

REZONING REPORT

▶ **FILE #:** 9-C-22-RZ

AGENDA ITEM #: 8

AGENDA DATE: 9/8/2022

▶ **APPLICANT:** RALPH SMITH
 OWNER(S): James and Janice Rector

TAX ID NUMBER: 68 P A 011.05,011,011.04,011.06 [View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 6357 CLINTON HWY (0, 6367, 6345, 6361 CLINTON HWY)

▶ **LOCATION:** South of Clinton Hwy, east of Kanuga Dr, west of Wade Ln

▶ **APPX. SIZE OF TRACT:** 6.54 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Clinton Highway, a 4-lane divided major arterial with a center turning lane within a right-of-way of 100-ft.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek; Grassy Creek

▶ **PRESENT ZONING:** AG (Agricultural), HP (Hillside Protection Overlay)

▶ **ZONING REQUESTED:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

▶
 EXTENSION OF ZONE: No, but adjacent to RAE in the County.

HISTORY OF ZONING: 10-B-00-RZ: A to RA (Denied) / 5-S-02-RZ: to C-4 and A-1

SURROUNDING LAND USE AND ZONING:
 North: Right-of-way, Commercial - C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)
 South: Single family residential - AG (Agriculture), HP (Hillside Protection Overlay)
 East: Single family residential - AG (Agriculture), HP (Hillside Protection Overlay)
 West: Agriculture/forestry/vacant - AG (Agriculture), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This area is primarily single family residential lots adjacent to the commercial corridor along Clinton Highway.

STAFF RECOMMENDATION:

▶ **Approve RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with adjacent development and the sector plan.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 area has been zoned for and built out with single family residential homes on large lots since the 1960s.
2. The adjacent commercial corridor along Clinton Highway continues to see fluctuations in vacancy rates for non-residential uses.

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

1. The RN-1 Zoning District is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval.

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. RN-1 zoning aligns with the existing neighborhood character. There are no adverse impacts anticipated with the proposed rezoning.

