

REZONING REPORT

▶ **FILE #:** 3-K-23-RZ

AGENDA ITEM #: 26

AGENDA DATE: 3/9/2023

▶ **APPLICANT:** CANDICE MICHELLE NEUZIL
OWNER(S): Candice M Neuzil House Mountain Retreat

TAX ID NUMBER: 22 072.04 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6356 STEPHENS QUARRY LN

▶ **LOCATION:** South of Washington Pike; west of Bud Hawkins Rd

▶ **APPX. SIZE OF TRACT:** 45.88 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Stephens Quarry Ln, a local street with a 12-ft pavement width within a 34 to 38-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Northeast Knox Utility District

WATERSHED: Flat Creek

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

▶ **ZONING REQUESTED:** RP (Rural Preservation)

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

▶ EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - A (Agricultural)

South: Agriculture/forestry/vacant - A (Agricultural)

East: Agriculture/forestry/vacant - A (Agricultural)

West: Rural residential, agriculture/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is rural and agricultural with large farmland properties near the edge of House Mountain.

STAFF RECOMMENDATION:

▶ **Approve the RP (Rural Preservation) zone because it is consistent with the sector plan and rural land uses in the area.**

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 CITY/COUNTY

GENERALLY:

1. The rural areas of Knox County have generally experienced increasing development pressure as the regional population has grown. The subject property is located in the Northeast County Sector, where there was a 200% increase in permits for new residential units from 2010 to 2020.
2. Horses are bred and raised on the subject property, which is surrounded by working farms and rural residential properties. It is located at the edge of vast, undisturbed forest lands leading to the House Mountain State Natural Area.
3. Considering the remote and scenic surroundings and the predominance of agricultural land uses in the area, the subject property is an appropriate location for the RP (Rural Preservation) zone district, which supports conservation of farmland and forests.

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

1. The RP zone is intended to protect the continuation of agricultural operations and rural settings by encouraging preservation of farmland, open space, wildlife habitat and scenic corridors. Land uses in this zone district are restricted to those which are compatible with long-term agricultural productivity of the land or conservation of natural resources.
2. Land uses on the subject property and the surrounding environment are consistent with the intent of the RP zone district.

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. Adverse impacts are not anticipated from the proposed downzoning from the A (Agricultural) district to RP. In general, the uses permitted in RP are less intensive than those permitted in the A zone.
2. One use that is relatively unique to the RP zone is a bed and breakfast lodging facility. This use is only permitted if approved through the use on review process with the Planning Commission. A primary purpose of a use on review is to ensure that a proposed land use is in harmony with the surrounding area and long range plans. Conditions can be placed on an approval to address any potential impacts to other properties. A use on review provides opportunity for public notice, review and input as well.
3. Another unique use to the RP zone, which is permitted by right, is agritourism. Agritourism is defined in the zoning code as a form of commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch or other agricultural business for the purpose of entertaining and/or educating visitors and generating income for the farm, ranch or business owner.

