



REZONING REPORT

▶ **FILE #:** 11-C-23-RZ

AGENDA ITEM #: 7

AGENDA DATE: 11/9/2023

▶ **APPLICANT:** JAN MULLINS
OWNER(S): Betty Jo McCown

TAX ID NUMBER: 80 H F 022.02, 021.03 [View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 5030 SULLIVAN RD (0 SULLIVAN RD)

▶ **LOCATION:** **South side of Sullivan Rd, west of Pleasant Ridge Rd**

▶ **APPX. SIZE OF TRACT:** **5.99 acres**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Both parcels have access via Sullivan Rd, a minor collector with a pavement width of approximately 18' within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

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

▶ **EXISTING LAND USE:** **Rural residential, agriculture/forestry/vacant land**

▶ **EXTENSION OF ZONE:** No, but there are multiple AG zoned properties in close proximity.

HISTORY OF ZONING: The south parcel was part of a rezoning from A-1 to R-1 (4-F-99-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential - AG (General Agricultural), HP (Hillside Protection Overlay)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential, rural residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), AG (General Agricultural)

NEIGHBORHOOD CONTEXT: The area primarily comprises low density residential uses on AG, RN-1, and RN-2 zoning districts with a few townhouse developments on RN-3 zoned properties. Cumberland Estates Community Center is located approximately 0.25 miles southwest of the subject properties.

STAFF RECOMMENDATION:

▶ **Withdraw the rezoning application as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/12/2023 and 1/9/2024. 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.



Request to Postpone • Table • Withdraw

Jan Mullins

10/24/2023

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

11-9-2023

11-C-23-RZ

File Number(s)

Scheduled Meeting Date

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

**The refund check will be mailed to the original payee.*

TABLE

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Jan Mullins
Applicant Signature

Jan Mullins
Please Print

865-387-3319
Phone Number

jan.mullins@comcast.net
Email

STAFF ONLY

Samiul Haque

No Fee

Staff Signature

Please Print

Date Paid

Eligible for Fee Refund? Yes No

Amount:

11.1.2023

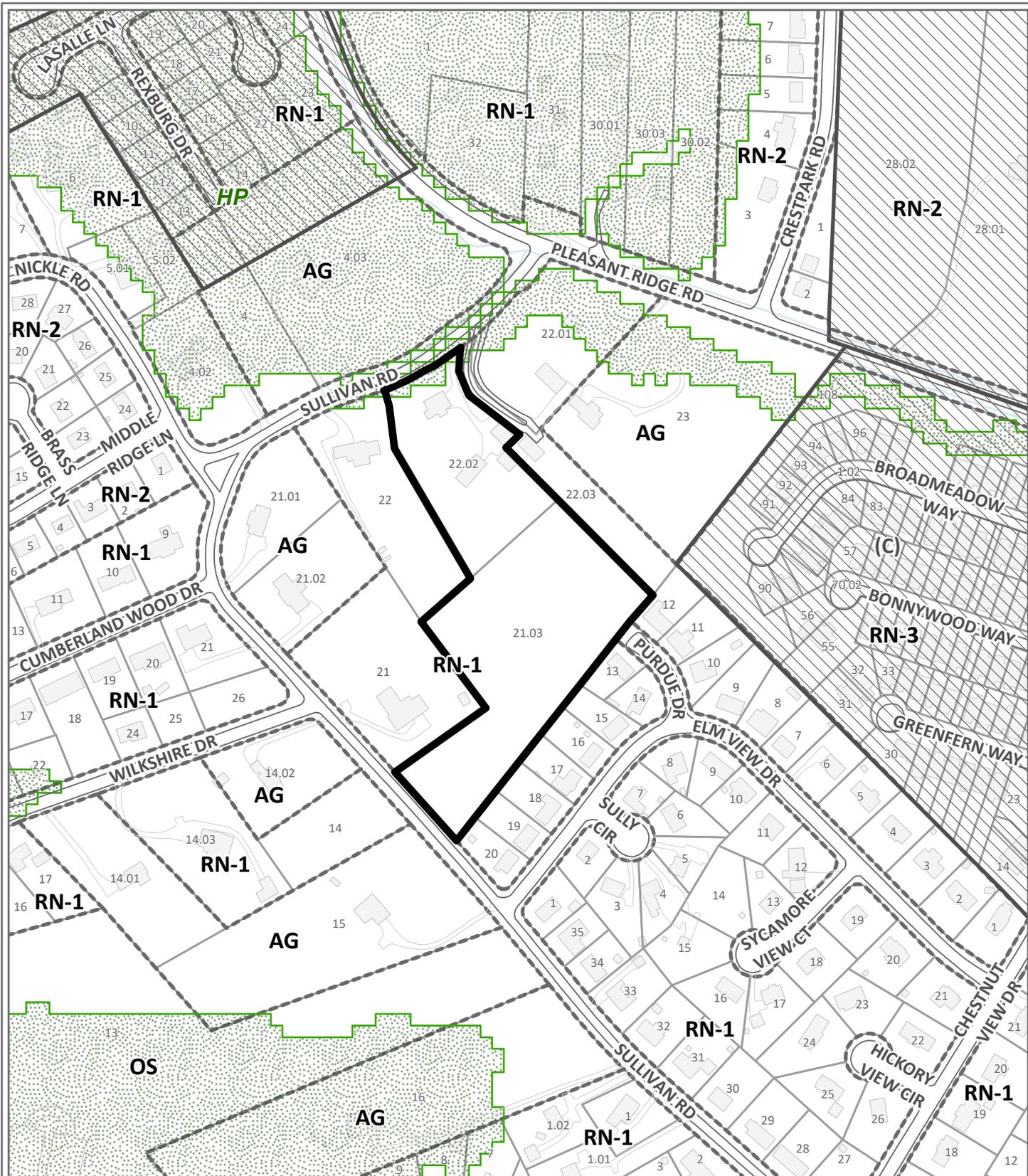
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