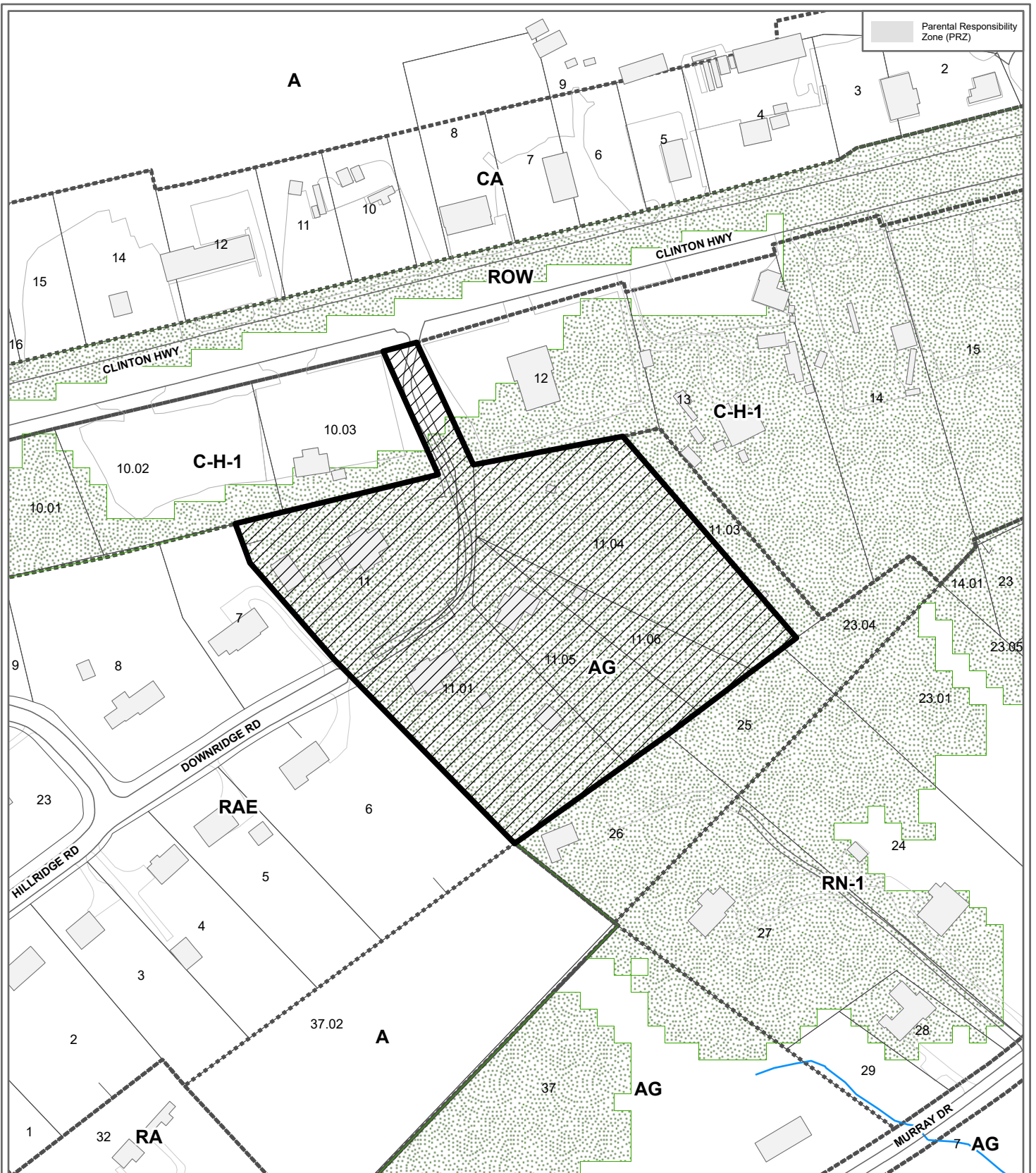
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The RN-1 zoning is consistent with the LDR land use designation, and is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/4/2022 and 10/18/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**9-C-22-RZ
REZONING**

From: AG (Agricultural), HP (Hillside Protection Overlay)
 To: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Petitioner: Ralph Smith

Map No: 68
 Jurisdiction: City

Original Print Date: 8/15/2022 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

