

# REZONING REPORT

▶ **FILE #:** 8-G-23-RZ

**AGENDA ITEM #:** 25

**AGENDA DATE:** 8/10/2023

▶ **APPLICANT:** CHAD WILHITE

OWNER(S): Brandon Bunch

TAX ID NUMBER: 37 G A 035

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 8508 CHILDRESS RD

▶ **LOCATION:** East side of Childress Rd, north of Pedigo Rd

▶ **APPX. SIZE OF TRACT:** 0.89 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Childress Rd, a major collector street with a 16-ft pavement width within 40-ft of 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:** RB (General Residential)

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

▶ EXTENSION OF ZONE: Yes, from the east.

HISTORY OF ZONING: None noted

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

South: Single family residential, agriculture/forestry/vacant land - A (Agricultural)

East: Single family residential - RB (General Residential)

West: Single family residential, rural residential, agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area consists primarily of agricultural and single family residential dwellings. Lots that access Childress Road directly are typically larger, ranging from .78 acres to over 1 acre.

**STAFF RECOMMENDATION:**

▶ **Deny the RB (General Residential) zone because it is inconsistent with the Growth Policy Plan.**

**COMMENTS:**

This request for RB (General Residential) zoning is permissible in the LDR (Low Density Residential) sector plan designation but not in the Rural Area of the Growth Policy Plan. The PR (Planned Residential) zone, up to 3 du/ac, is permissible in the LDR designation and Rural Area. In order to allow more than 1 dwelling unit on

this property, a density of 2.25 du/ac is required.

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. The area surrounding the subject property has seen a moderate transition from agricultural to single family residential land use since the early 1970s.
2. The RB (General Residential) zoning to the east was established in 1966 under the former Residential B zoning. At that time, Residential B was a lower intensity zone, with a minimum 15,000 sqft lot size. The Residential A zone was higher intensity, with a minimum 7,500 sqft lot size. In 1967, these two residential zones were amended to be more consistent with the current RA and RB zoning standards. The property retained the Residential B zoning, even though that was then a more intense zone district. The single family subdivision was platted in 1968.
3. To the northwest, a large agricultural property was rezoned from A (Agricultural) to PR (Planned Residential) 1-3 du/ac in 2000. This property is in the Rural Area and this rezoning was around the time the Growth Policy Plan was adopted.
4. To the south, on the north side of the Childress Road and Pedigo Road intersection, a small property was rezoned from A (Agricultural) to RA (Low Density Residential) in 2022. This property is in the Rural Area on the Growth Policy Plan, which does not support the RA zone.
5. To the southwest, a large agricultural property was rezoned from A (Agricultural) to PR (Planned Residential) < 3 du/ac in 2018. This property is in the Rural Area on the Growth Policy Plan.

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

1. The RB residential zone provides for medium population density. The principal uses of land may range from houses to multi-dwelling structures or developments.

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 consists primarily of single family residential and agricultural land uses.
2. This addition of RB zoning could result in an incompatible residential density of up to 12 du/ac as a permitted use (approximately 11 units) and up to 24 du/ac with use on review approval by the Planning Commission (approximately 20 units).

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 RB zone is consistent with the North County Sector Plan's LDR (Low Density Residential) land use designation, which allows consideration of the RB zone as "other zoning to consider". However, the property is classified as Rural Area in the Growth Policy Plan, which does not allow consideration of the RB zone.
2. The subject property is located on Childress Road, a major collector street, and has access to water and sewer infrastructure. These are features that support rezoning to RB.

ESTIMATED TRAFFIC IMPACT: Not required.

