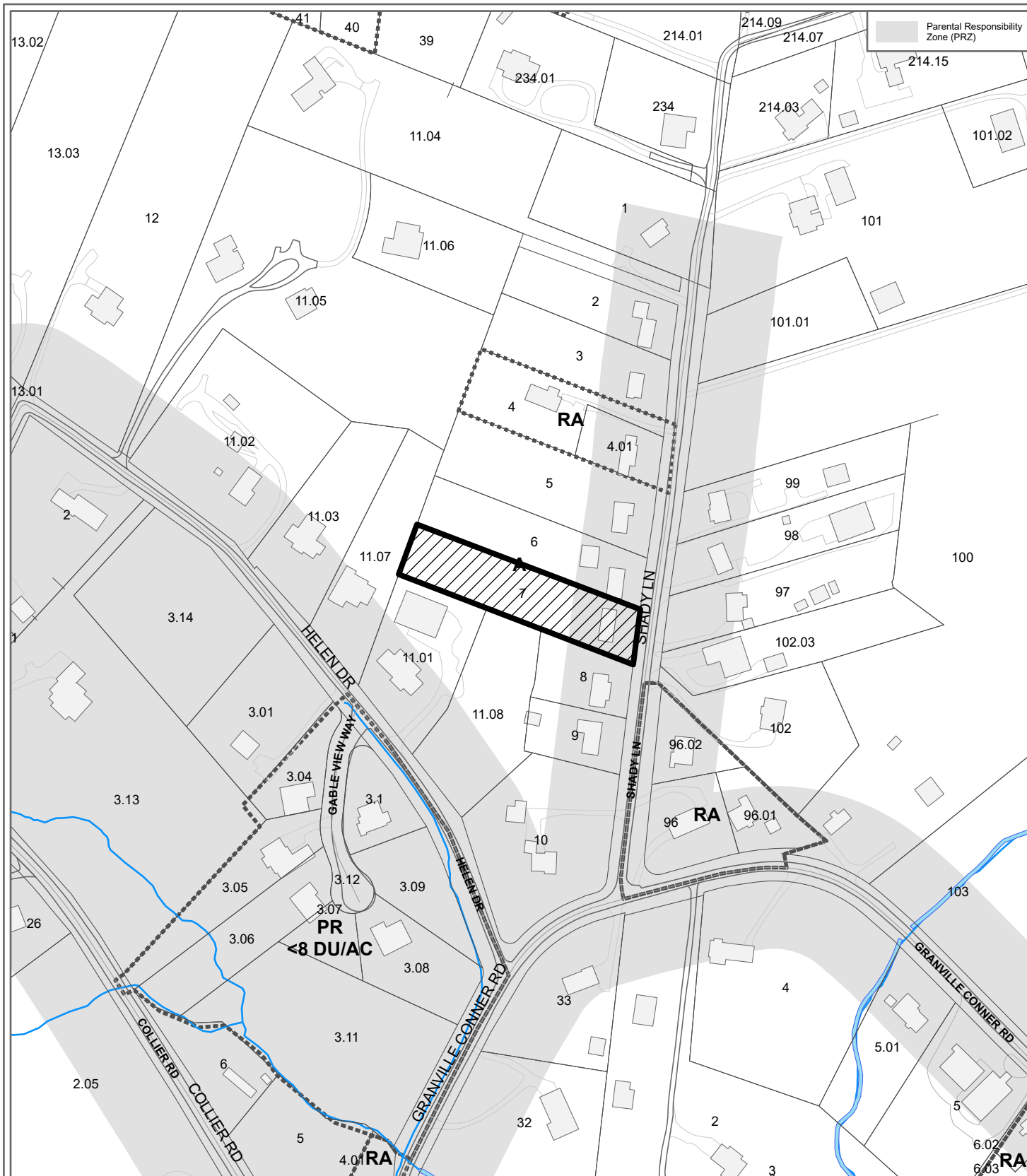
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is not in conflict with any 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 6/27/2022. 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-F-22-RZ REZONING

