

# REZONING REPORT

▶ **FILE #:** 7-F-23-RZ

**AGENDA ITEM #:** 32

**AGENDA DATE:** 7/13/2023

▶ **APPLICANT:** SAM HARGROVE

OWNER(S): Sam Hargrove

TAX ID NUMBER: 105 114

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1412 CHERT PIT RD

▶ **LOCATION:** North side of Chert Pit Rd, northwest side of Westop Trl.

▶ **APPX. SIZE OF TRACT:** 2.04 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Chert Pit Rd, a major collector street with approximately 23 ft of pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

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

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

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

▶ EXTENSION OF ZONE: Yes, this an extension of the RA.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RA (Low Density Residential)

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

East: Single family residential - RA (Low Density Residential)

West: Single-family residential, rural residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The surrounding area consists of single family, low density subdivisions with approximately 15,000 sq ft lots to the east and south. There is a commercial node 0.4 miles to the south along Middlebrook Pike.

**STAFF RECOMMENDATION:**

▶ **Approve the RA (Low Density Residential) zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.**

**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 COUNTY GENERALLY:

1. The area surrounding the subject property is predominantly zoned RA. Of the few properties zoned A (Agricultural), there has been a transition to the RA zone occurring somewhat sporadically since the 1970's. Most of these rezonings have occurred on Chert Pit Rd and Jenkins Road, both of which are major collectors.

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

1. The RA zone provides for residential areas with low population densities. The uses and lot sizes allowed in the RA zone are consistent with development in the area.
2. Surrounding properties are zoned RA and have been built out since the mid 80's.

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. This property is in an area with a mix of residential zones and densities. Surrounding zones includes the A and RA zones. Surrounding lot sizes range from 14,000 sf to 2 acres.
2. The RA zone has a minimum lot size of approximately 10,000 sq ft, which yields a density of roughly 4 du/ac. Built at maximum capacity, this property could be developed with up to 8 lots.
3. The site is sloped and within the Hillside and Ridgetop Protection zone. Slopes are mostly under 25%, though there is a small patch of steeper slopes along the perimeter of the property and a small band of steeper slope perpendicular to Jenkins Road. Site plans are required to meet the requirements of the Knox County Stormwater Ordinance.
4. Since Chert Pit Road and Jenkins Road are both classified streets, no traffic would be required through residential streets to access this development.

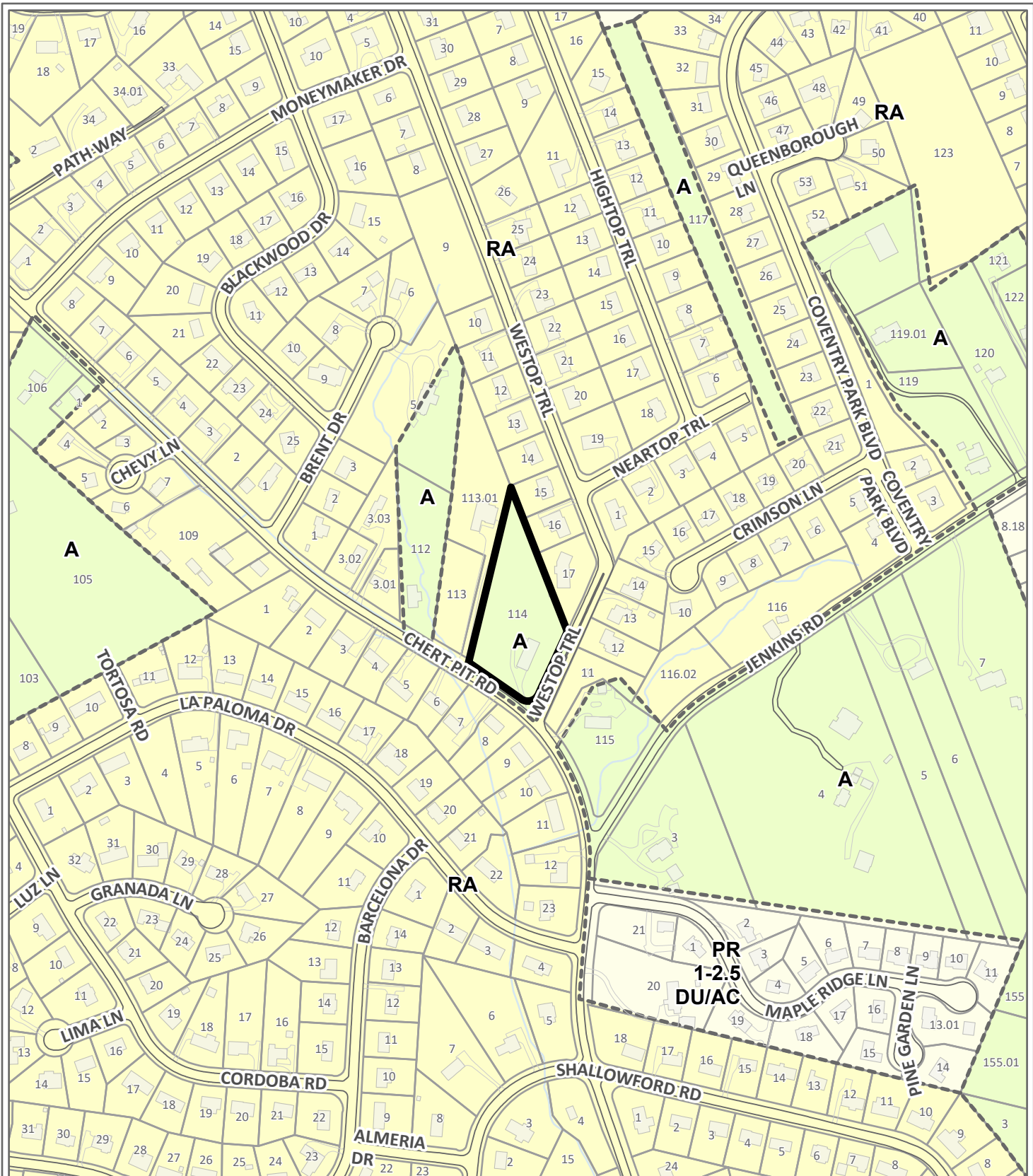
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property is designated as the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the RA zone in the Planned growth Areas of the Growth Policy Plan.
2. Neither the requested nor the recommended zones are in conflict with the General 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 8/28/2023. 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**