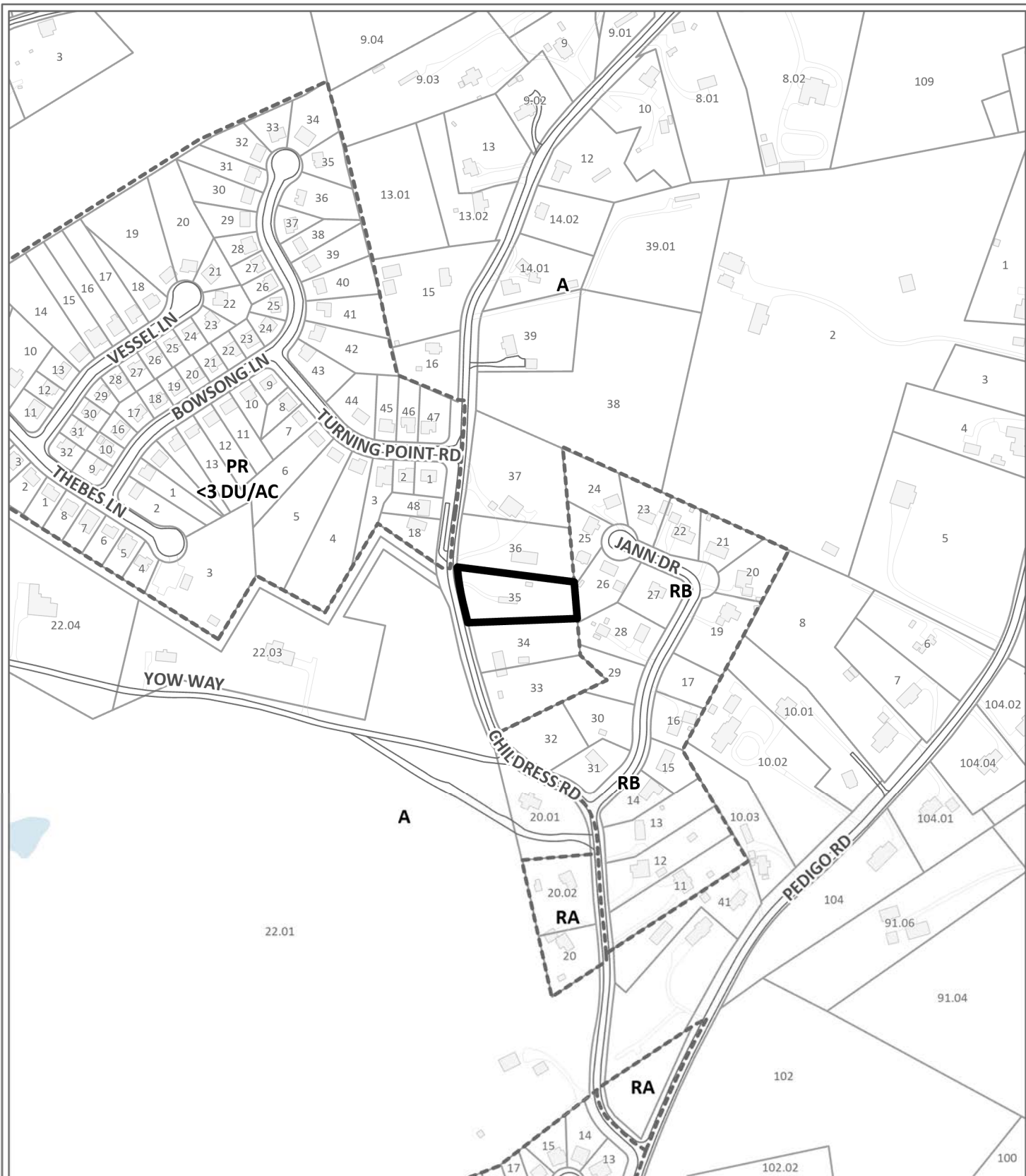
ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Copper Ridge Elementary, Halls Middle, and Halls High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 9/25/2023. 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.