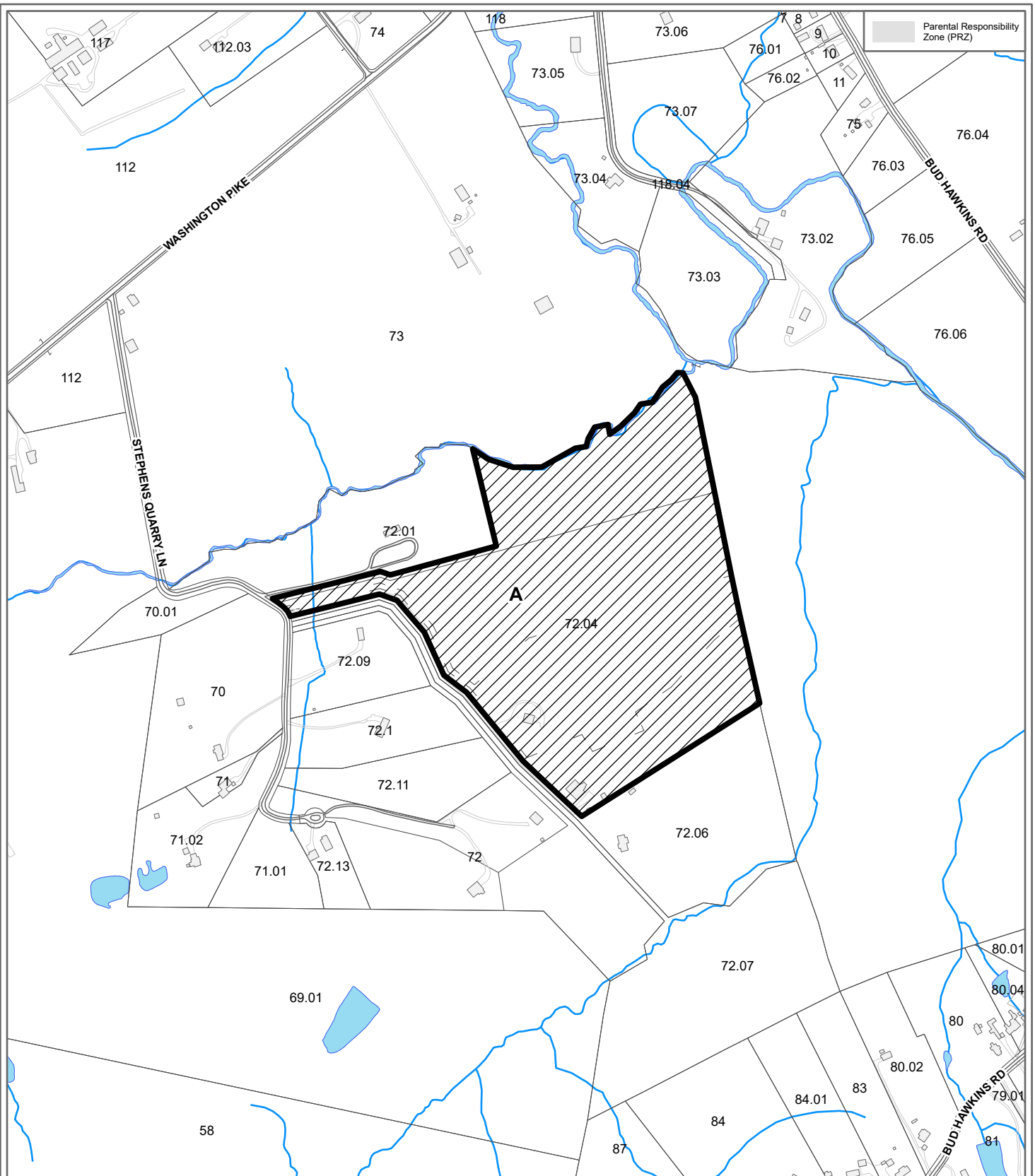
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This rezoning request is consistent with the Northeast County Sector Plan, which promotes preservation of the rural landscapes and character of the area. The AG (Agricultural) land use classification with HP (Hillside Protection) and SP (Stream Protection) overlays support conservation zoning.
2. The downzoning to RP is consistent with the Growth Policy Plan's Rural Area designation for this property.
3. The General Plan places value on preserving farms, open space and rural character (Policy 6.4), which is supported by the proposed RP zone.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/24/2023. 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.



**3-K-23-RZ
REZONING**

Petitioner: Candice Michelle Neuzil



From: A (Agricultural)

To: RP (Rural Preservation)