From: A (Agricultural)

To: RA (Low Density Residential)



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

Petitioner: Sutphin, Lisa

Map No: 56

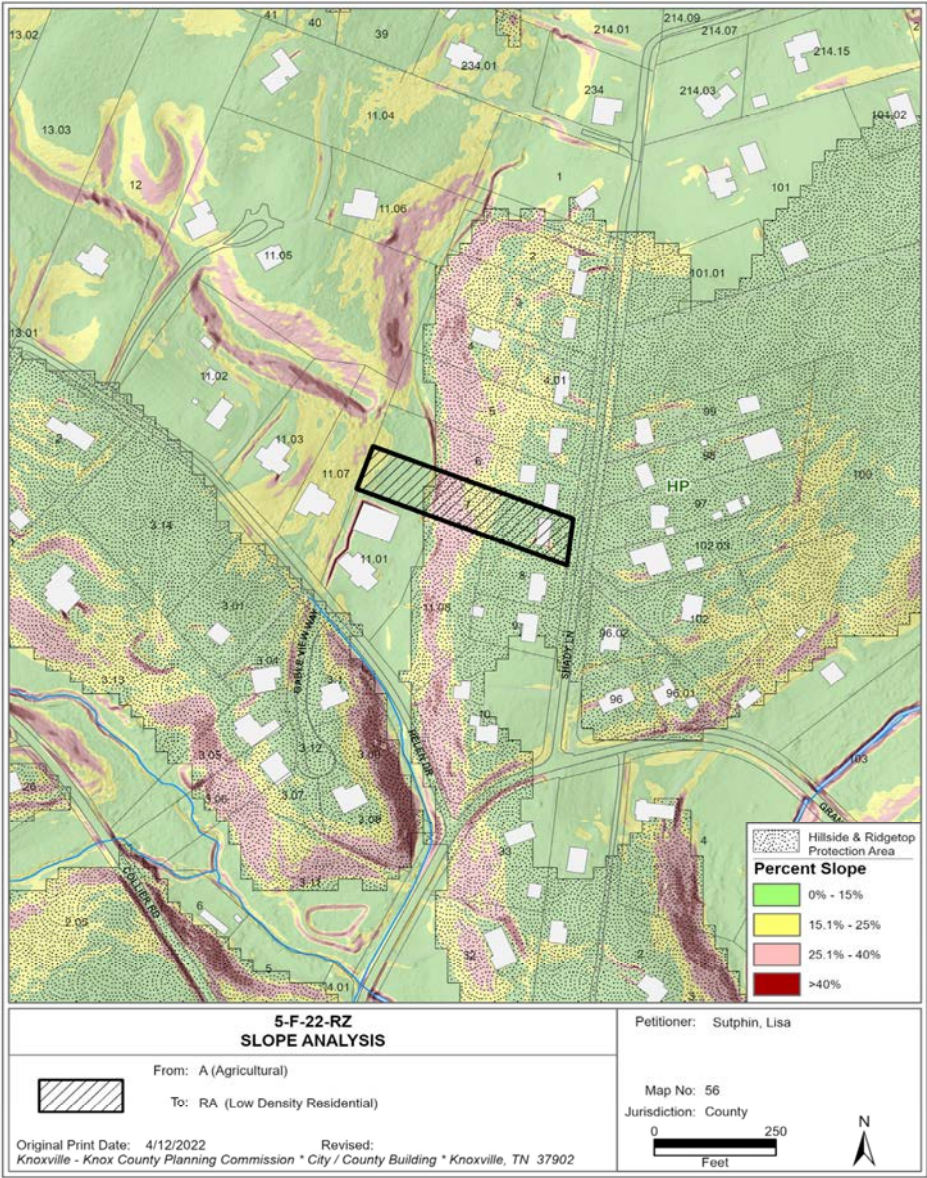
Jurisdiction: County

0 250  
 Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	#####		
Non-Hillside	0.31	100%	
0-15% Slope	0.36	100%	0.4
15-25% Slope	0.16	50%	0.1
25-40% Slope	0.17	20%	0.0
Greater than 40% Slope	0.02	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.71	Recommended disturbance budget within HP Area (acres)	0.5
		Percent of HP Area	0.7