**7-F-23-RZ**

Petitioner: Sam Hargrove



**From:** A (Agricultural)

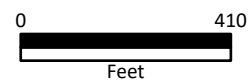
**To:** RA (Low Density Residential)

**Map No:** 105

**Jurisdiction:** County

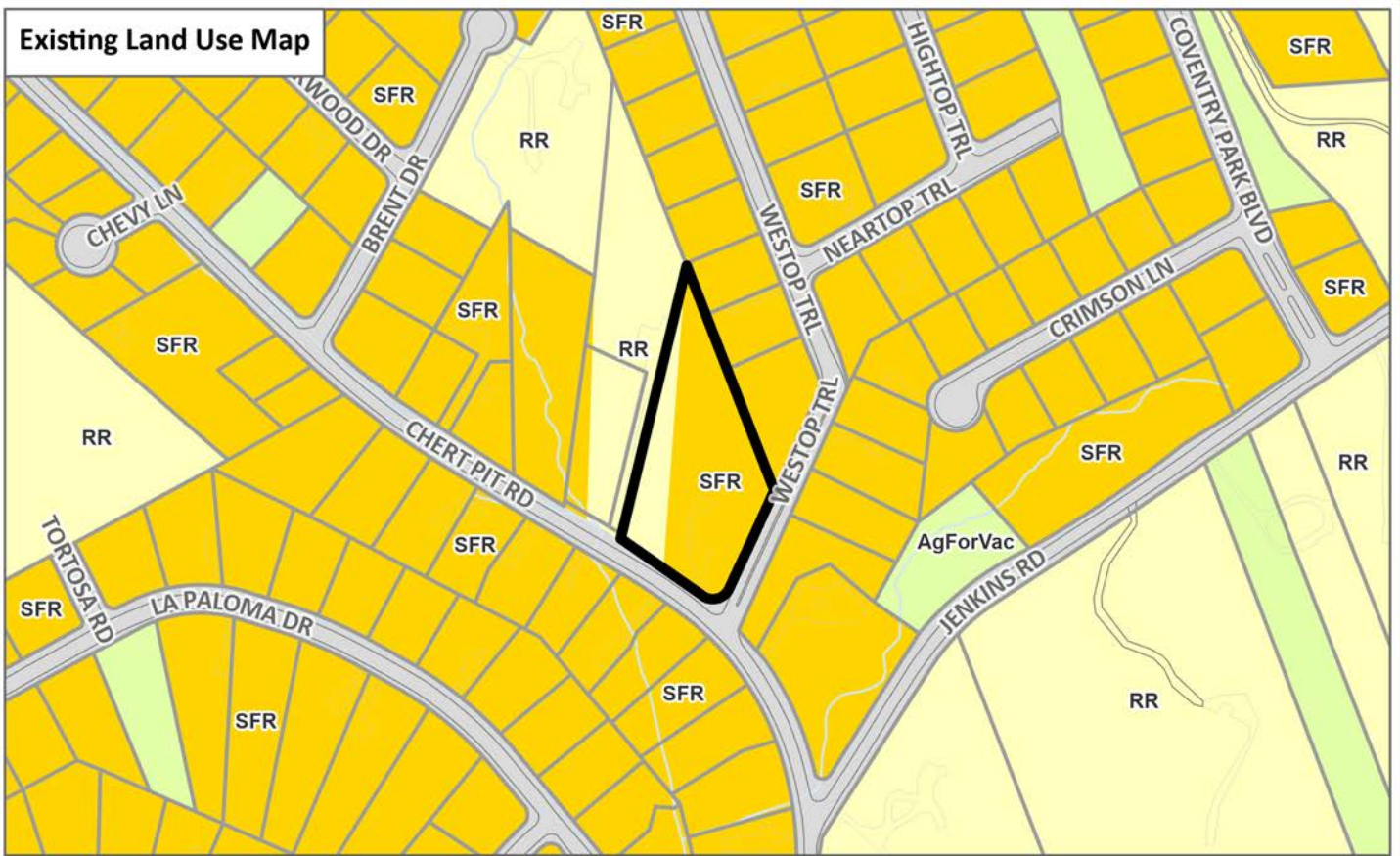
**Original Print Date:** 6/8/2023

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





Existing Land Use Map



Aerial Map

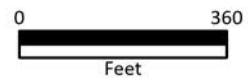


CONTEXTUAL MAPS

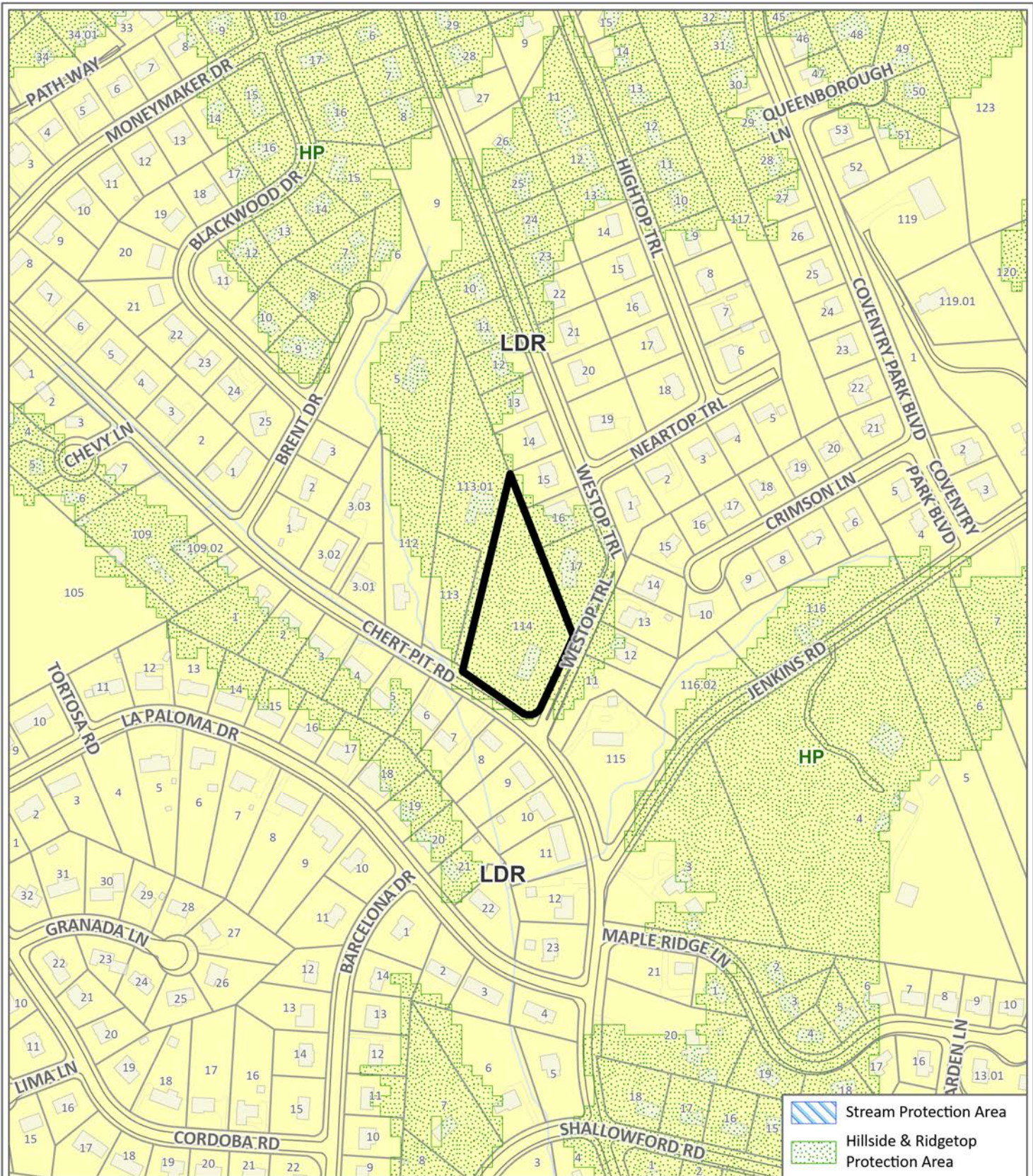
7-F-23-RZ



Case boundary







**NORTHWEST COUNTY SECTOR PLAN MAP**

**7-F-23-RZ**

**Petitioner:** Sam Hargrove



Case boundary

**Original Print Date:** 6/16/2023

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

**Map No:** 105  
**Jurisdiction:** County







# 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

**Sam Hargrove**

Applicant Name

Affiliation

**5/31/2023**

Date Filed

**7/13/2023**

Meeting Date (if applicable)

**7-F-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**Sam Hargrove**

Name / Company

**1412 Park Hill Cir Knoxville TN 37909**

Address

**951-473-4995 / samhargrove8@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Sam Hargrove**

Owner Name (if different)

**1412 Park Hill Cir Knoxville TN 37909**

Owner Address

