



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 9-A-22-RZ

AGENDA ITEM #: 17

9-A-22-SP

AGENDA DATE: 9/8/2022

► **APPLICANT:** LINDA NATIONS

OWNER(S): Linda Nations

TAX ID NUMBER: 124 105.05

[View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 6626 SHANNON LN

► **LOCATION:** East side of Shannon Lane, north of Taylor Ford Road

► **TRACT INFORMATION:** 1.23 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Shannon Lane, a local street with a 16-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Holston and French Broad

► **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural), HP (Hillside Protection) / A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RA (Low Density Residential)

► **EXISTING LAND USE:** Single Family Residential

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Extension of the RA zone, but not of the plan designation

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Single family residential - AG (Agricultural) - A (Agricultural)

South: Single family residential - AG (Agricultural) - RA (Low Density Residential)

East: Agriculture/forestry/vacant, single family residential - AG (Agricultural) - A (Agricultural), RA (Low Density Residential)

West: Agriculture/forestry/vacant - AG (Agricultural) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of rural single family residential properties among forested hillsides.

STAFF RECOMMENDATION:

- ▶ **Deny the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it is inconsistent with the Growth Policy Plan.**

- ▶ **Deny the RA (Low Density Residential) zone because it is inconsistent with the sector plan.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This property is in the Rural Area of the Growth Policy Plan, which was adopted in 2001. There have been no significant changes of conditions warranting an amendment of the land use plan since that time. All surrounding properties have an AG (Agricultural) land use designation.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There are no new roads or utilities in the area that were not anticipated in the South County Sector Plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no errors or omissions in the sector plan relevant to the subject property.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. While there have not been any new trends in development, the existing development pattern to the south consists of single family dwelling on lots that average 1/2 acre in size.

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. It is noteworthy that there is an adjacent property and a nearby property on Taylor Ford Road that were rezoned from A (Agricultural) to RA (Low Density Residential) in 2000, before the Growth Policy Plan was adopted.
2. The subject property is adjacent to a cluster of thirteen RA-zoned properties as well as A-zoned lots with single family dwellings that are less than an acre in size.
3. There are presently two homes on the subject property. This rezoning would allow the property to be subdivided so that each home may have its own lot, which is similar to the adjacent development pattern to the south.

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

1. The RA zone is intended for residential land uses that are not necessarily conducive to this forested, sloped and remote area outside of the Planned Growth boundary.

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. There are many lots in this area, zoned both RA and A, that are approximately 1/2 acre in size. This rezoning would permit legal subdivision of the subject property with two existing single family dwellings.