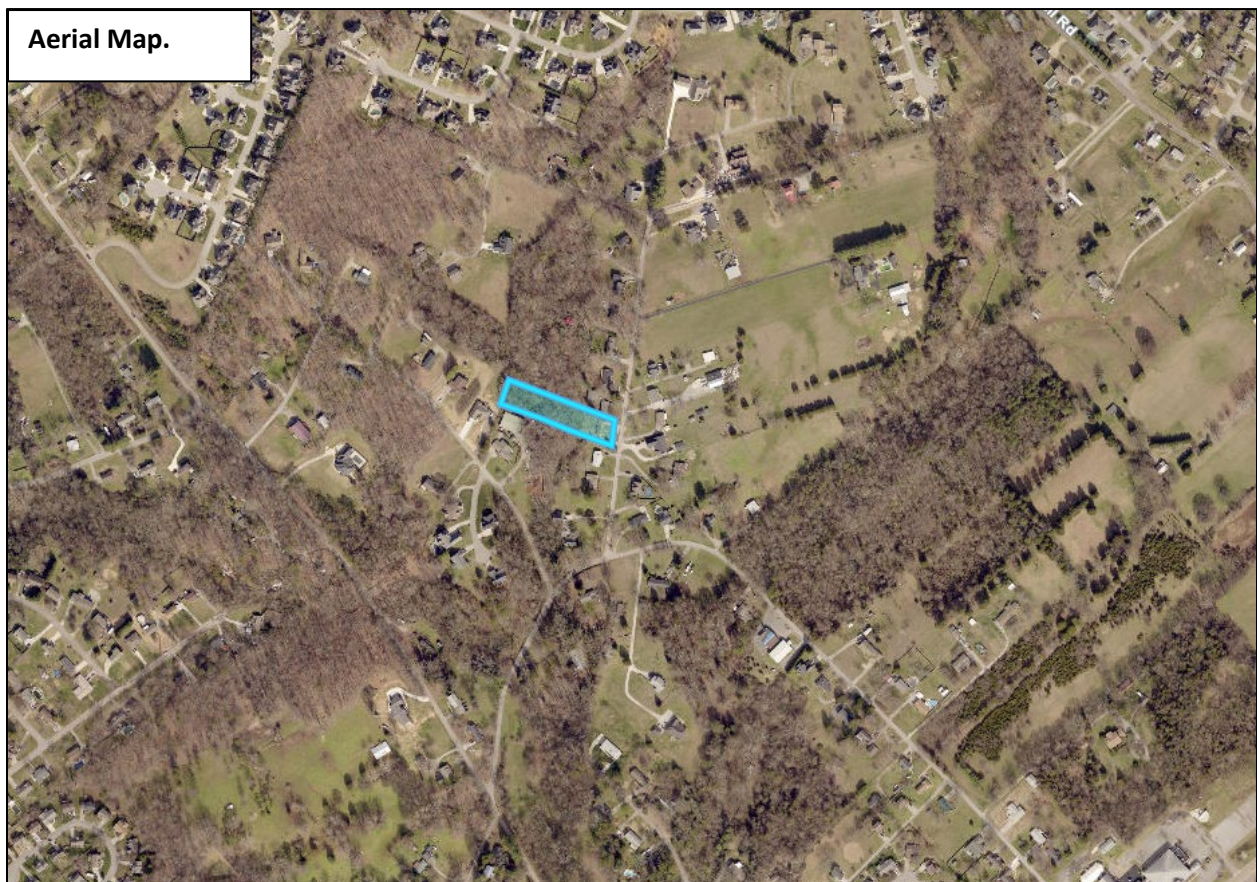
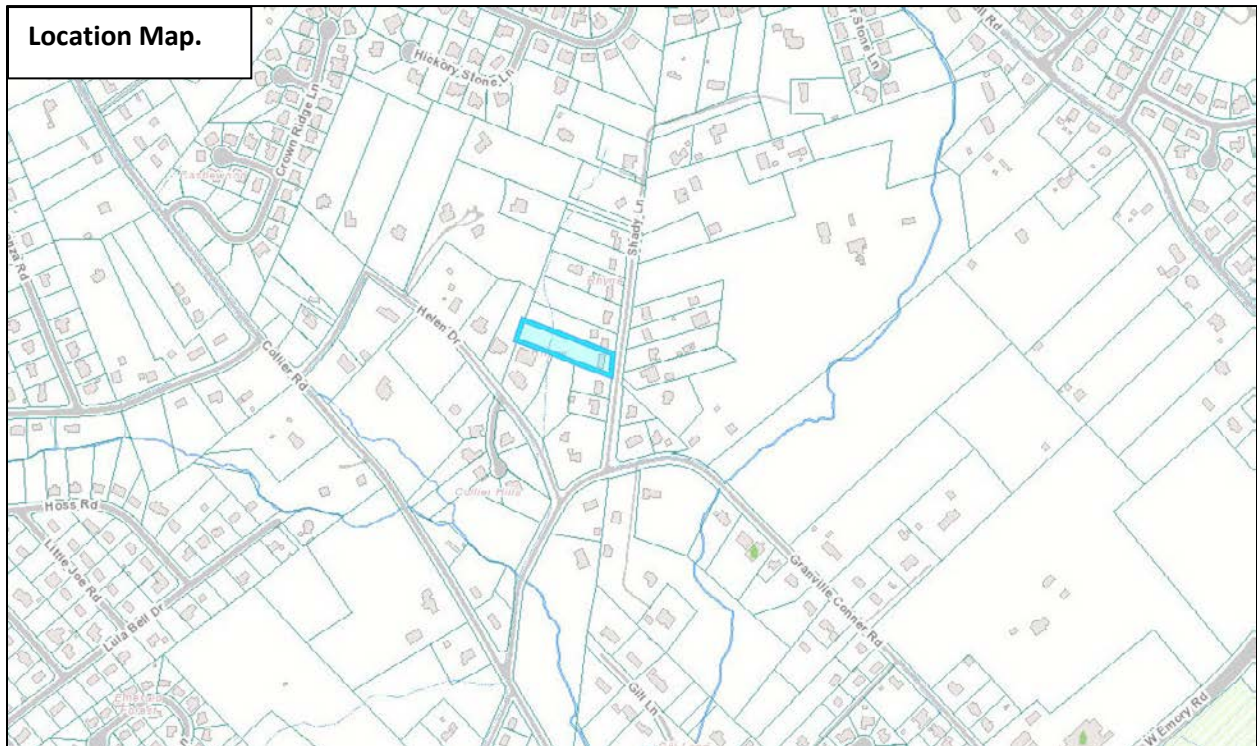
CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.31	5.00	1.6
0-15% Slope	0.36	5.00	1.8
15-25% Slope	0.16	2.00	0.3
25-40% Slope	0.17	0.50	0.1
Greater than 40% Slope	0.02	0.20	0.0
Ridgetops		3.00	0.0
Subtotal: Sloped Land	0.71		2.2
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	1.02	3.72	3.8
Proposed Density (Applicant)	1.02		0.0