**REZONING**

**8-G-23-RZ**

**Petitioner: Chad Wilhite**



**From: A (Agricultural)**  
**To: RB (General Residential)**

**Map No: 37**  
**Jurisdiction: County**

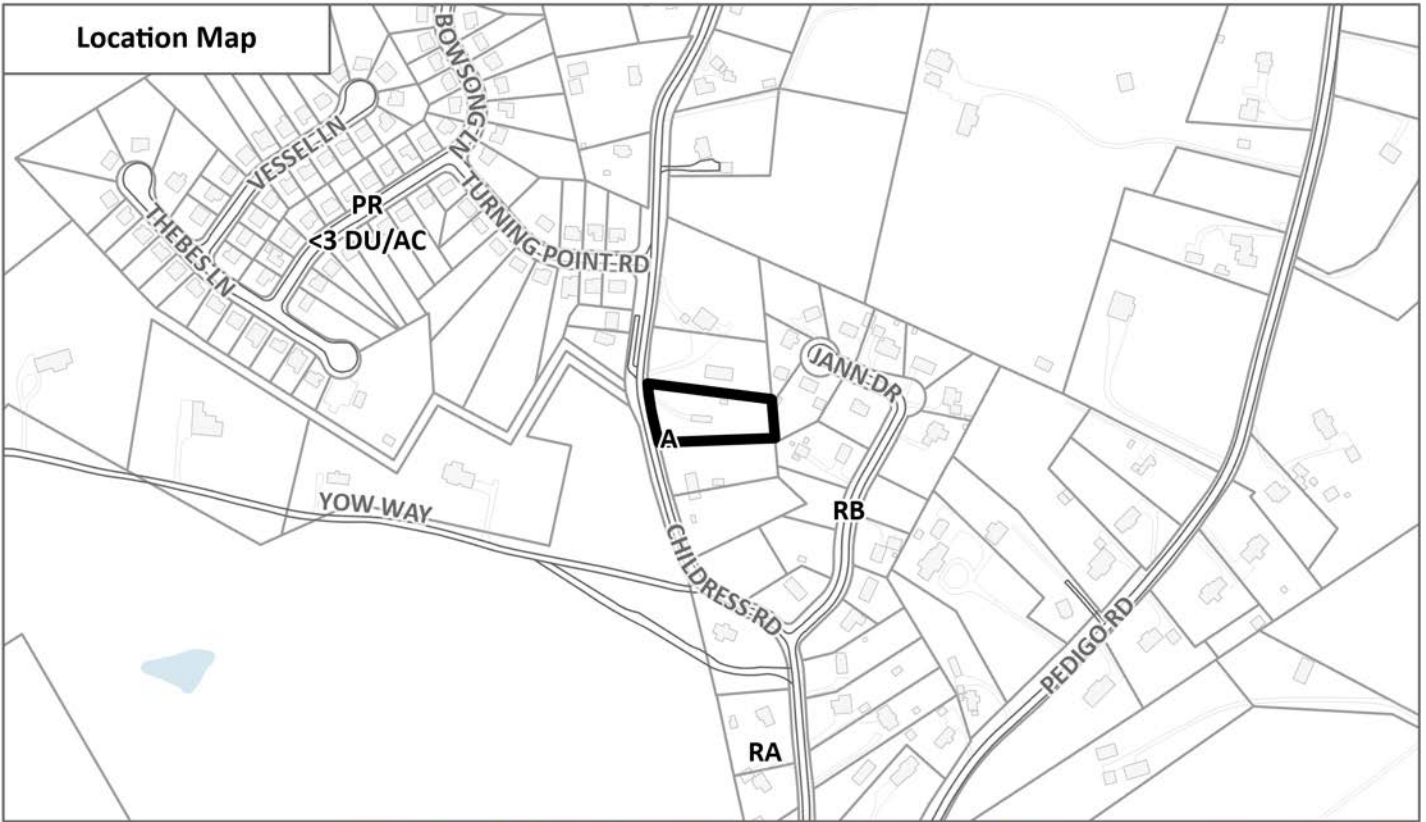
**Original Print Date: 7/18/2023**  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. Contextual Images