REZONING

11-C-23-RZ

Petitioner: Jan Mullins



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

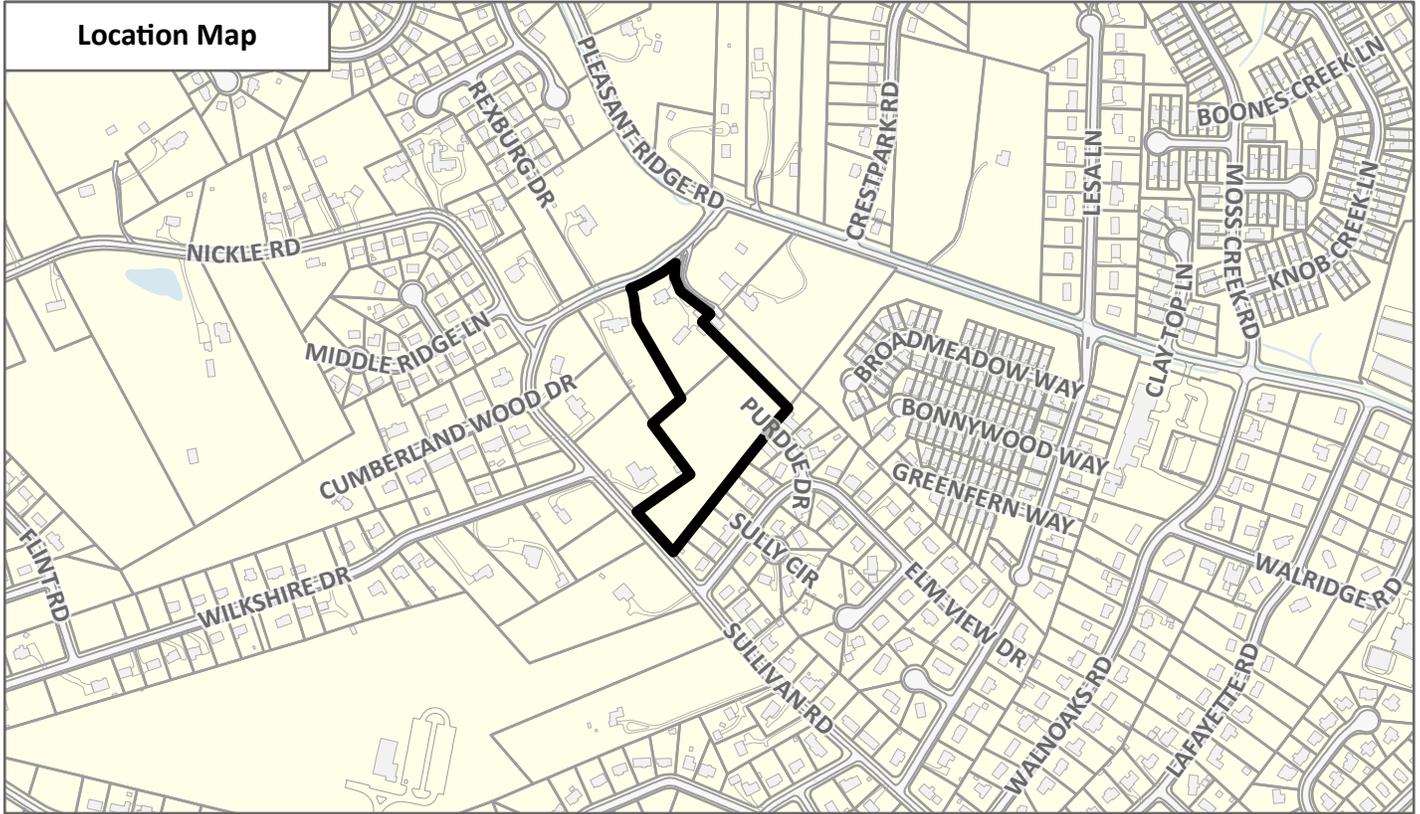
Map No: 80
Jurisdiction: City

Original Print Date: 10/4/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Exhibit A. Contextual Images