5-F-22-RZ

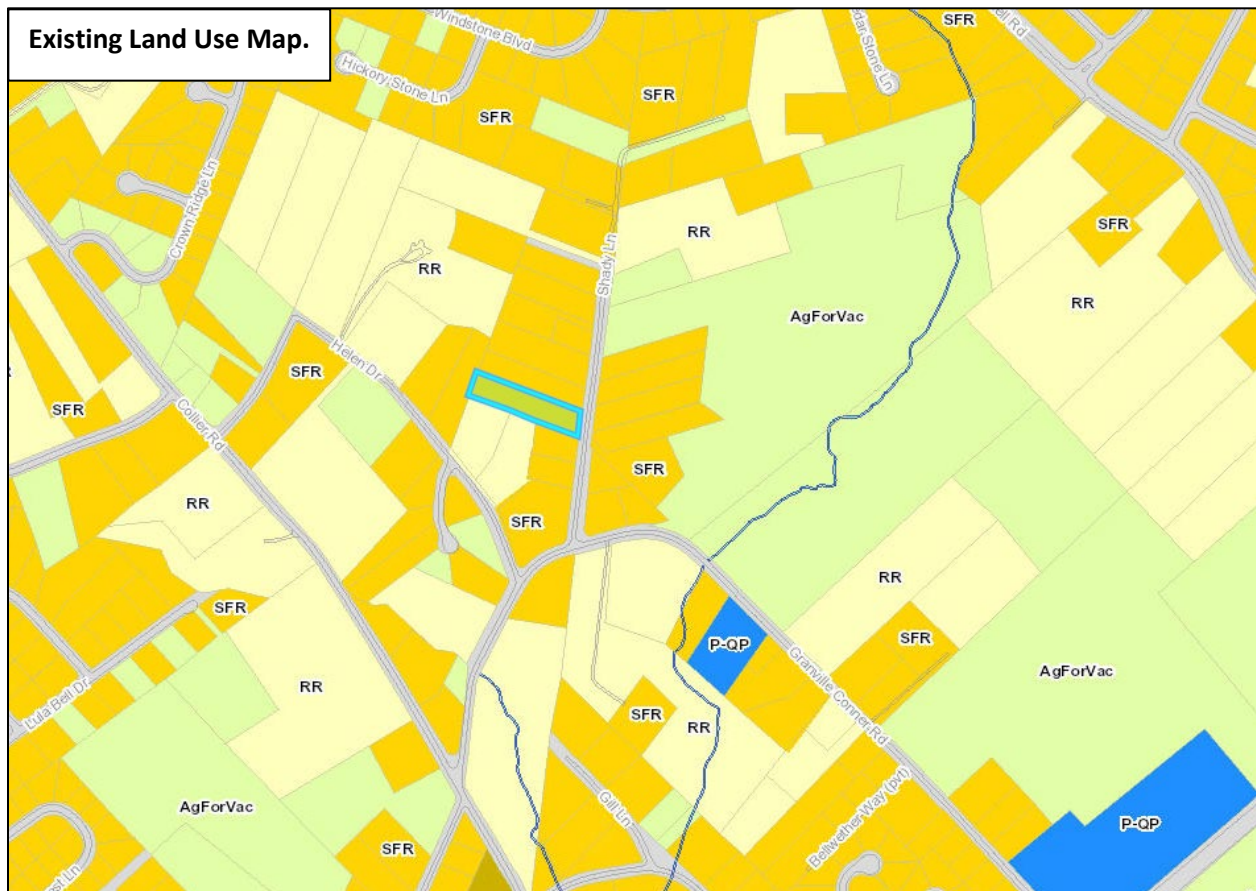