Location Map



Aerial Map

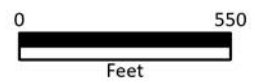


CONTEXTUAL MAPS 1

8-G-23-RZ

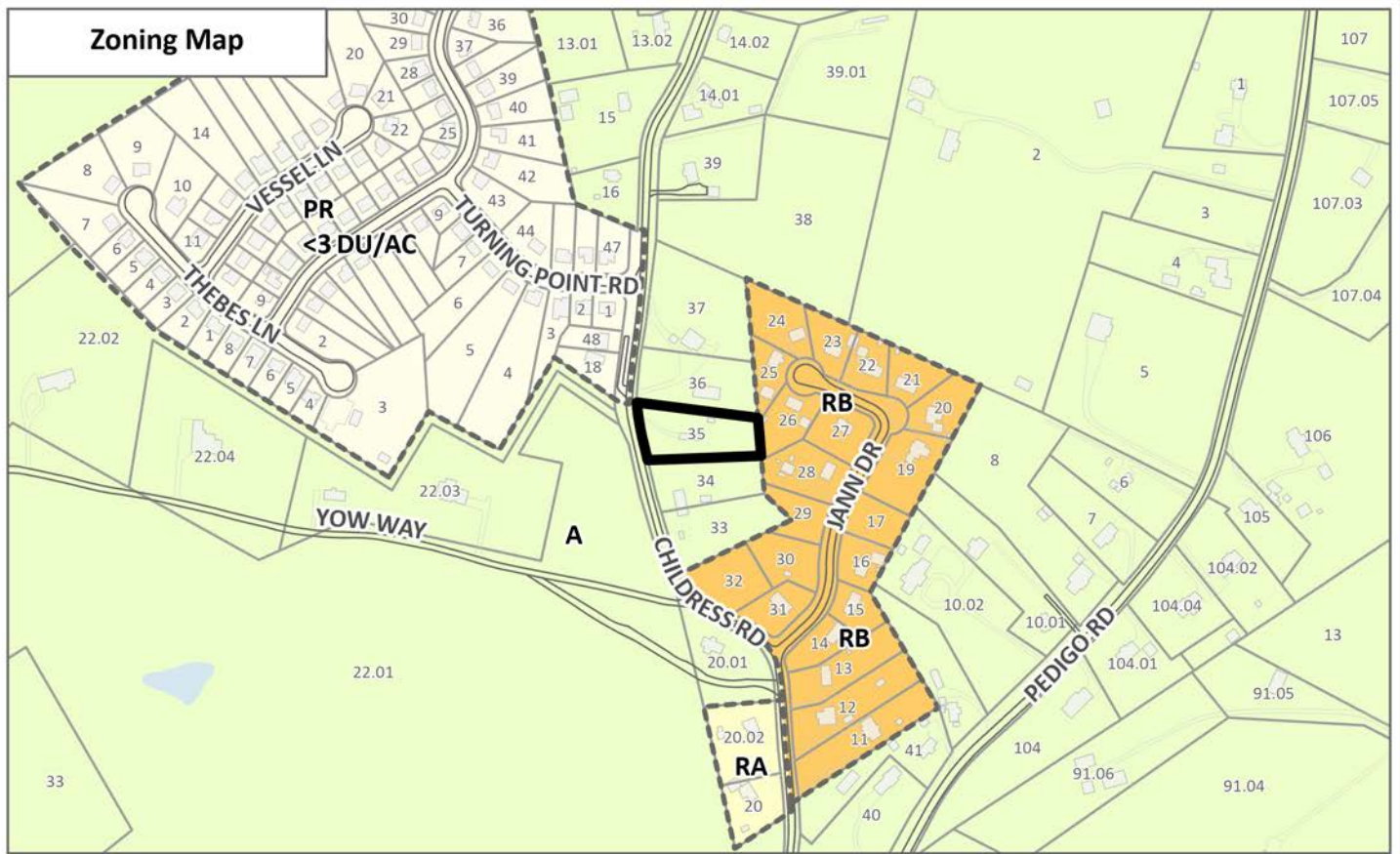


Case boundary

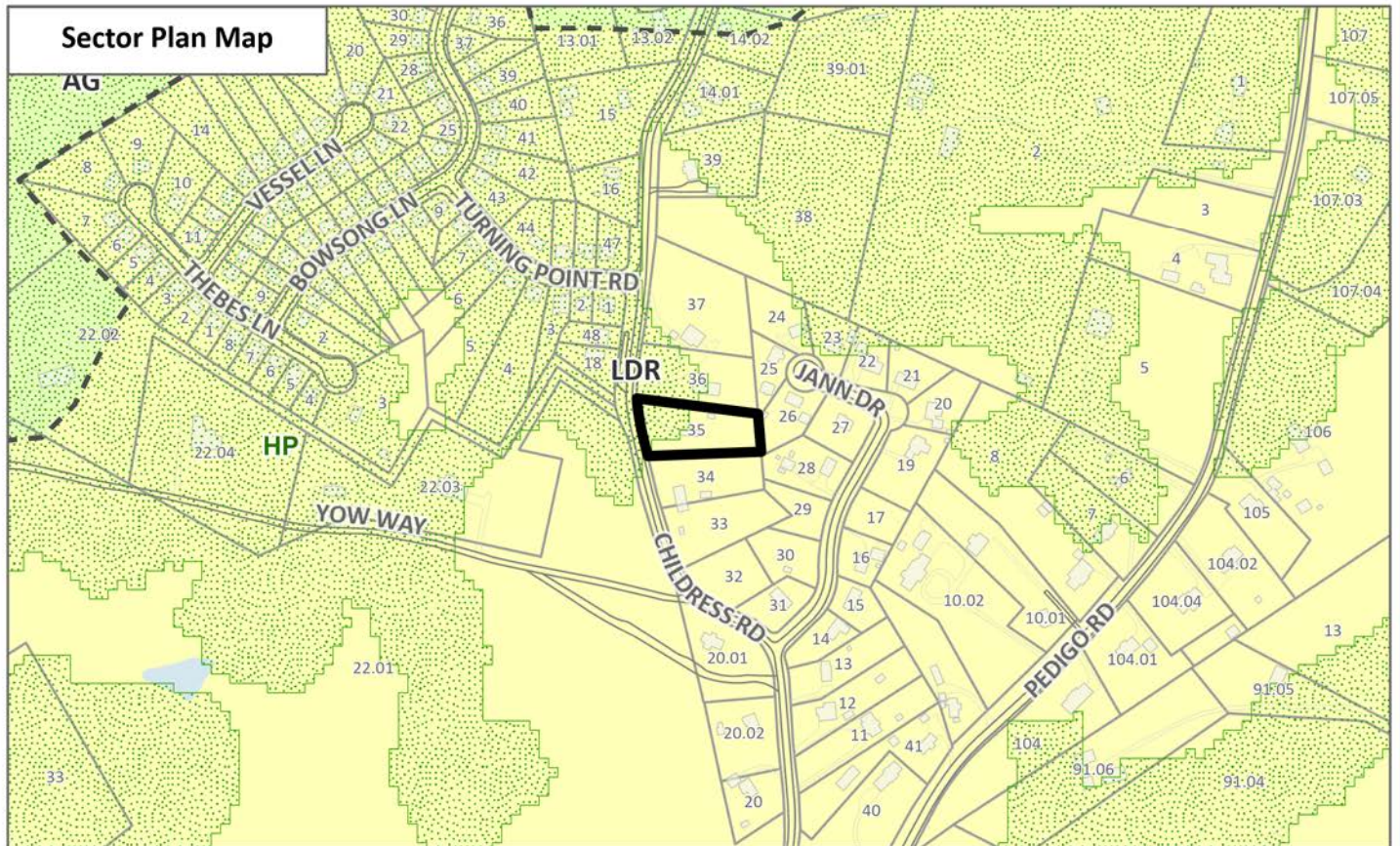




### Zoning Map



### Sector Plan Map

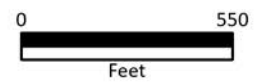


### CONTEXTUAL MAPS 2

8-G-23-RZ

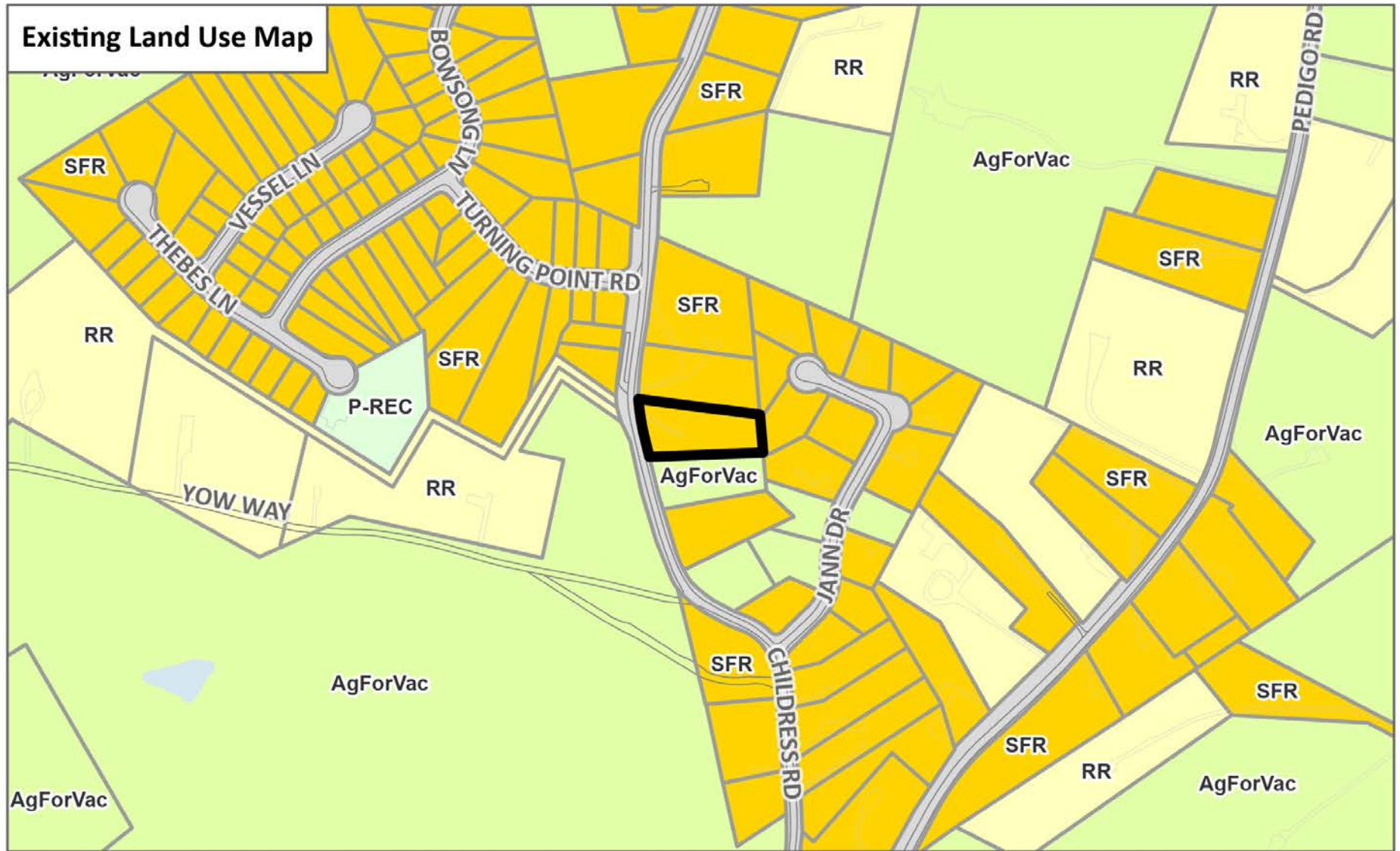


Case boundary





**Existing Land Use Map**

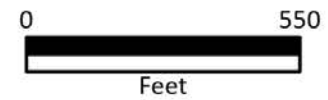


**CONTEXTUAL MAPS 3**

**8-G-23-RZ**



Case boundary





# 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

**Chad Wilhite**

Applicant Name

Affiliation

**6/27/2023**

Date Filed

**8/10/2023**

Meeting Date (if applicable)

**8-G-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**Stephen Ward Ward Land Surveying, LLC**

Name / Company

**P.O. Box 30654 Knoxville TN 37950-2412**

Address

**865-690-0104 / SWard@WardLS.com**

Phone / Email