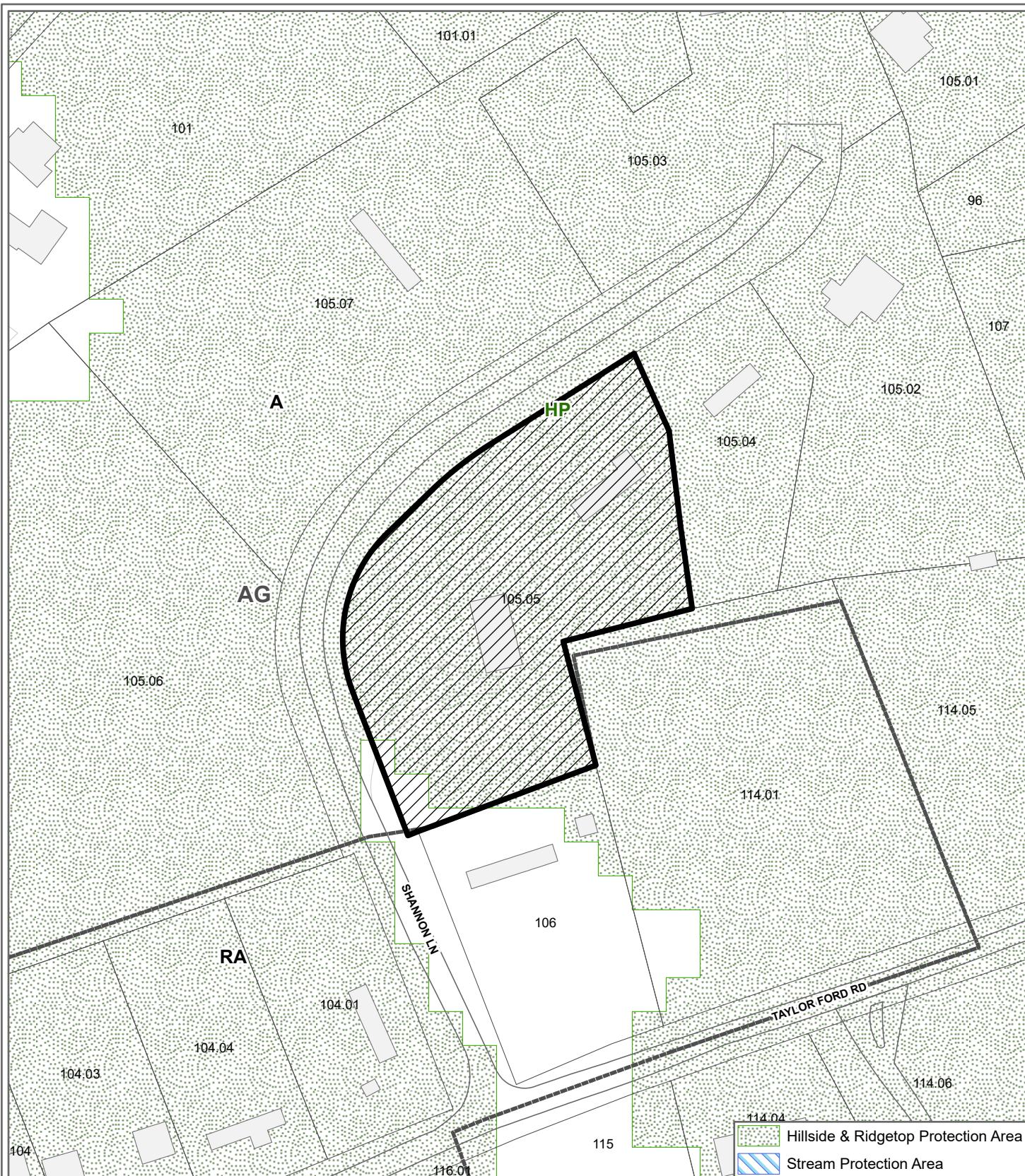
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning to RA is incompatible with the South County Sector Plan's AG land use designation for the property.
2. The proposed rezoning is inconsistent with the Rural Area designation in the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

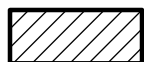
If approved, this item will be forwarded to Knox County Commission for action on 10/24/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**9-A-22-SP / 9-A-22-RZ
SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural), HP (Hillside and Ridgetop Protection)

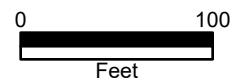
To: LDR (Low Density Residential), HP (Hillside and Ridgetop Protection)