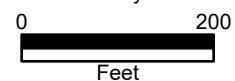


Exhibit A. 9-C-22-RZ Contextual Images

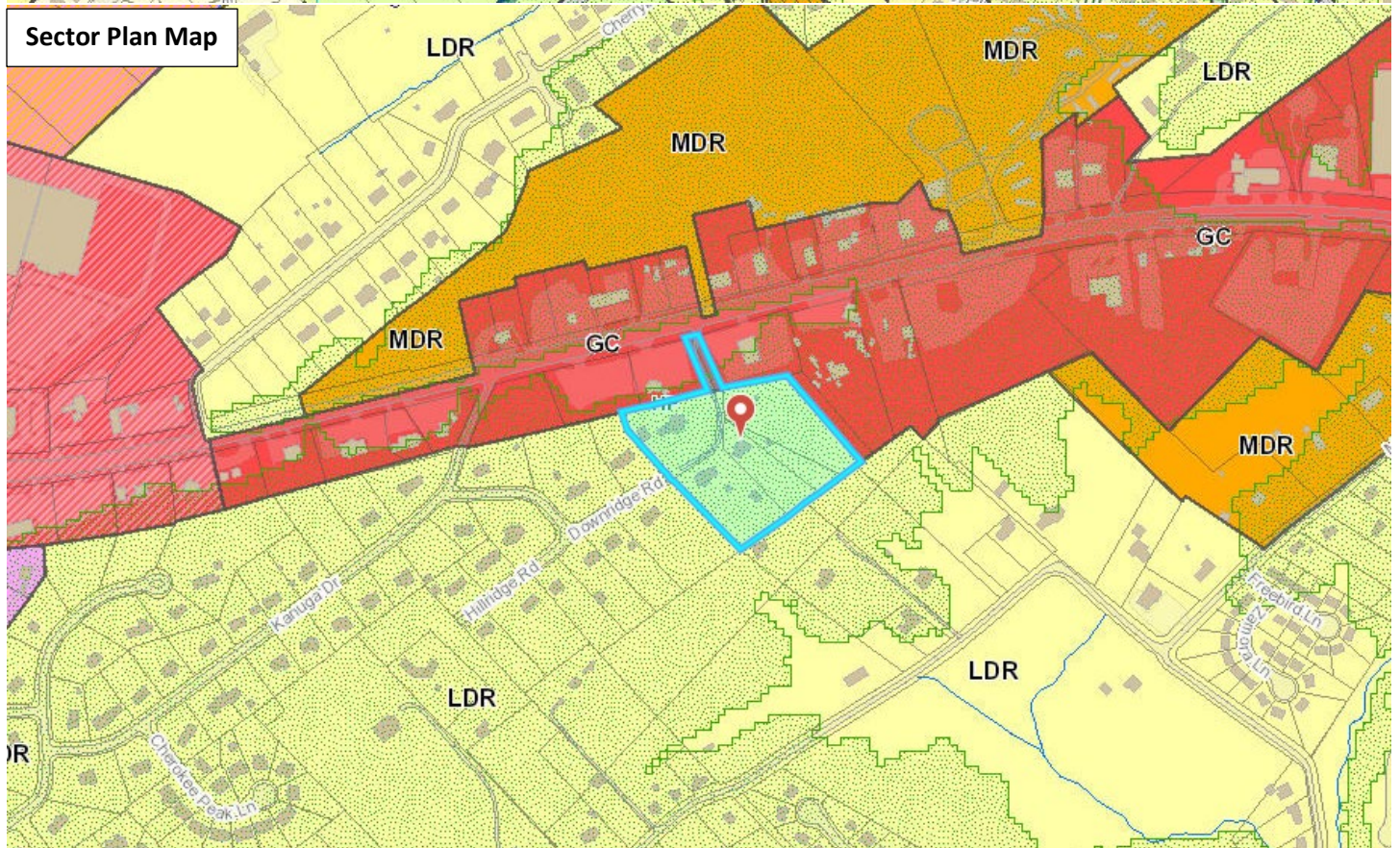