**951-473-4995 / samhargrove8**

Owner Phone / Email

**1412 CHERT PIT RD**

Property Address

**105 114**

Parcel ID

**2.04 acres**

Tract Size

Part of Parcel (Y/N)?

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Chert Pit Rd, east of Westop Trl.**

General Location

City **Commission District 3 A (Agricultural)**

**SFR (Single Family Residential) and RR (Rural Residential)**

County District Zoning District

Existing Land Use

**Northwest County**

Planning Sector

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

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

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>RA (Low Density 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>Sam Hargrove</b> Please Print	<b>5/31/2023</b> Date
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Phone / Email

Property Owner Signature	<b>Sam Hargrove</b> Please Print	<b>5/31/2023</b> Date
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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

Sam Hargrove

Applicant Name

Affiliation

5/15/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

**7-F-23-RZs**

## 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

Sam Hargrove

N/A

Name

Company

1140 Park Hill Cir

Knoxville

TN

37909

Address

City

State

ZIP

951-473-4995

samhargrove8@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Sam & Adrianna Hargrove

1140 Park Hill Cir, Knoxville 37909

951-473-4995

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1412 Chert Pit Rd

105 114

Property Address

Parcel ID

LCUB

LCUB

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   **Residential (RA)**  
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

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

Sam Hargrove

Digitally signed by Sam Hargrove  
Date: 2023.05.15 13:01:05 -04'00'

Sam Hargrove

5/15/2023

Applicant Signature

Please Print

Date

951-473-4995

samhargrove8@gmail.com

Phone Number

Email

Sam Hargrove

Digitally signed by Sam Hargrove  
Date: 2023.05.15 13:02:34 -04'00'

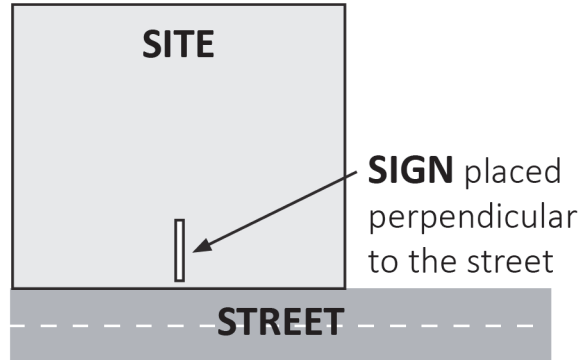
Sam Hargrove

Property Owner Signature

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:*

\_\_\_\_\_ June 30, 2023 \_\_\_\_\_ and \_\_\_\_\_ July 14, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Sam Hargrove

Date: 5/31/2023

File Number: 7-F-23-RZ

- Sign posted by Staff
- Sign posted by Applicant