Map No: 22
Jurisdiction: County

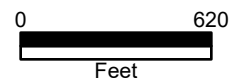
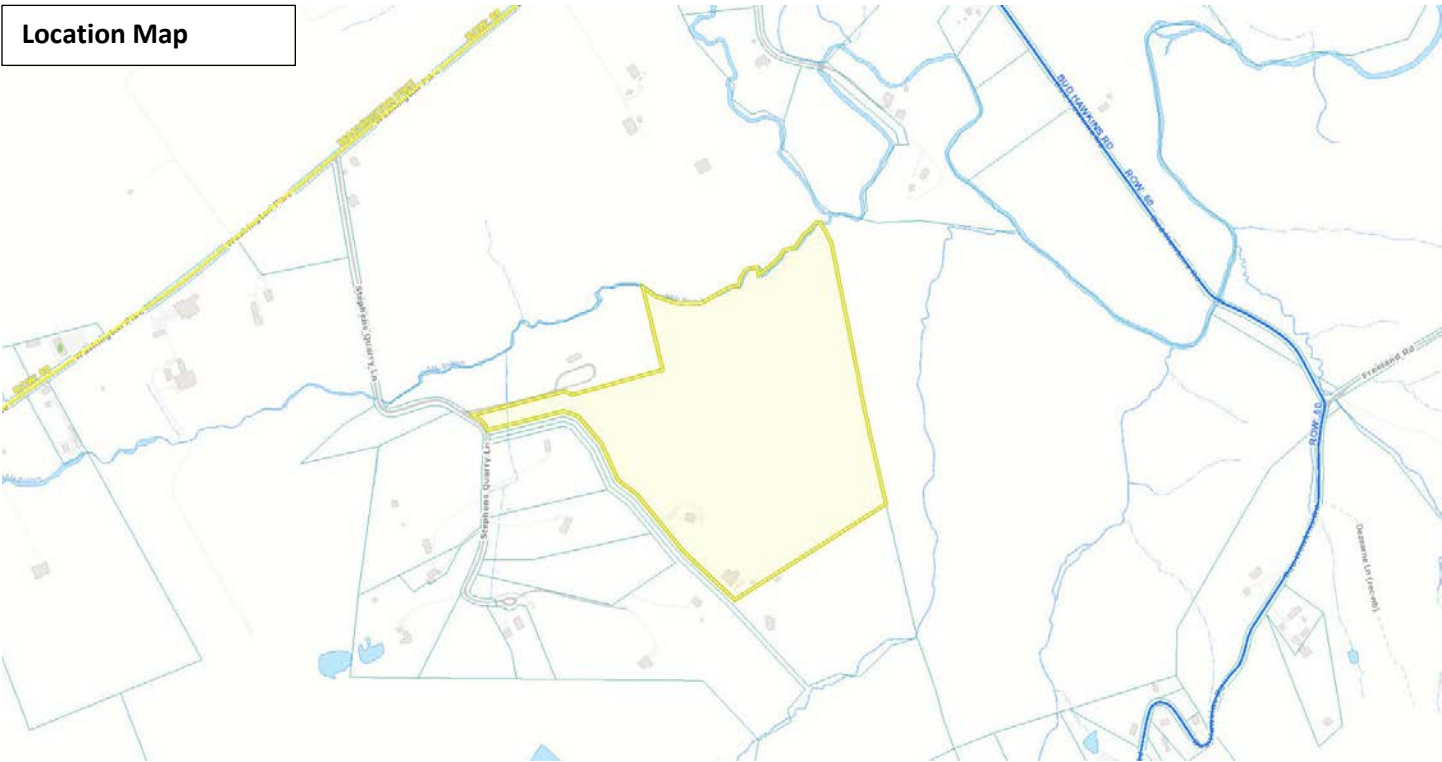