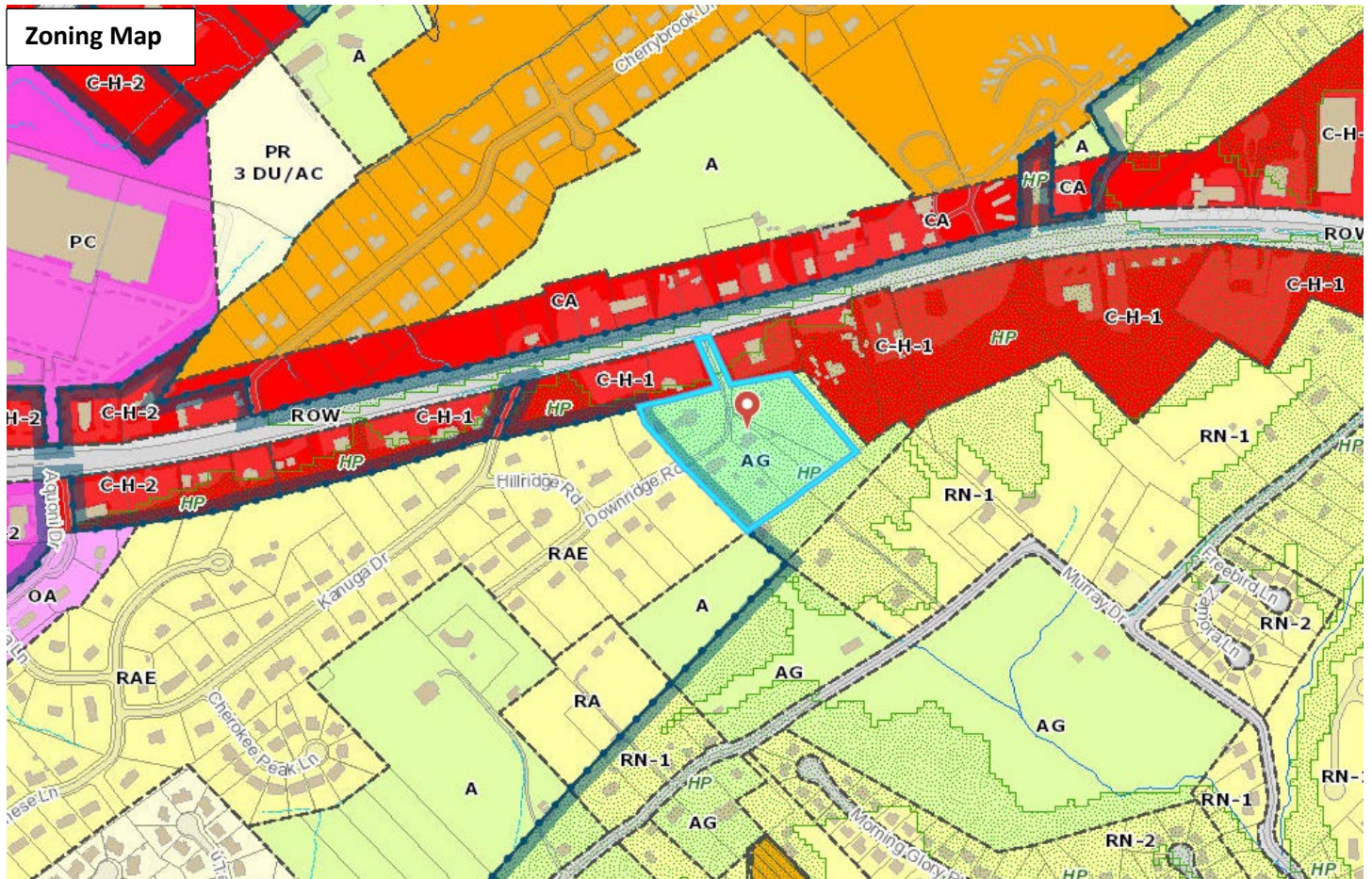
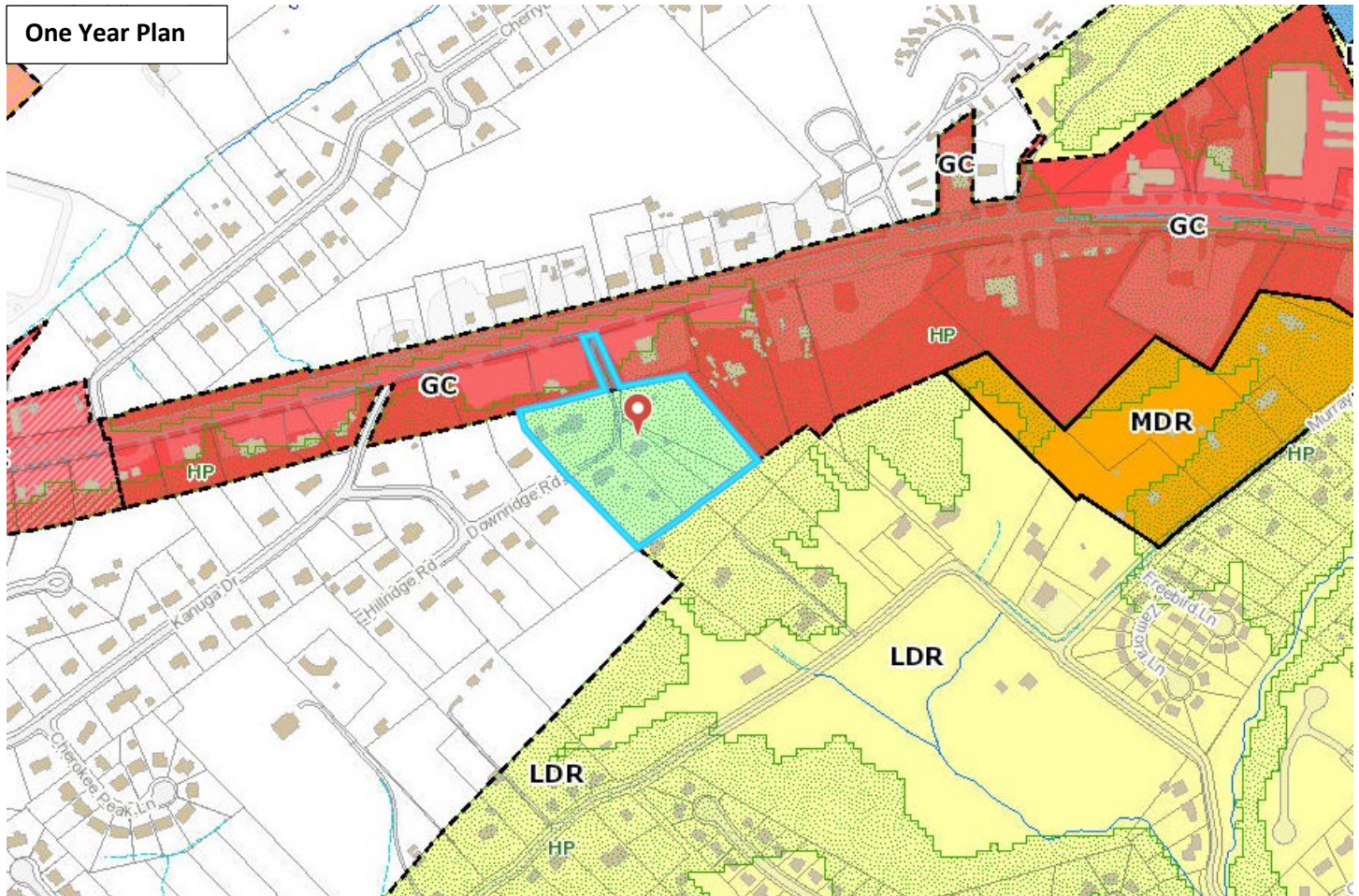