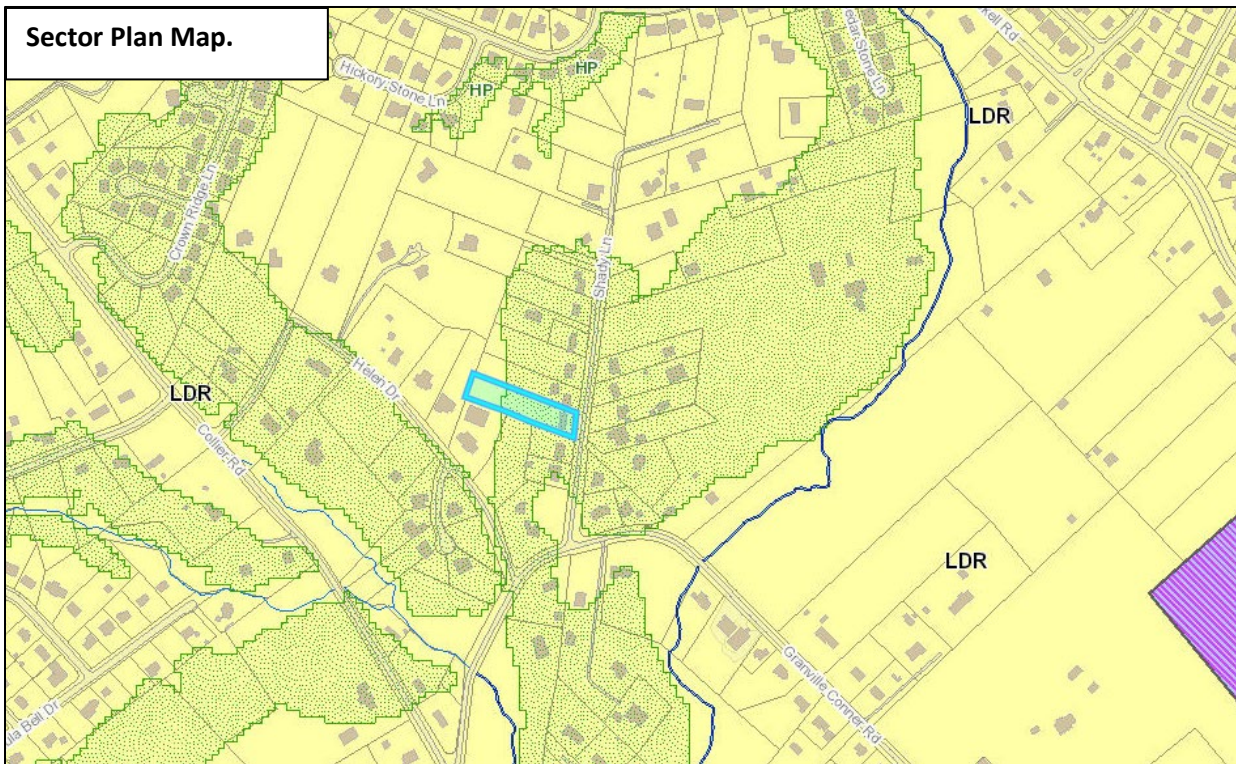
EXHIBIT A. Contextual Images