## CURRENT PROPERTY INFO

**Brandon Bunch**

Owner Name (if different)

**8508 Childress Rd Knoxville TN**

Owner Address

**865-255-8256**

Owner Phone / Email

**8508 CHILDRESS RD**

Property Address

**37 G A 035**

Parcel ID

**0.92 acres**

Tract Size

Part of Parcel (Y/N)?

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**East side of Childress Rd, north of Pedigo Rd**

General Location

City

**Commission District 7**

**A (Agricultural)**

**Single Family Residential**

County District

Zoning District

Existing Land Use

**North County**

Planning Sector

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

Sector Plan Land Use Classification

**Rural 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	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>RB (General Residential)</b>	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
<b>\$650.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Chad Wilhite</b> Please Print	<b>6/27/2023</b> Date
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Property Owner Signature	<b>Brandon Bunch</b> Please Print	<b>6/27/2023</b> Date
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**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
Chad Wilhite		Option Holder

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# 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

Chad Wilhite

Partner

Applicant Name

Affiliation

06/23/2023

08/10/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

### 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

Stephen Ward

Ward Land Surveying, LLC

Name

Company

PO Box 30654

Knoxville

TN

37930-0654

Address

City

State

ZIP

865.690.0104

SWard@WardLS.com

Phone

Email

### CURRENT PROPERTY INFO

Brandon Bunch

8508 Childress Road

865.255.8256

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8508 Childress Road

037GA035