Location Map



Aerial Map

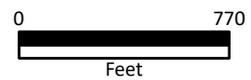


CONTEXTUAL MAPS 1

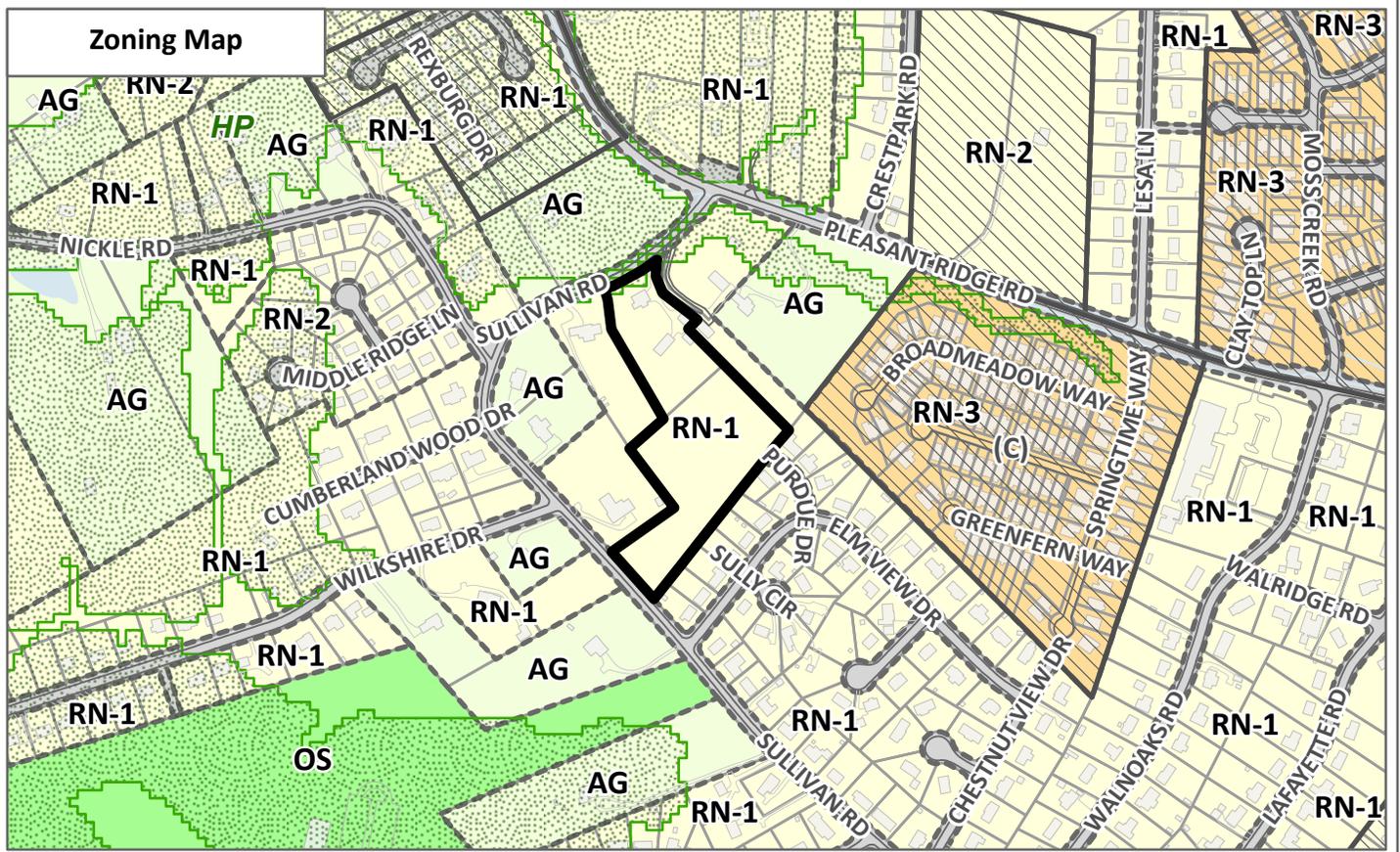
11-C-23-RZ



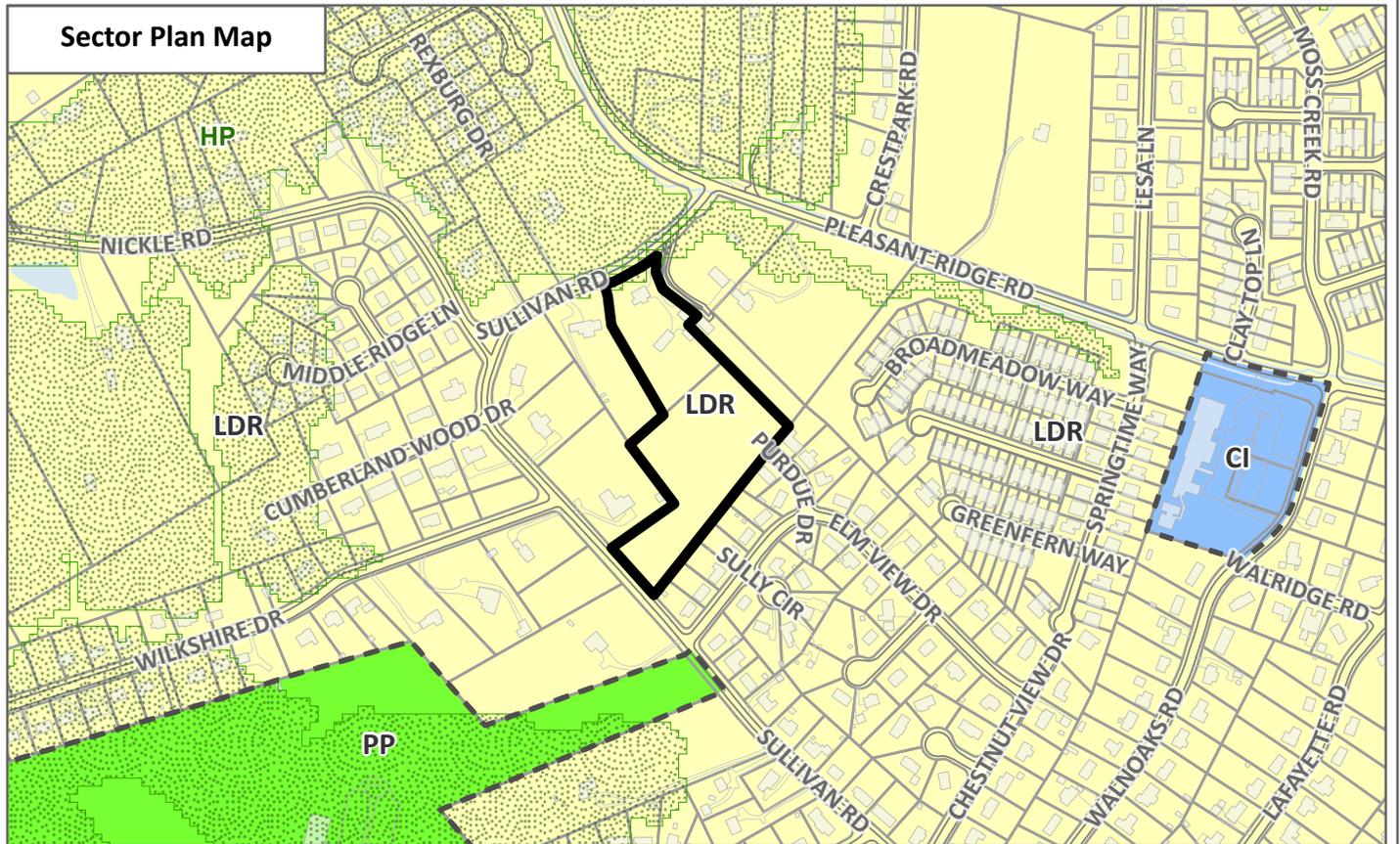
Case boundary



Zoning Map



Sector Plan Map

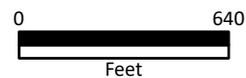


CONTEXTUAL MAPS 2

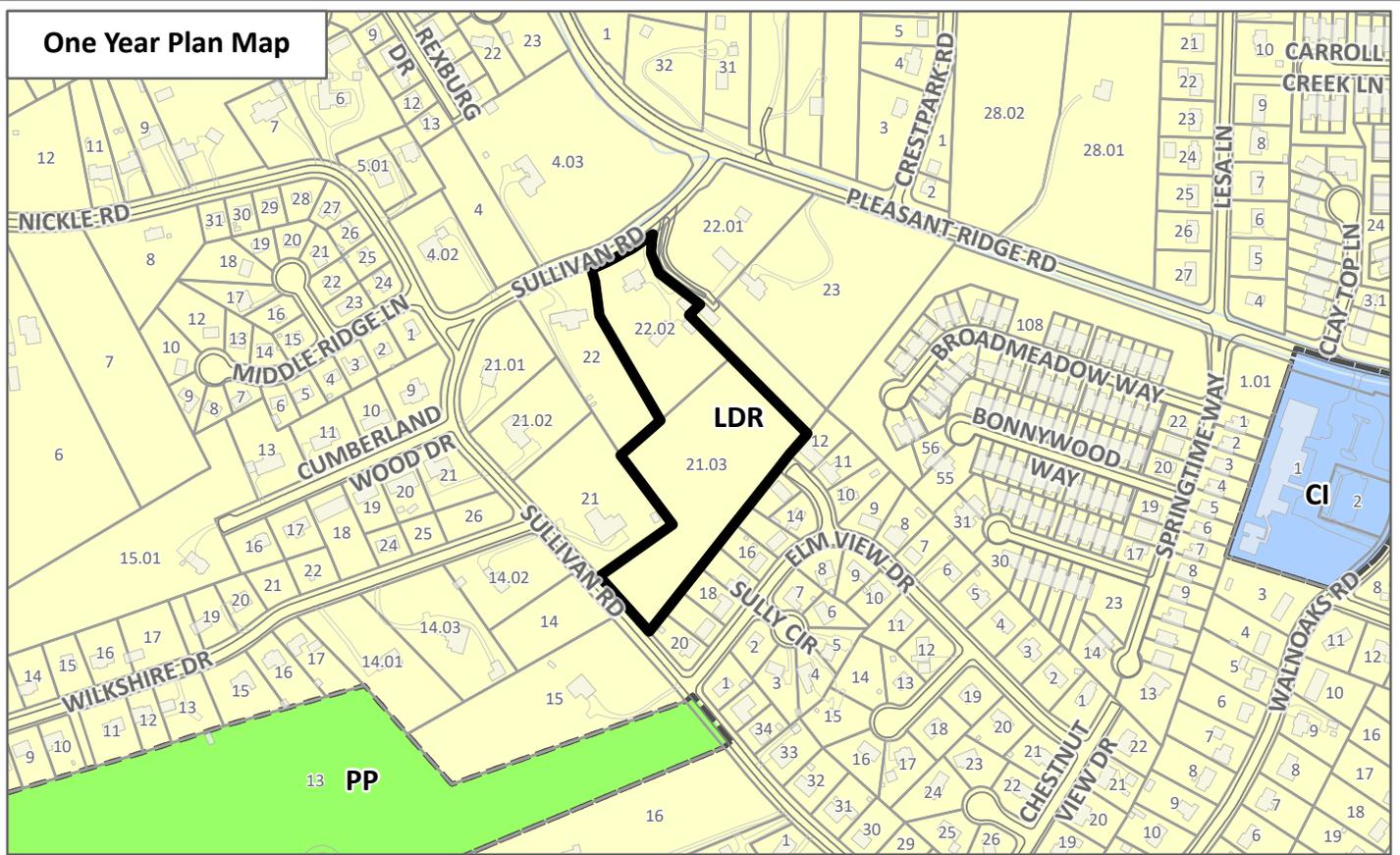
11-C-23-RZ



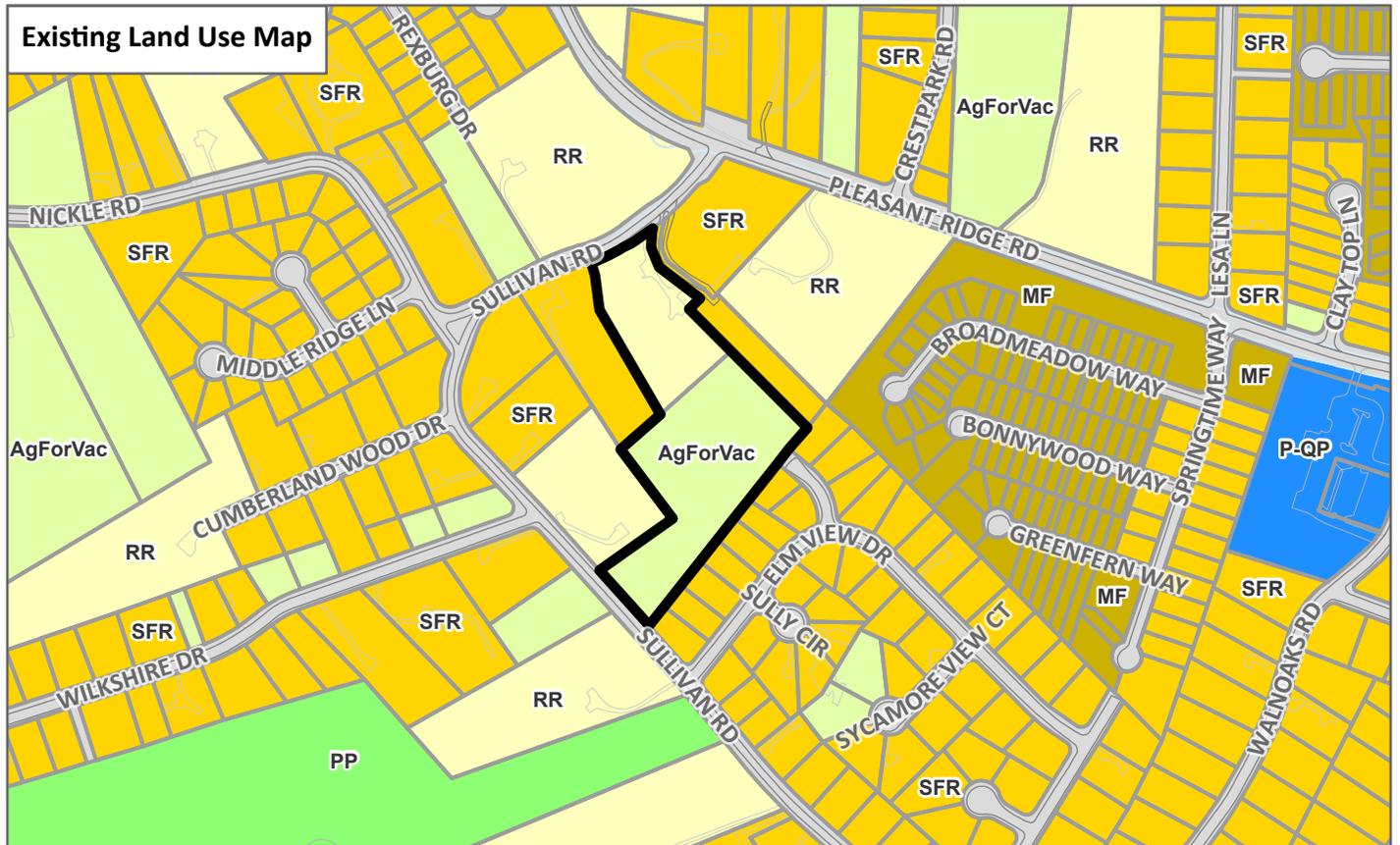
Case boundary



One Year Plan Map



Existing Land Use Map

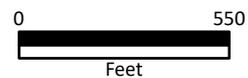


CONTEXTUAL MAPS 3

11-C-23-RZ



Case boundary



Download and fill out this form at your convenience.
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

Applicant Name _____ Affiliation _____

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

Jan Mullins 