Exhibit A. 9-C-22-RZ Contextual Images





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

Ralph Smith

Applicant Name

7/25/2022

Date Filed

9/8/2022

Planning Commission Meeting (if applicable)

(10/4/2022) Knoxville City Council

Legislative Meeting (if applicable)

9-C-22-RZ

File Number(s)

CORRESPONDENCE

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

Ned D. Ferguson Professional Land Systems

Name / Company

205 Lamar Ave. Ave. Clinton TN 37716

Address

865-689-6169 / nedferguson@gmail.com

Phone / Email

CURRENT PROPERTY INFO

James and Janice Rector .

Owner Name (if different)

6345 Clinton Hwy Knoxville TN 37912

Owner Address

865-389-7706

Owner Phone / Email

6357, 0, 6367, 6345, 6361 CLINTON HWY

Property Address

68 P A 011.05,011,011.04,011.06, 01101

Parcel ID

Part of Parcel (Y/N)?

6.54 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Clinton Hwy, east of Kanuga Dr, west of Wade Ln

General Location

City

Council District 3

AG (Agricultural), HP (Hillside Protection Overlay)

Single Family Residential, Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential), GC (General Commercial),

Sector Plan Land Use Classification

Urban Growth Area (Inside City Limits)

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

Unit / Phase Number

Total Number of Lots Created

Additional Information

- Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- Zoning Change **RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

- Plan Amendment Change

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

\$650.00

Fee 2

Fee 3

Total

AUTHORIZATION

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

Ned D. Ferguson Professional Land Systems, 205 Lamar Ave. Ave. Clinton

7/25/2022

Application Authorized By

Affiliation

Date

865-689-6169 / nedferguson@gmail.com

Phone / Email

Liz Albertson

Staff Signature

Please Print

Date Paid



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
Misty and Lorie Lyons	6361 Clinton Hwy Knoxville, TN 37912	