5-F-22-RZ

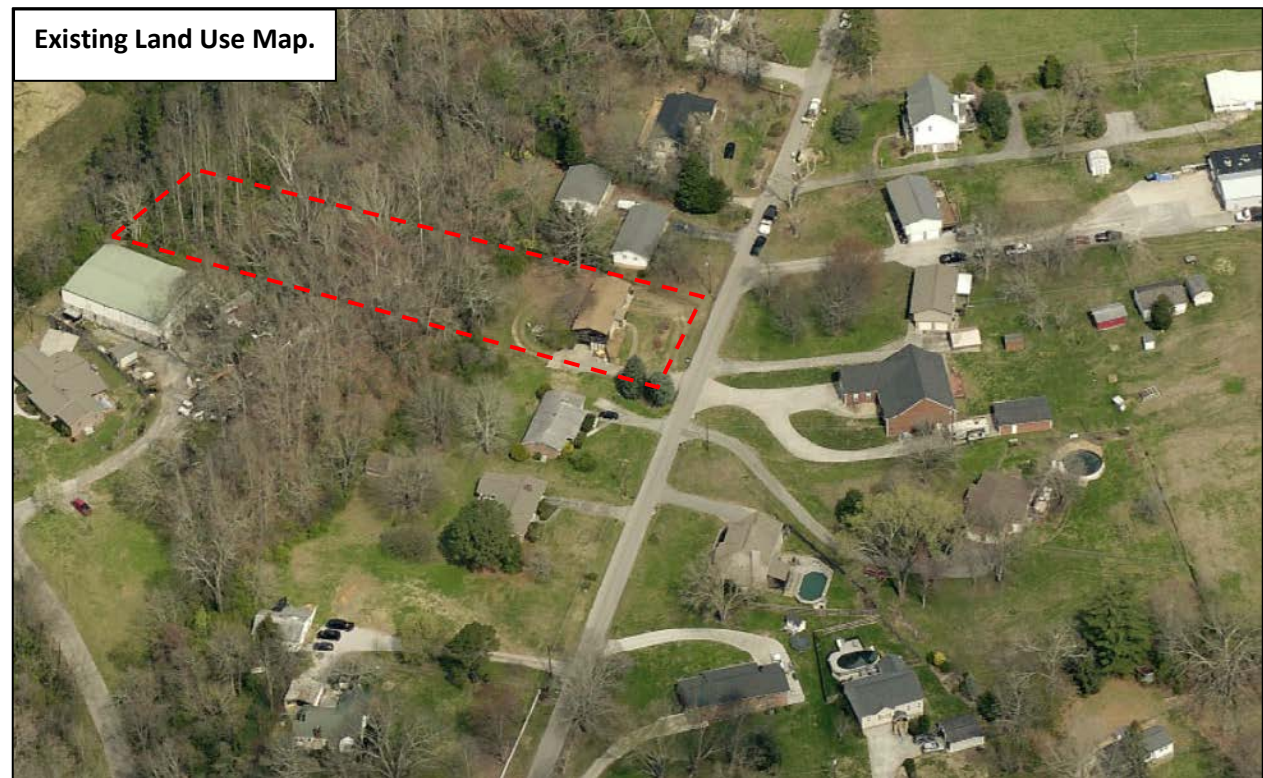
## EXHIBIT A. Contextual Images





5-F-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

Lisa Sutphin

Applicant Name

property owner

Affiliation

03/22/2022

Date Filed

May 12, 2022

Meeting Date (if applicable)

File Number(s)

5-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

Lisa Sutphin

Name

Company

8009 Shady Lane

Powell

TN

37849

Address

City

State

ZIP

865-384-0788

ptchrsmom14@hotmail.com

Phone

Email

## CURRENT PROPERTY INFO

same as above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8009 Shady Lane

056DA007

Property Address

Parcel ID

Hallsdale Powell Utility

Hallsdale Powell Utility

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

West side of Shady Ln., northwest of intersection with Granville

1.03 ac

General Location Conner Rd.

Tract Size

☐ City ☒ County

7th  
District

A  
Zoning District

SFR  
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   **RA (Low Density Residential)**  
Proposed Zoning \_\_\_\_\_

☐ 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		Total
0324	600.00	
Fee 2		
Fee 3		
		\$600.00

## AUTHORIZATION

*Lisa Sutphin*

Applicant Signature

Lisa Sutphin

Please Print

03/22/2022

Date

865-384-0788

Phone Number

ptchrsmom14@hotmail.com

Email

*Lisa Sutphin*

Property Owner Signature

Lisa Sutphin

Please Print

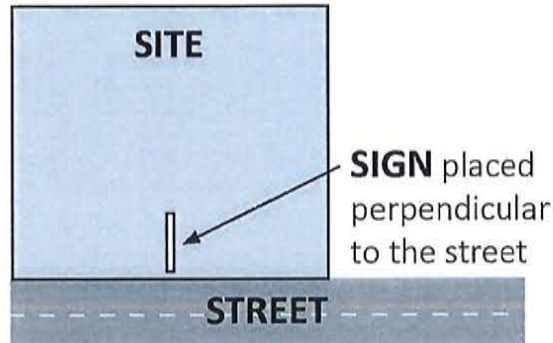
03/22/2022

Date

*Sherry Michienzi* 3/22/2022

3/25/2022 swm

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: Lisa Sutphin

Date: 3/22/22

File Number: 5-F-22-RZ



Sign posted by Staff



Sign posted by Applicant