Name _____ Company _____

4822 Sullivan Rd Knoxville TN 37921

Address _____ City _____ State _____ ZIP _____

865 387 3319 jan.mullins@comcast.net

Phone _____ Email _____

CURRENT PROPERTY INFO

Betty Jo McCown 0 Sullivan Rd 865-207-5461

Property Owner Name (if different) _____ Property Owner Address _____ Property Owner Phone _____

5030 e 0 Sullivan Rd 080HF02202 & 080HF02103

Property Address _____ Parcel ID _____

KUB Knoxville Utility Board Knoxville Utility Board Septic (Y/N)

Sewer Provider _____ Water Provider _____

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) retired

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number Combine Parcels Divide Parcel _____ Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Zoning Change AGRICULTURE
Proposed Zoning

Pending Plat File Number

Plan Amendment Change _____
Proposed Plan Designation(s)

Proposed Density (units/acre) 6.7 acres 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

Jan Mullins
Applicant Signature

Jan Mullins
Please Print

9.20.23
Date

865.387.3319
Phone Number

jan.mullins@comcast.net
Email

Betty Jo McCown
Property Owner Signature

BETTY JO McCOWN
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
 - Sector Plan
 - One Year Plan
- Rezoning

Jan Mullins

Applicant Name

Affiliation

9/21/2023

Date Filed

11/9/2023

Meeting Date (if applicable)

11-C-23-RZ

File Number(s)

CORRESPONDENCE

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

Jan Mullins

Name / Company

4822 Sullivan Rd Knoxville TN 37921