Property Address

Parcel ID

HPUD

HPUD

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

~~RA~~ RB SWW  
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
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

**1)** He/she/it is the owner of the property **AND** **2)** The application and all associated materials are being submitted with his/her/its consent

*Chad Wilhite*

Applicant Signature

Chad Wilhite

Please Print

06/23/2023

Date

865.755.8126

Phone Number

wilhite1020@yahoo.com

Email

*Brandon Bunch*

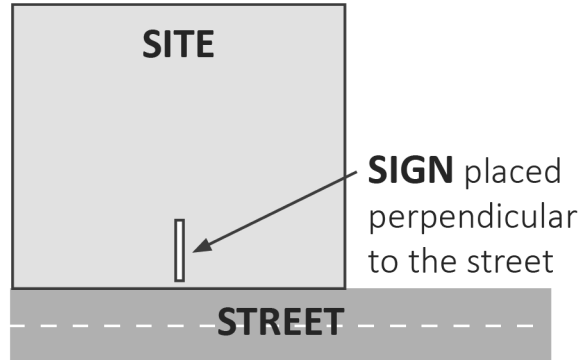
Property Owner Signature

*Brandon Bunch*

Please Print

Date Paid

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:*

\_\_\_\_\_ **July 28, 2023** \_\_\_\_\_ and \_\_\_\_\_ **August 11, 2023** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Chad Wilhite

**Date:** 6/26/2023

**File Number:** 8-G-23-RZ

- Sign posted by Staff
- Sign posted by Applicant