Exhibit A. 3-K-23-RZ Context Images

Location Map

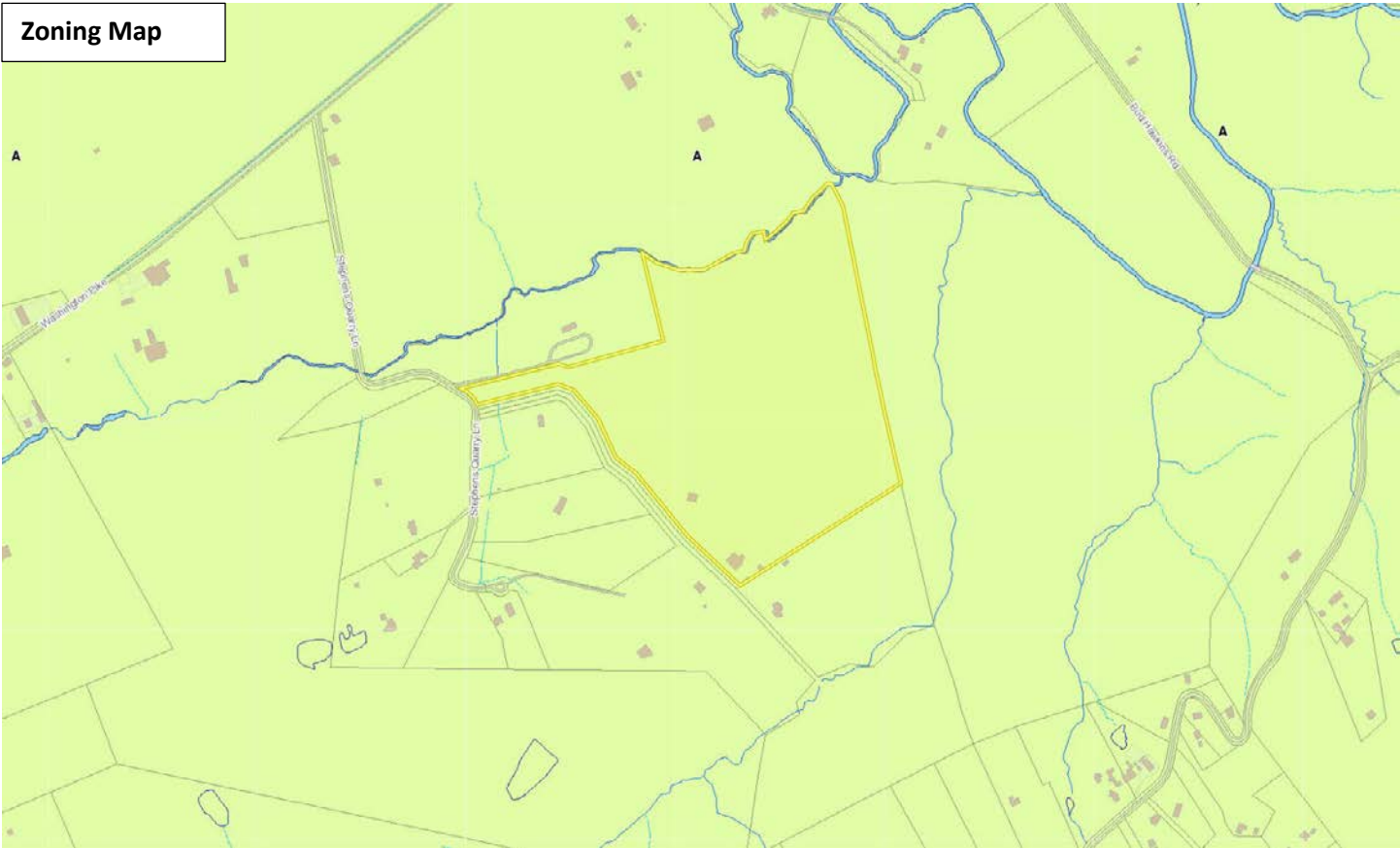


Aerial Map



Exhibit A. 3-K-23-RZ Context Images

