

REZONING REPORT

► **FILE #:** 10-L-22-RZ

AGENDA ITEM #: 28

AGENDA DATE: 10/6/2022

► **APPLICANT:** NICHOLE HODGE

OWNER(S): Robert E. Carter

TAX ID NUMBER: 42 110

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 MASCOT RD

► **LOCATION:** South side of Mascot Rd, south of Shiptown Rd

► **APPX. SIZE OF TRACT:** 1.44 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mascot Road, a minor collector with a 33-ft pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Roseberry Creek

► **PRESENT ZONING:** I (Industrial), F (Floodway)

► **ZONING REQUESTED:** A (Agricultural), F (Floodway)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

►
EXTENSION OF ZONE: Yes, A is adjacent.

HISTORY OF ZONING: None noted.

SURROUNDING LAND
USE AND ZONING: North: Right-of-way, Agriculture/Forestry/Vacant Land - I (Industrial)

South: Rural residential - A (Agricultural), F (Floodway)

East: Rural residential - A (Agricultural), I (Industrial)

West: Agriculture/Forestry/Vacant Land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area primarily consists of large lot agricultural and single family residential.

STAFF RECOMMENDATION:

► **Approve the A (Agricultural) and F (Floodway) zone because it is consistent with the surrounding development and the sector plan.**

COMMENTS:

The applicant is also looking to rezone a nearby property (case number 10-O-22-RZ) from I (Industrial) and F (Floodway) to A (Agricultural) and F (Floodway).

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 COUNTY GENERALLY:

1. This area is largely rural and agricultural in character, particularly in this area adjacent to a tributary of the Holston River.
2. Although, this area has been zoned for industrial activities for decades the development pattern has remained large lot single family residential.

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

1. The A (Agricultural) zone is intended to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 area is largely rural in character and consists primarily of rural residential and agricultural land uses. This rezoning to A is consistent with the land uses and development pattern surrounding the subject property.
2. This addition of more A (Agricultural) zoned acreage should not have any adverse effects on any other parts of the county.

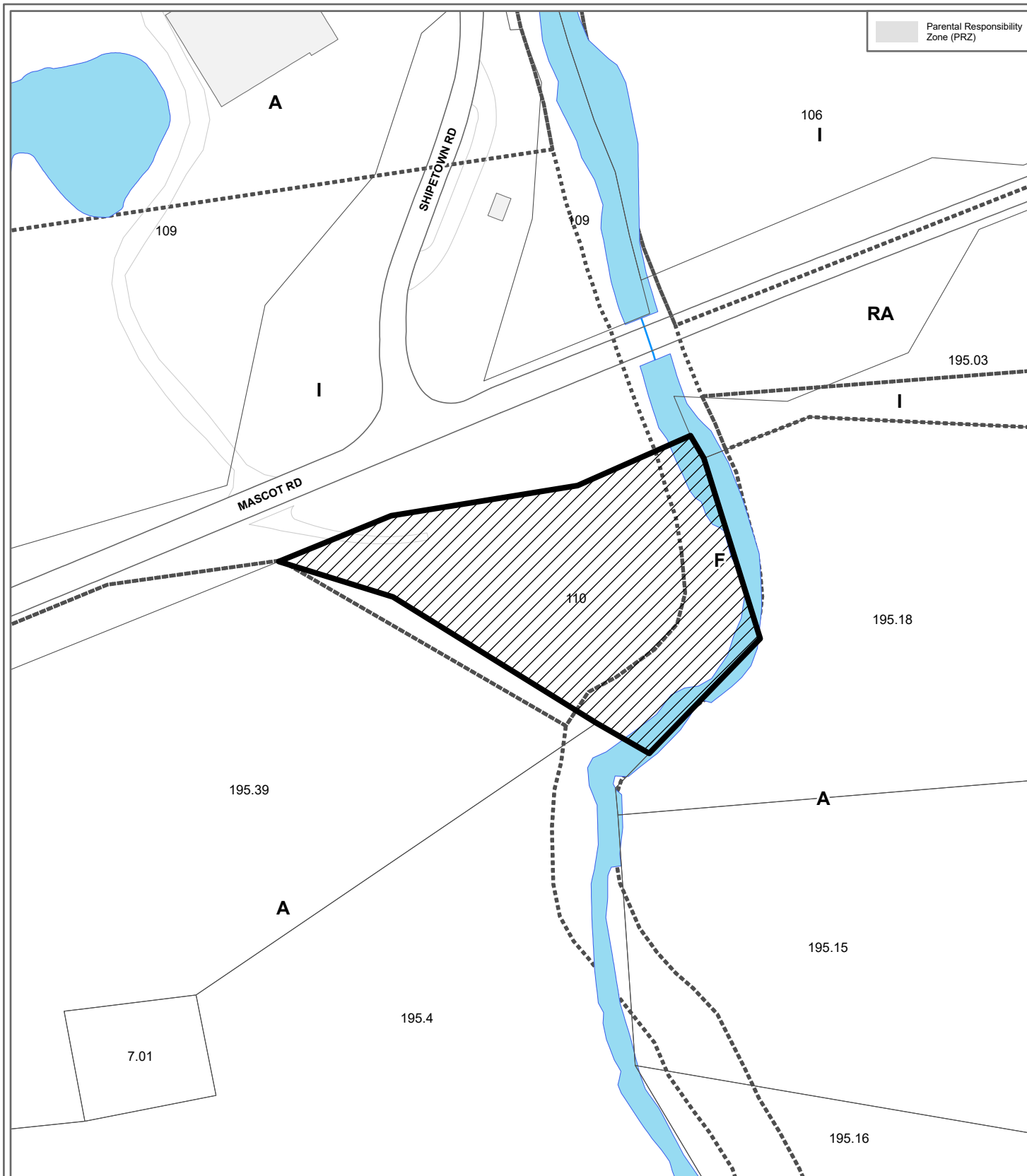
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This rezoning is not conflict with the General Plan or 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 11/21/2022. 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.



**10-L-22-RZ
REZONING**

From: I (Industrial), F (Floodway)

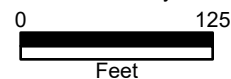
To: A (Agricultural), F (Floodway)



Petitioner: Nichole Hodge

Map No: 42

Jurisdiction: County



Original Print Date: 9/7/2022

Revised:

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

CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	62,145	1.43			
Non-Hillside	29,125	0.67	N/A		
0-15% Slope	12,813	0.29	100%	12,813	0.29
15-25% Slope	7,038	0.16	50%	3,519	0.08
25-40% Slope	8,029	0.18	20%	1,606	0.04
Greater than 40% Slope	5,139	0.12	10%	514	0.01
Ridgetops					
Hillside Protection (HP) Area	33,020	0.76	Recommended disturbance budget within HP Area	18,452	0.42
			Percent of HP Area	0.56	

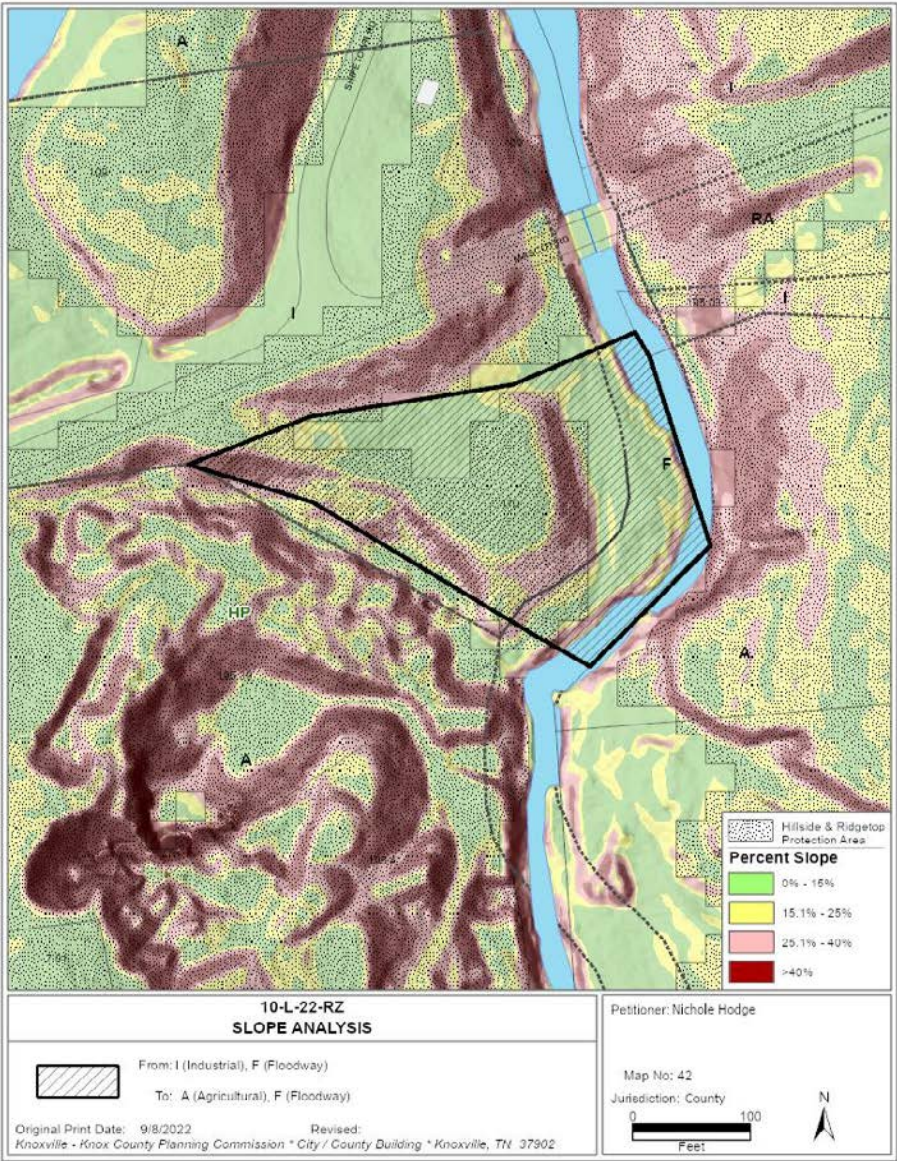
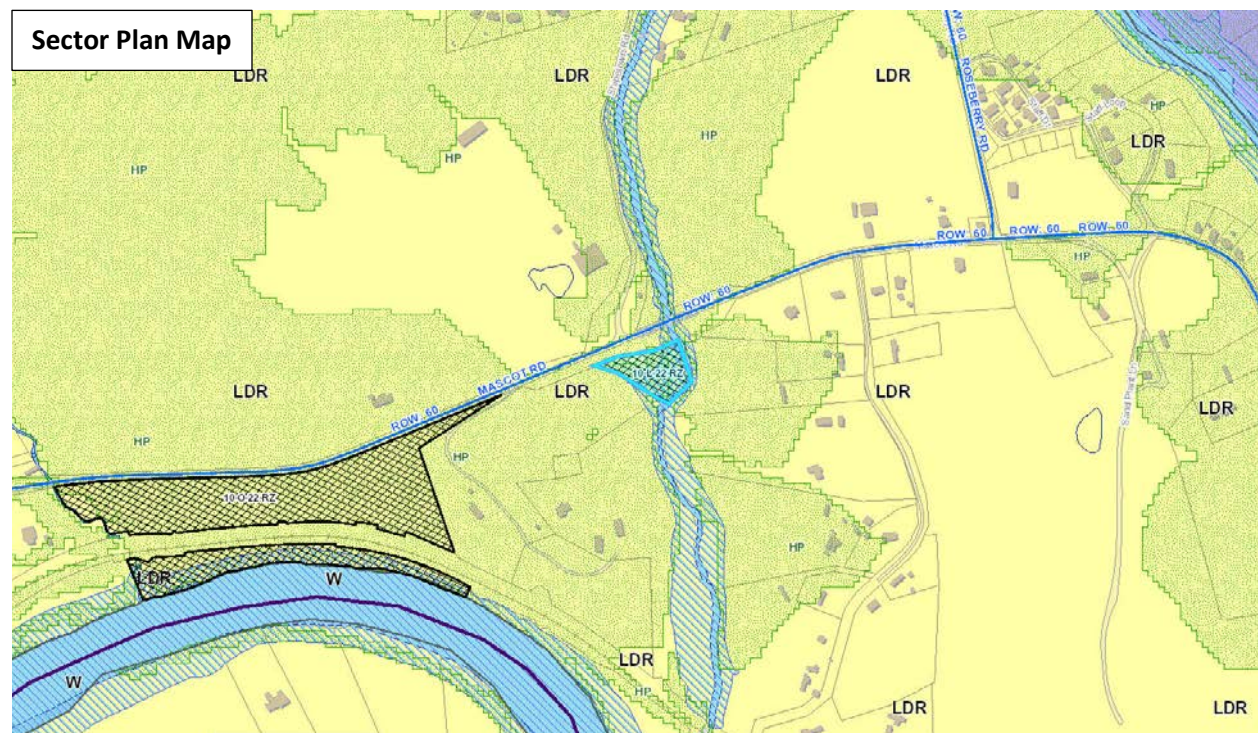