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

Ralph Smith

PLS

Applicant Name

Affiliation

Sept. 8, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

9-C-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

Ned Ferguson

Professional Land Systems

Name

Company

205 Lamar Ave

Clinton

TN

37716

Address

City

State

ZIP

865-599-0318

nedferguson@gmail.com

Phone

Email

CURRENT PROPERTY INFO

James & Janice Rector

6357 Clinton Hwy 37912

865-389-7706

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6357 Clinton Hwy and others (see attached letter)

068PA01105 and others (see attached letter)

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

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 Change **RN-1**
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	Total
Fee 2	
Fee 3	

AUTHORIZATION



Ralph Smith

7/25/22

Applicant Signature

Please Print

Date

RALPH6169@GMAIL.COM

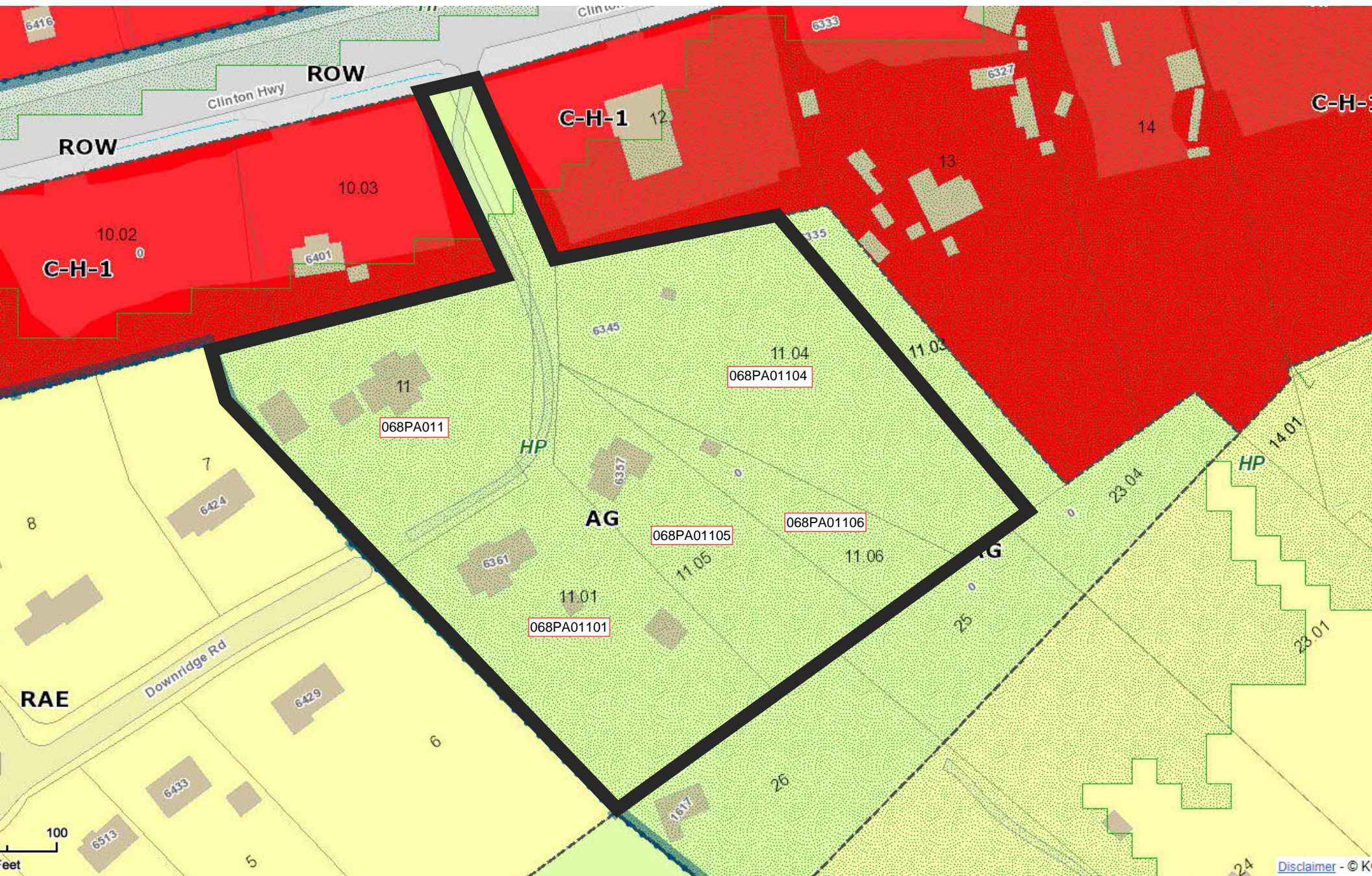
Phone Number

Email

Property Owner Signature

Please Print

Date



Tina Danforth & Edward Burris
6367 Clinton Hwy, Knoxville TN 37912
tmdanforth8@gmail.com

Knoxville-Knox County Planning
400 Main St, Suite 403
Knoxville, TN 37902

July 13, 2022

Planning Staff,

Please allow Ralph Smith / Professional Land Systems to represent us in our request to rezone our property at 6367 Clinton Hwy, tax parcel 068PA011, from the current "AG" zoning to "RN-1" zoning. Thank you.

Tina Danforth

Tina M. Danforth Date 7/20/22

Edward Burris

Edward Burris Date 7/20/22

Misty & Lorie Lyons
6361 Clinton Hwy, Knoxville TN 37912
mistyryons@yahoo.com

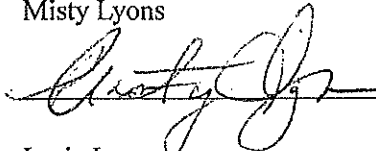
Knoxville-Knox County Planning
400 Main St, Suite 403
Knoxville, TN 37902

July 13, 2022

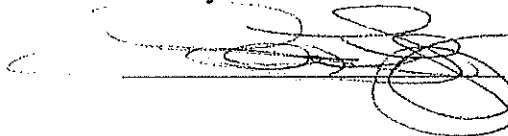
Planning Staff,

Please allow Ralph Smith / Professional Land Systems to represent us in our request to rezone our property at 6361 Clinton Hwy, tax parcel 068PA01101, from the current "AG" zoning to "RN-1" zoning. Thank you.

Misty Lyons

 Date 7/13/22

Lorie Lyons

 Date 7/13/22

James & Janice Rector
6357 Clinton Hwy, Knoxville TN 37912
jarector@comcast.net

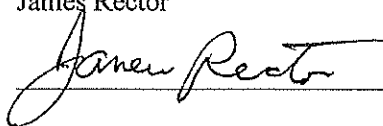
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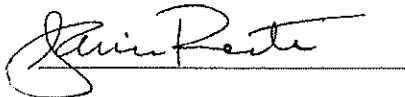
Planning Staff,

Please allow Ralph Smith / Professional Land Systems to represent us in our request to rezone our properties at 6357, 0 & 6345 Clinton Hwy, tax parcels 068PA01105, 01106 & 01104, from the current "AG" zoning to "RN-1" zoning. Thank you.

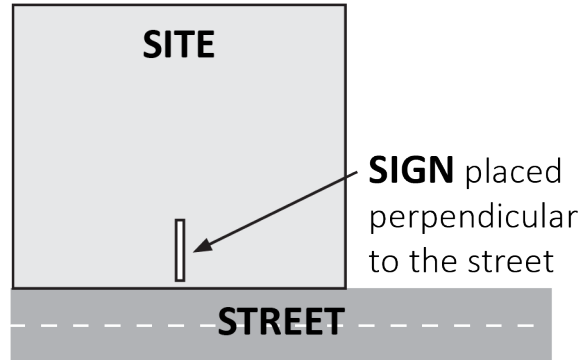
James Rector

 Date 7/13/22

Janice Rector

 Date 7/13/22

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