Zoning Map



Sector Plan Map

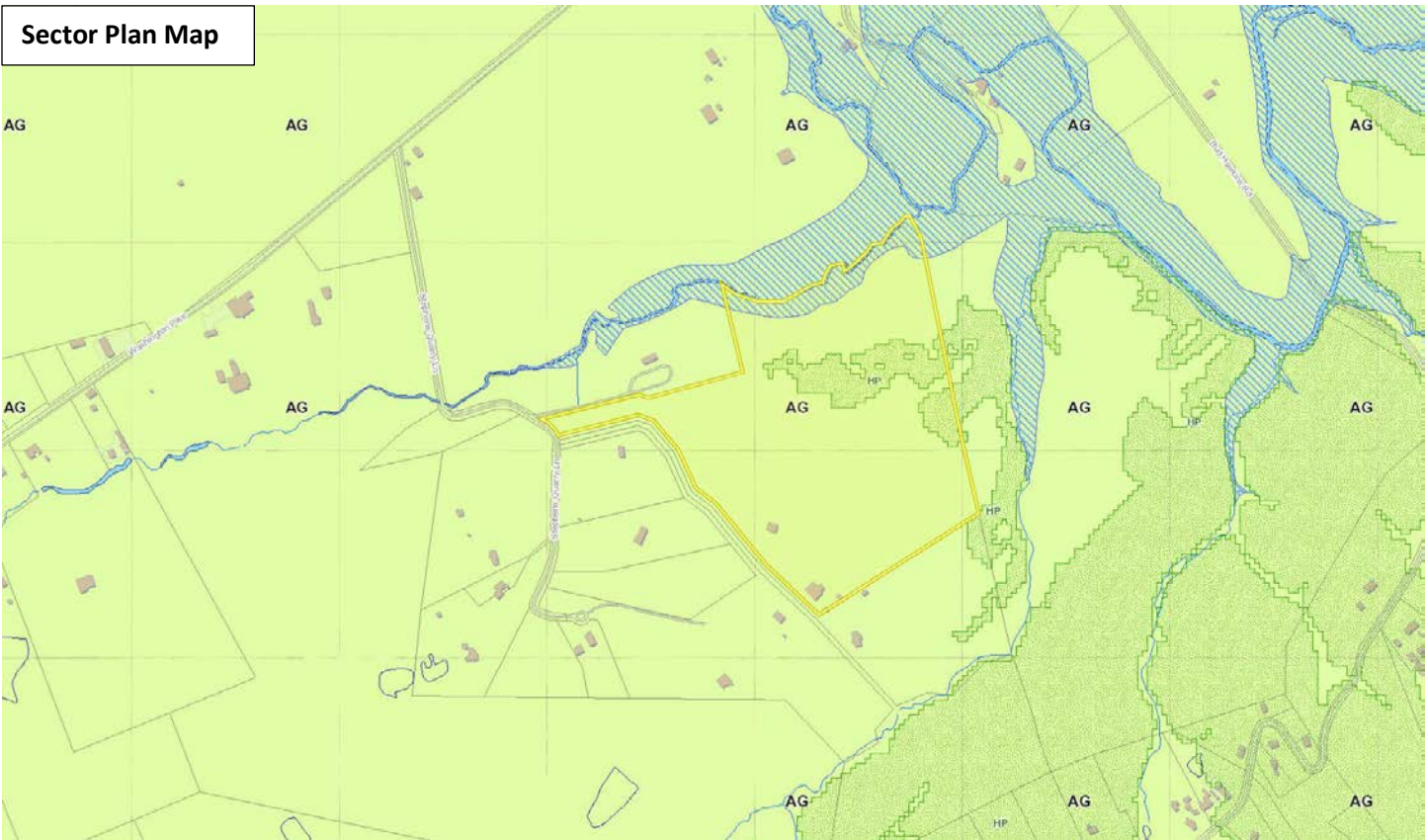
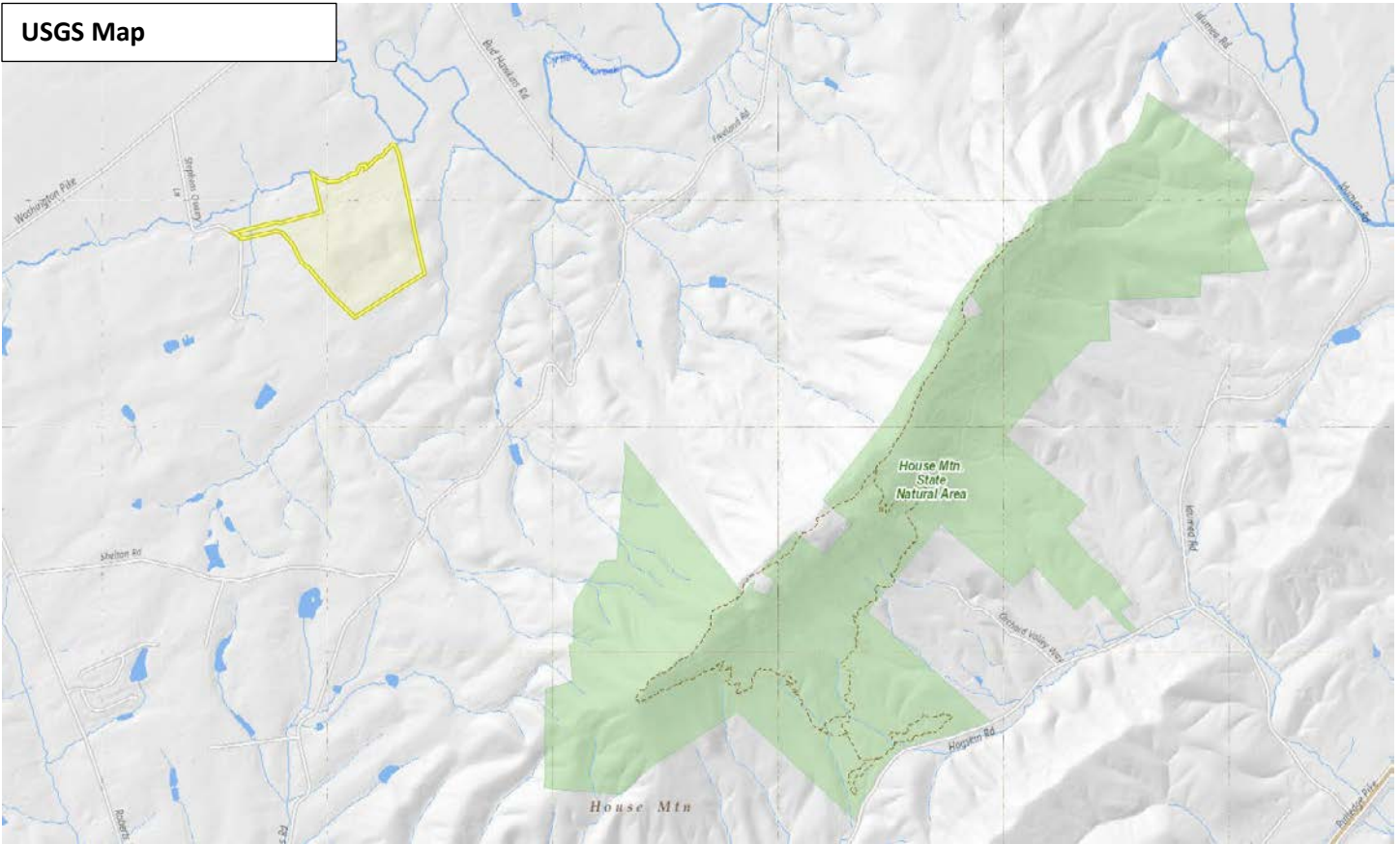