Address

865-387-3319 / jan.mullins@comcast.net

Phone / Email

CURRENT PROPERTY INFO

Betty Jo McCown

Owner Name (if different)

0 And 5030 Sullivan Rd Knoxville TN

Owner Address

865-207-5461

Owner Phone / Email

5030 SULLIVAN RD / 0 SULLIVAN RD

Property Address

80 H F 022.02, 021.03

Parcel ID

Part of Parcel (Y/N)?

5.99 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South and east sides of Sullivan Rd, west of Pleasant Ridge Rd

General Location

City

Council District 3

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

Rural residential, agriculture/forestry/vacant land

County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

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

Sector Plan Land Use Classification

N/A (Within City Limits)

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 AG (General Agricultural), HP (Hillside Protection Overlay)	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
\$949.50	
Fee 2	
Fee 3	

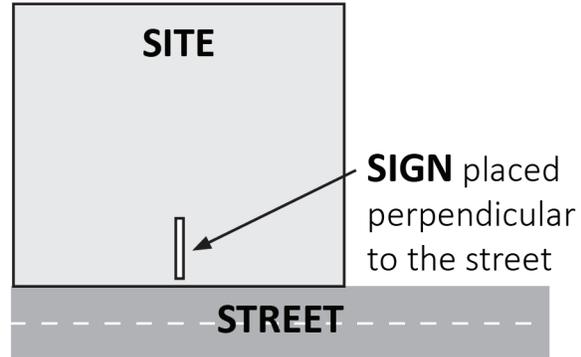
AUTHORIZATION

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	Jan Mullins Please Print	9/21/2023 Date
---------------------	------------------------------------	--------------------------

Property Owner Signature	Betty Jo McCown Please Print	9/21/2023 Date
--------------------------	--	--------------------------

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: Jan Mullins

Date: 9/22/2023

File Number: 11-C-23-RZ

- Sign posted by Staff
- Sign posted by Applicant