Petitioner: Linda Nations

Map No: 124

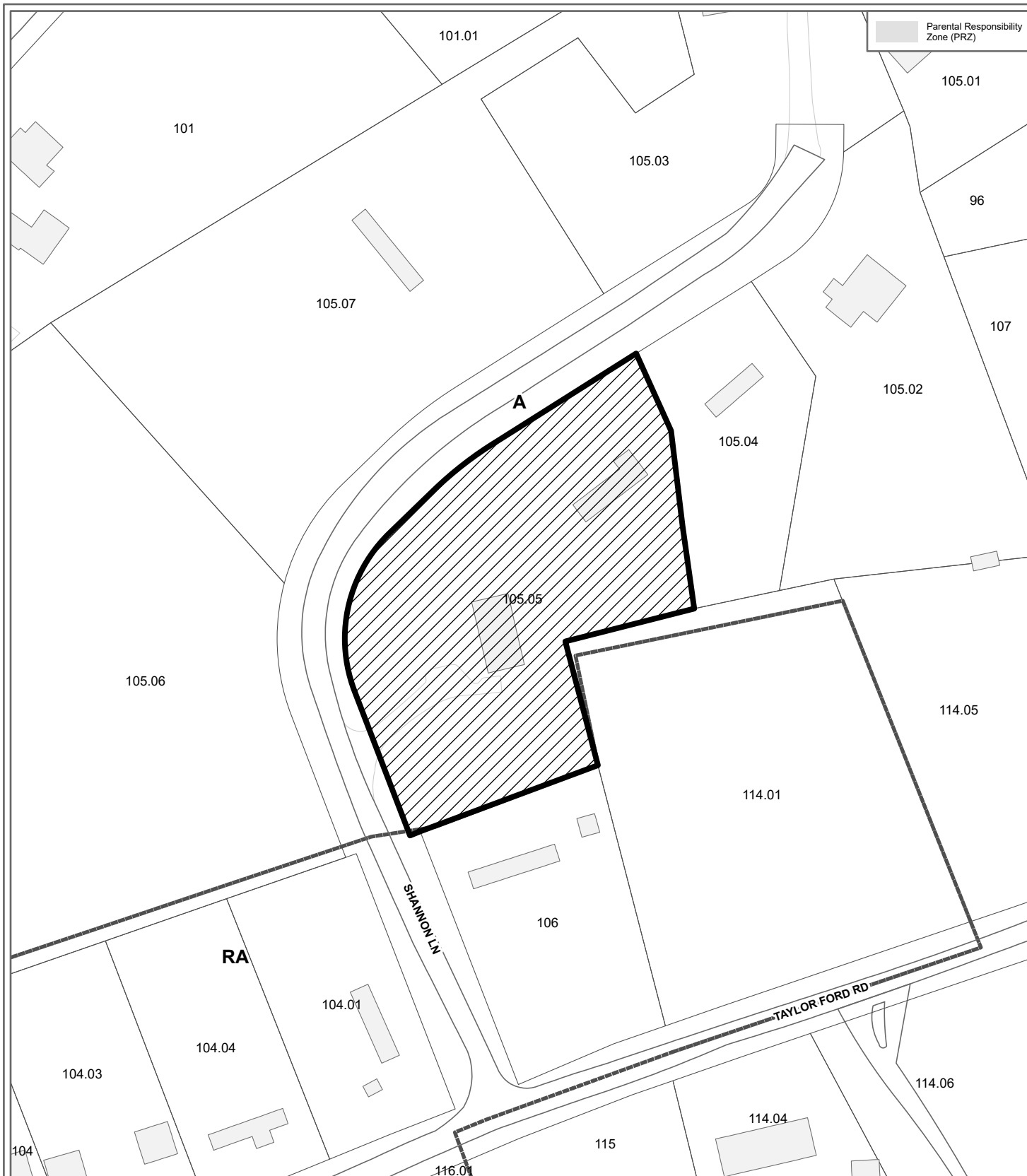
Jurisdiction: County



Original Print Date: 8/15/2022

Revised:

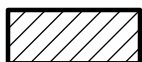
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



9-A-22-RZ REZONING

From: A (Agricultural)

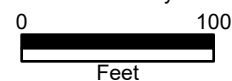
To: RA (Low Density Residential)