Exhibit A. 3-K-23-RZ Context Images





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

Candice Michelle Neuzil

Applicant Name

Affiliation

1/23/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-K-23-RZ

File Number(s)

CORRESPONDENCE

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

Candice M Neuzil House Mountain Retreat

Name / Company

6356 Stephen Quarry Ln Corryton TN 37721

Address

541-382-6652 / tcperformancehorsesinc@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Candice M Neuzil House Mountain Retre 6356 Stephen Quarry Ln Corryton TN 37721

Owner Name (if different)

Owner Address

541-382-6652 / tcperformanceh

Owner Phone / Email

6356 STEPHENS QUARRY LN

Property Address

22 072.04

Parcel ID

Part of Parcel (Y/N)?

45.88 acres

Tract Size

Northeast Knox Utility District

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Washington Pike; West of Bud Hawkins Rd

General Location

City

Commission District 8

A (Agricultural)

Agriculture/Forestry/Vacant Land

Count

District

Zoning District

Existing Land Use

Northeast County

Planning Sector

AG (Agricultural), HP (Hillside Protection), SP (Stream Pro

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	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RP (Rural Preservation)	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 <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 \$2,944.00	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 3	

AUTHORIZATION

Applicant Signature	Candice Michelle Neuzil Please Print	1/23/2023 Date
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Phone / Email	Candice M Neuzil House Mountain Retreat Please Print	1/23/2023 Date
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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.

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

Reset Form



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

Candice Michelle Neuzil

Applicant Name

Affiliation

Jan 22, 2023

March 9, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

3-K-23-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

Candice M Neuzil

House Moutain Retreat

Name

Company

6356 Stephen Quarry Ln

Corryton

TN

37721

Address

City

State

ZIP

541-382-6652

tcperformancehorsesinc@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Property Address

Parcel ID

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

Combine Parcels
 Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Rural Preservation

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



Applicant Signature

Candice Michelle Neuzil

Please Print

Jan 22, 2023

Date

541-382-6652

Phone Number

tcpformancehorsesinc@gmail.com

Email



Property Owner Signature

Candice Michelle Neuzil

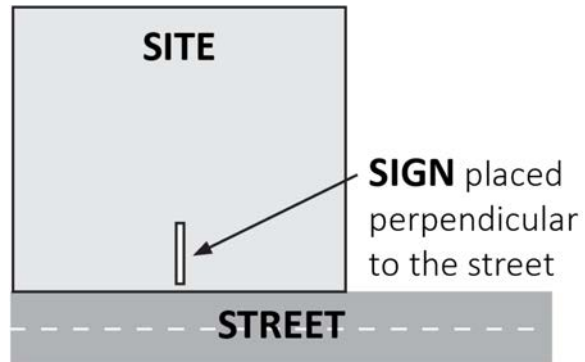
Please Print

Jan 22, 2023

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.

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:

_____ 2/24/2023 _____ and _____ 3/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: C. Michelle Neuzil

Date: 1/23/2023

File Number: 3-K-23-RZ

- Sign posted by Staff
 Sign posted by Applicant