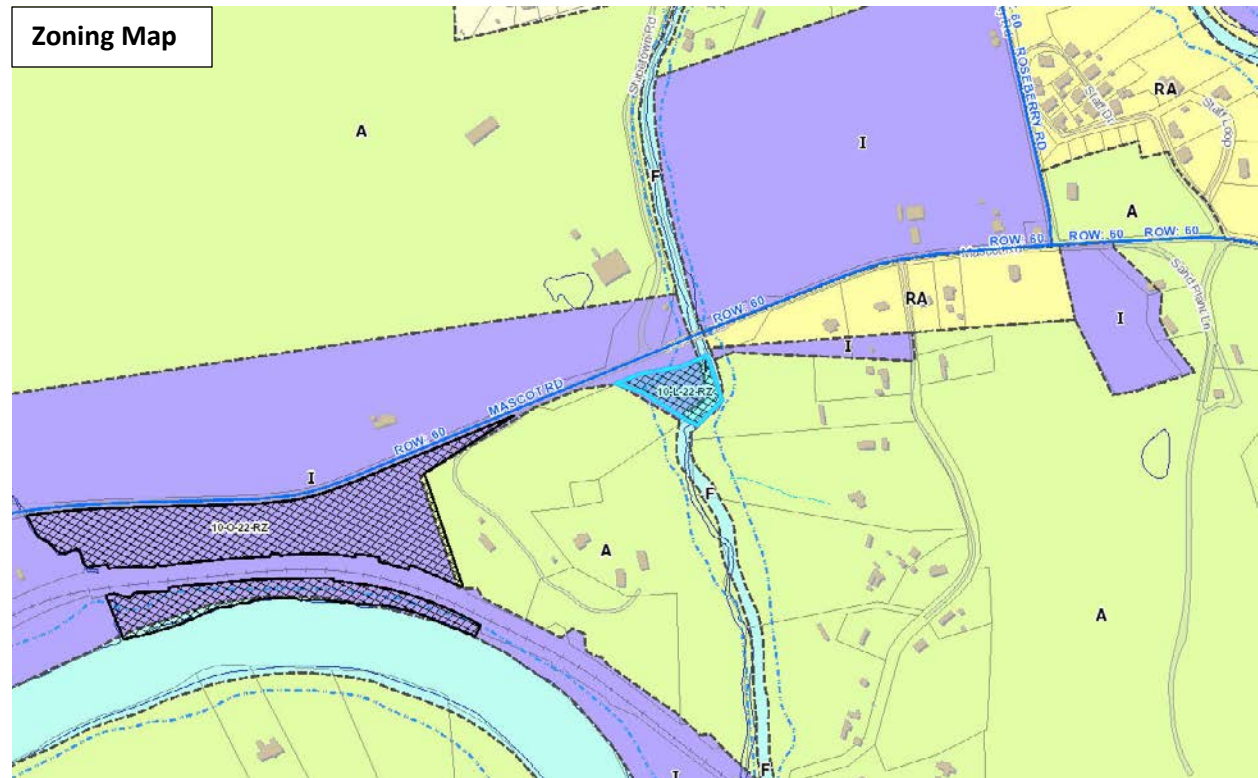


Exhibit A. 10-L-22-RZ Contextual Images







Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☒ Rezoning

Nichole Hodge

Applicant Name

Affiliation

8/22/2022

Date Filed

10/6/2022

Meeting Date (if applicable)

10-L-22-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Nichole Hodge

Name / Company

8750 Mascot Road Knoxville TN 37924

Address

360-801-1401 / nichole.y.hodge@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Robert E. Carter

Owner Name (if different)

1523 Powell Tavern Pl Hendron VA 20170

Owner Address

703-801-4606

Owner Phone / Email

0 MASCOT RD

Property Address

42 110

Parcel ID

Part of Parcel (Y/N)?

1.44 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Mascot Rd, south of Shiptown Rd

General Location

☐ City

Commission District 8

I (Industrial), F (Floodway)

Water, Agriculture/Forestry/Vacant Land

☒ Count

District

Zoning District

Existing Land Use

Northeast County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection), S

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change A (Agricultural), F (Floodway)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan	
Amendment Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information	

STAFF USE ONLY**PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$650.00	
Fee 2	
Fee 3	

AUTHORIZATION

Nichole Hodge	8/22/2022
Applicant Signature	Date

Phone / Email

Robert E. Carter	8/22/2022
Property Owner Signature	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Robert E. Carter, Jr.	1523 Powell Tavern Pl Herndon, VA 20170	

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

Nichole Hodge

Purchasing the property

Applicant Name

Affiliation

08/22/2022

10/06/2022

File Number(s)

Date Filed

Meeting Date (If applicable)

10-L-22-RZ

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

Nichole Hodge

Name

Company

8750 Mascot Rd

Knoxville

TN

37924

Address

City

State

ZIP

360-801-1401

Nichole.Y.Hodge@gmail.com

Phone

Email

ROBERT E CARTER JR

1523 Powell Tavern Pl Herndon, VA 20170 703-801-4606

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Mascot Rd

042-110

Property Address

Parcel ID

Septic

Well

Y

Sewer Provider

Water Provider

Septic (Y/N)

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Pending Plat File Number

☒ Zoning Change

Agricultural

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

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
Fee 2	
Fee 3	

Applicant Signature

Nichole Hodge

Please Print

Date

360-801-1401

Nichole.Y.Hodge@gmail.com

Phone Number

Email

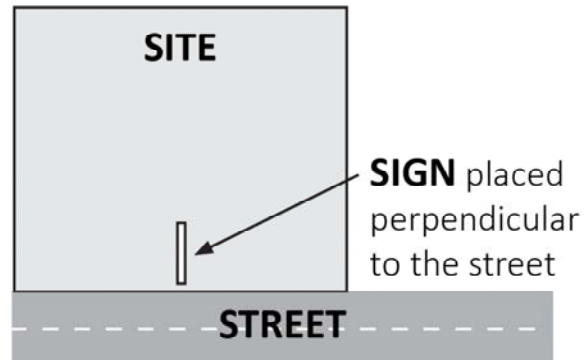
Robert E. Carter Jr.

Please Print

Property Owner Signature

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:

_____ 9/24/2022 _____ and _____ 10/7/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Nichole Hodge

Date: 8/23/2022

File Number: 10-L-22-RZ

☒

Sign posted by Staff

☐

Sign posted by Applicant