Petitioner: Linda Nations

Map No: 124

Jurisdiction: County

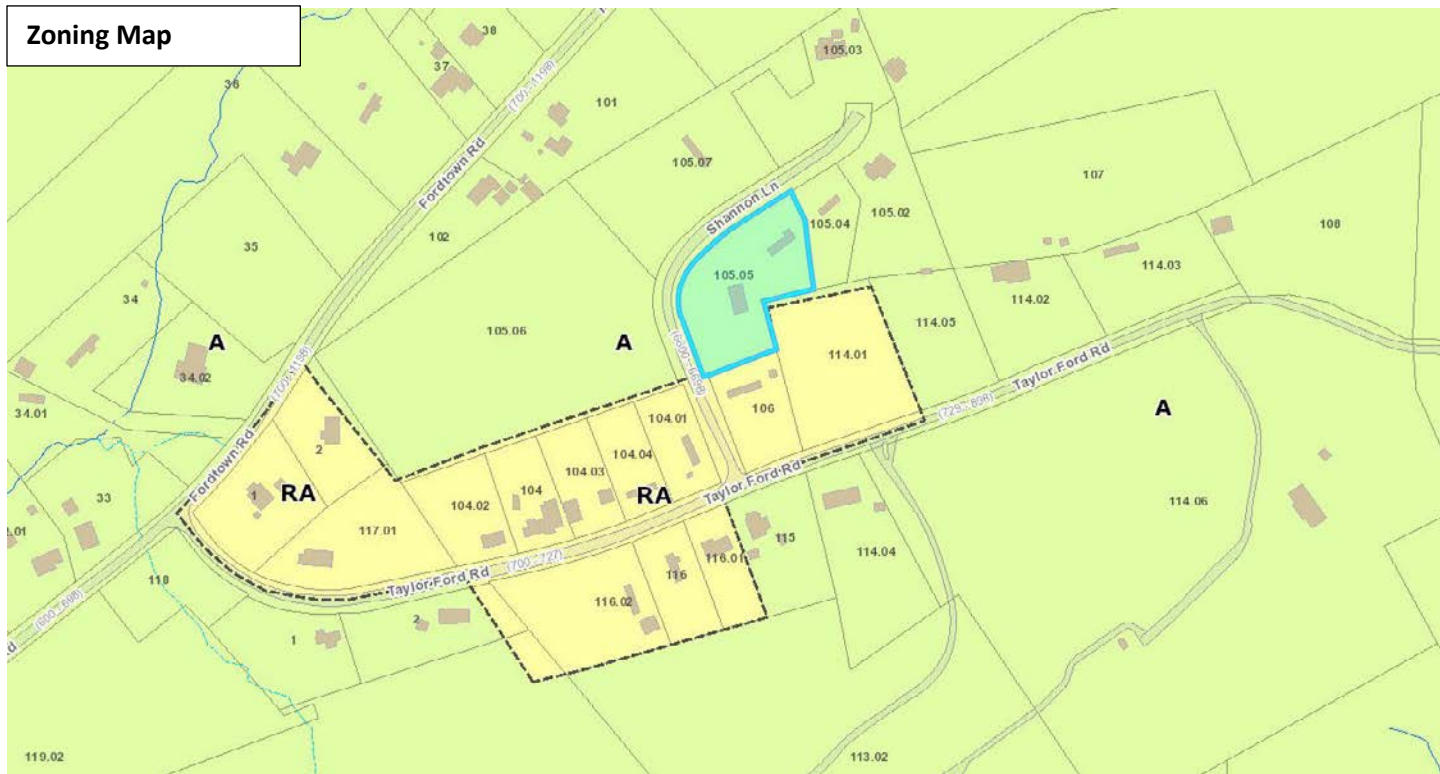


Original Print Date: 8/15/2022

Revised:

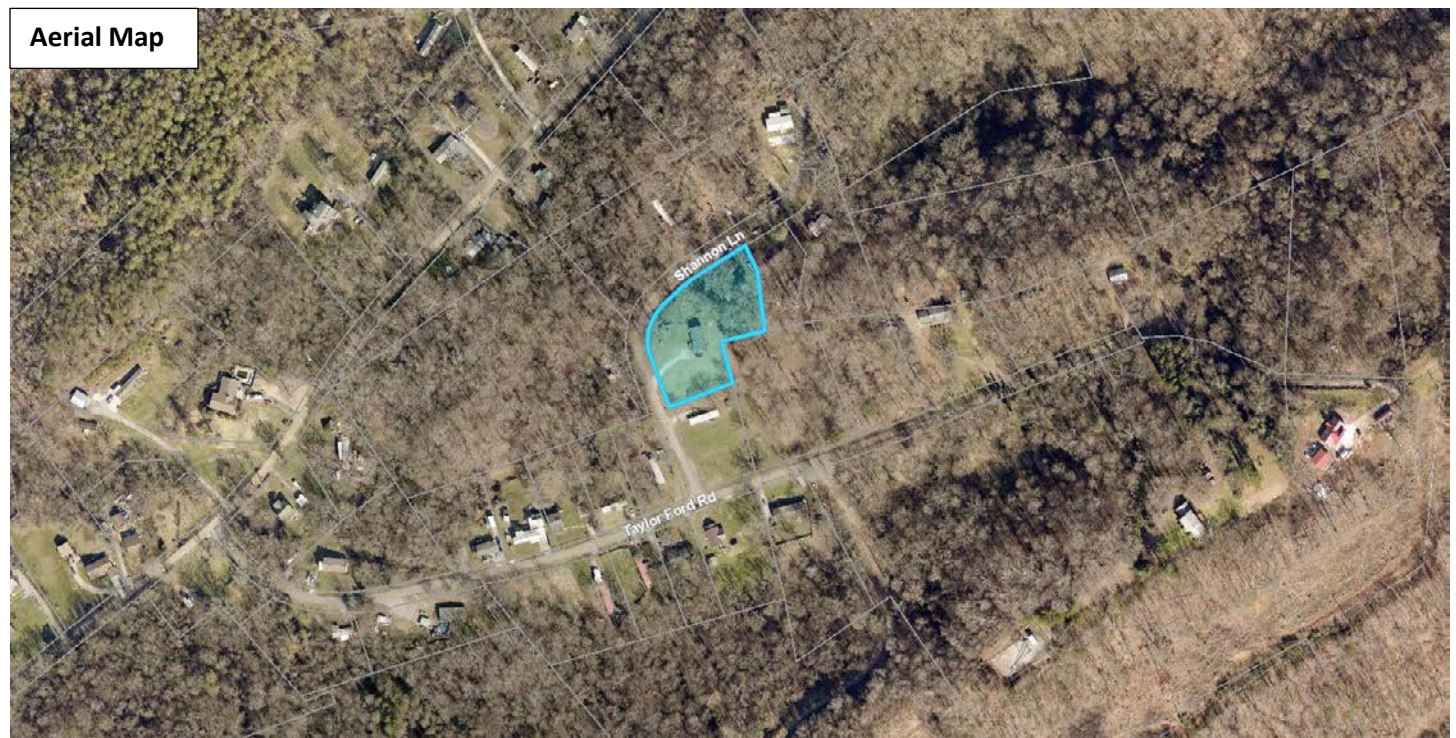
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Zoning Map



The map displays a sector plan with various land parcels. A specific parcel, 105.05, is highlighted with a blue outline. The map includes several roads: Forde Rd, Taylor Ford Rd, and a road labeled '100-111'. Other labels include 'AG' (Agriculture), 'HP' (Highway), and 'Channel Lp'. The map also shows a river and various parcel numbers such as 34.01, 34.02, 35, 36, 37, 38, 39.04, 101, 105.07, 105.08, 105.09, 105.94, 105.92, 106, 104.01, 104.04, 104.03, 104.02, 104, 117.01, 118, 114.01, 114.05, 114.02, 114.03, 114.06, 114.04, 115, 116.02, 115.01, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 8

Exhibit A. 9-A-22-RZ / 9-A-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
☐ Sector Plan
☐ One Year Plan
☒ Rezoning

Linda Nations

Applicant Name

7/12/2022

Date Filed

9/8/2022

Planning Commission
Meeting (if applicable)

(10/24/2022) Knox County Commission

Legislative Meeting (if applicable)

9-A-22-RZ / 9-A-22-SP

File Number(s)

CORRESPONDENCE

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

Linda Nations

Name / Company

6626 Shannon Ln Knoxville TN 37920

Address

865-607-9551 / queenofroads@aol.com

Phone / Email

CURRENT PROPERTY INFO

Linda Nations

Owner Name (if different)

6626 Shannon Ln Knoxville TN 37920

Owner Address

865-607-9551 / queenofroads@

Owner Phone / Email

6626 SHANNON LN

Property Address

124 105.05

Parcel ID

1.23 acres

Tract Size

Part of Parcel (Y/N)?

Knox-Chapman Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Shannon Lane, north of Taylor Ford Road

General Location

☐ City

Commission District 9

A (Agricultural)

Single Family Residential

☒ County

District

Zoning District

Existing Land Use

South County

Planning Sector

AG (Agricultural), HP (Hillside Protection)

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

☐ Attachments / Additional Requirements

ZONING REQUEST

☒ Zoning Change **RA (Low Density Residential)**
Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

☐ Plan Amendment Change **LDR (Low Density Residential) , HP (Hillside Protection)**
Proposed Plan Designation(s)

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

\$1,300.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Linda Nations, 6626 Shannon Ln Knoxville TN 37920

7/12/2022

Application Authorized By

Affiliation

Date

865-607-9551 / queenofroads@aol.com

Phone / Email

Jessie Hillman

Staff Signature

Please Print

Date Paid



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

LINDA NATIONS

Applicant Name

Affiliation

July, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

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

LINDA NATIONS

Name

Company

6626 SHANNON LN, Knoxville TN 37920

Address

City

State

ZIP

(865) 607-9551 Queen OF ROADS@aol.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6626 SHANNON LN, 37920 124-10505

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

east side of Shannon Ln, north of Taylor Ford Rd 1.25 ac

General Location

Tract Size

☐ City ☒ County

District

Zoning District

Existing Land Use

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

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 ChangeProposed Zoning RA☒ Plan Amendment ChangeProposed Plan Designation(s) LDR

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

Fee 2

Fee 3

AUTHORIZATION

Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

Date

LINDA NATIONS

7-12-22

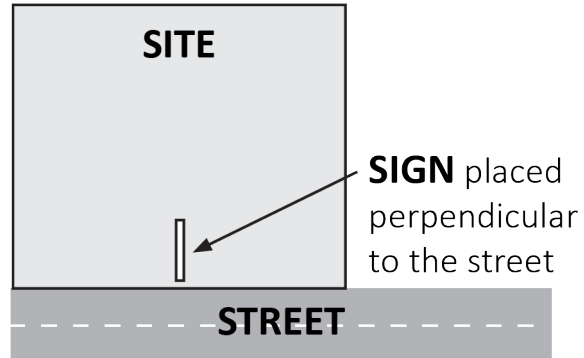
QueensOfRoads@aol.com

LINDA NATIONS

7-12-22

(865) 607-9551

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant