

# REZONING REPORT

▶ **FILE #:** 9-F-23-RZ

**AGENDA ITEM #:** 17

**AGENDA DATE:** 9/14/2023

▶ **APPLICANT:** RANDALL J SPARKS  
OWNER(S): Billy R. and Celia G. Sparks

TAX ID NUMBER: 89 165.01 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3303 GEORGE LIGHT RD

▶ **LOCATION:** West side of George Light Road, East of Pellissippi Parkway

▶ **APPX. SIZE OF TRACT:** 0.94 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via George Light Rd a local road with a pavement width of 15-ft within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural), TO (Technology Overlay)

▶ **ZONING REQUESTED:** PR (Planned Residential), TO (Technology Overlay)

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

▶ **DENSITY PROPOSED:** up to 3.5 du/ac

EXTENSION OF ZONE: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - A (Agricultural) / TO (Technology Overlay)

South: Agricultural/forestry/vacant - A (Agricultural) / TO (Technology Overlay)

East: Single family residential, rural residential - A (Agricultural) / TO (Technology Overlay)

West: Single family residential - A (Agricultural) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is primarily small lot single family residential subdivisions and large forested and agricultural tracts.

**STAFF RECOMMENDATION:**

▶ **Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and consistent with the surrounding development. The TO (Technology Overlay) will be retained.**

**COMMENTS:**

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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 residential land use via rezonings to the RA and PR zones since the late 1980s. Additionally, much of the A zoned property along George Light Rd is single family residential dwellings on lots less than one acre.
2. The proposed RA zoning would serve as a minor extension of the RA zone to the south of the subject property. There are several individual properties and subdivisions in the area that have been developed under RA zoning.

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

1. In the RA zone, the minimum lot size is 20,000 sq-ft if sewer is not provided. RA zone allows single family residential, duplexes and garage apartments on the same lot as a house, with Use on Review approval by the Planning Commission.
2. Built at maximum capacity, this property could be developed with up to 4 dwelling units or 3.76 du/ac.

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. Staff believes RA is more appropriate in this location, as the PR zone is intended for large acreage sites with environmental constraints to allow for dense clustered development. This property is 0.93 acres or 40,510 sq ft with only 5,302 sq ft is within the Hillside Protection Area. The slope analysis identifies a disturbance limit of 75% of the HP area. There does not appear to be any other topographic issues on this property. Additionally, the PR zone has a 35-ft periphery boundary, which can create development constraints on smaller lots.
2. The Hardin Valley Mobility Plan was created in 2019 to address growth in the area. George Light Road, which is a local road, has implemented the Right-In, Right-Out Safety Measure Project (S-14) to improve safety for the existing and growing community.
3. The lot sizes allowed in RA are similar to those in the existing neighborhood, so the subject property would likely be developed with lot sizes and residential uses already in the area.

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 RA district is consistent with the Northwest County Sector Plan Mixed Use Special District NWCO-7 land use designation, which recommends the Office and Medium Density Residential/Office land use classifications in areas adjacent to George Light Road.
2. This property is located in the Planned Growth Area of the Growth Policy Plan where RA can be considered.
3. The proposed rezoning to RA aligns with Section 9.3 of the General Plan, which ensures that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
4. This property is in the Technology Overlay. All developments other than single family residences and duplexes require TTCDA (Tennessee Technology Corridor Development Authority) design guideline review.
5. The requested zoning district at this location is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 40 (average daily vehicle trips)

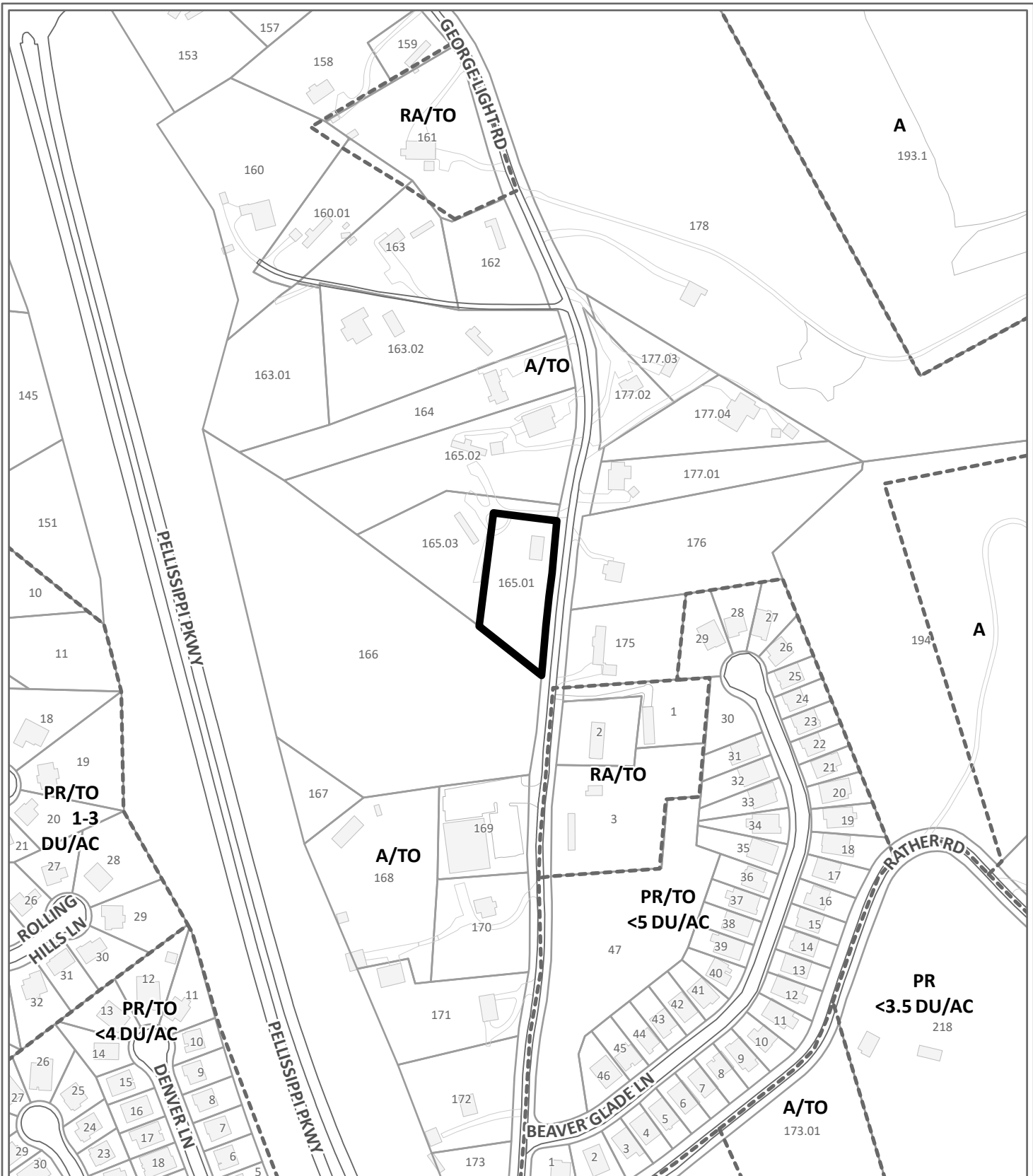
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Karns 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 10/23/2023. 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**

**9-F-23-RZ**

**Petitioner:** Randall J Sparks



**From:** A (Agricultural), TO (Technology Overlay)

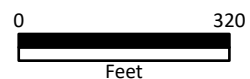
**To:** PR (Planned Residential)

**Map No:** 89

**Jurisdiction:** County

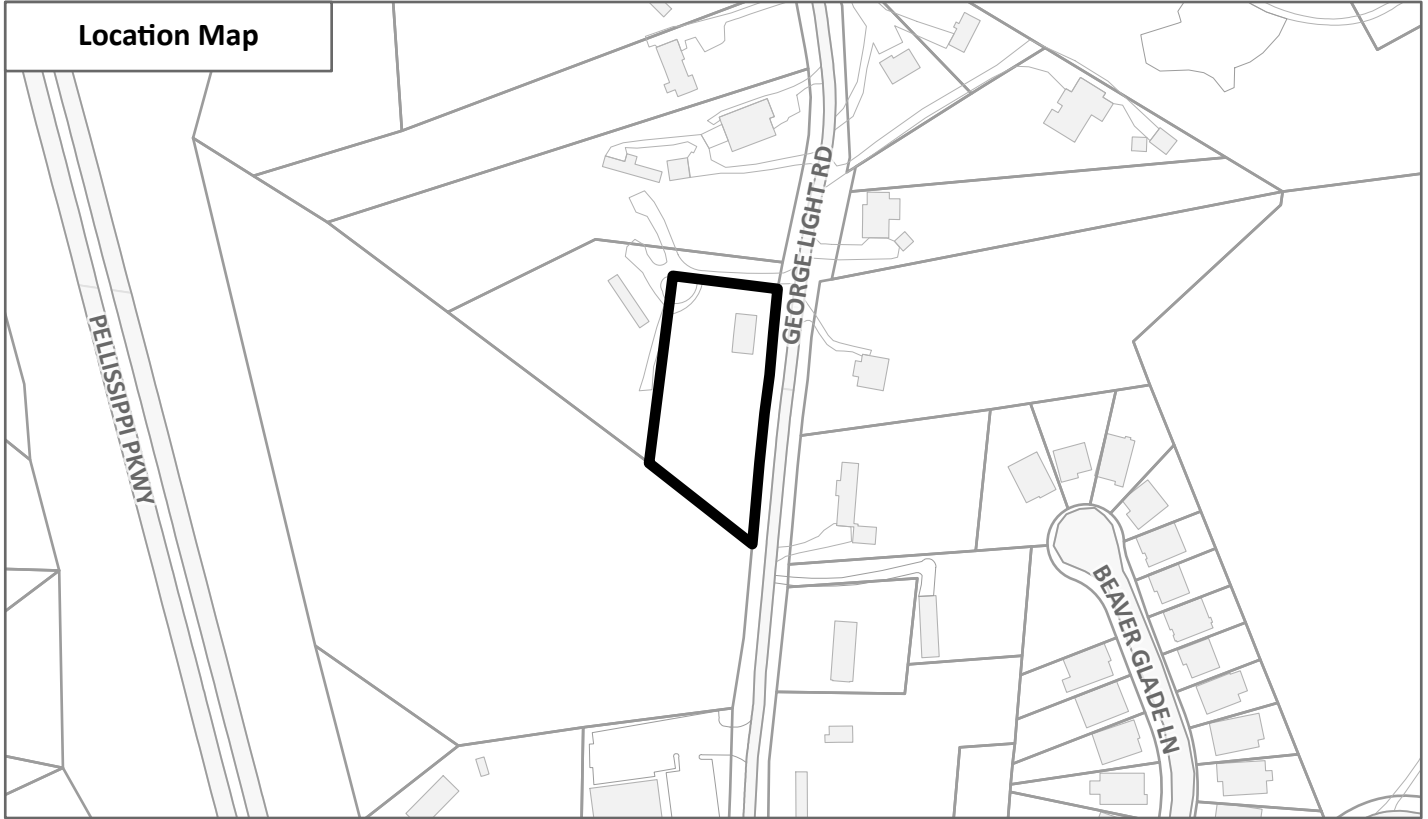
**Original Print Date:** 8/18/2023

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

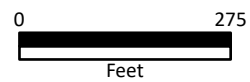


CONTEXTUAL MAPS 1

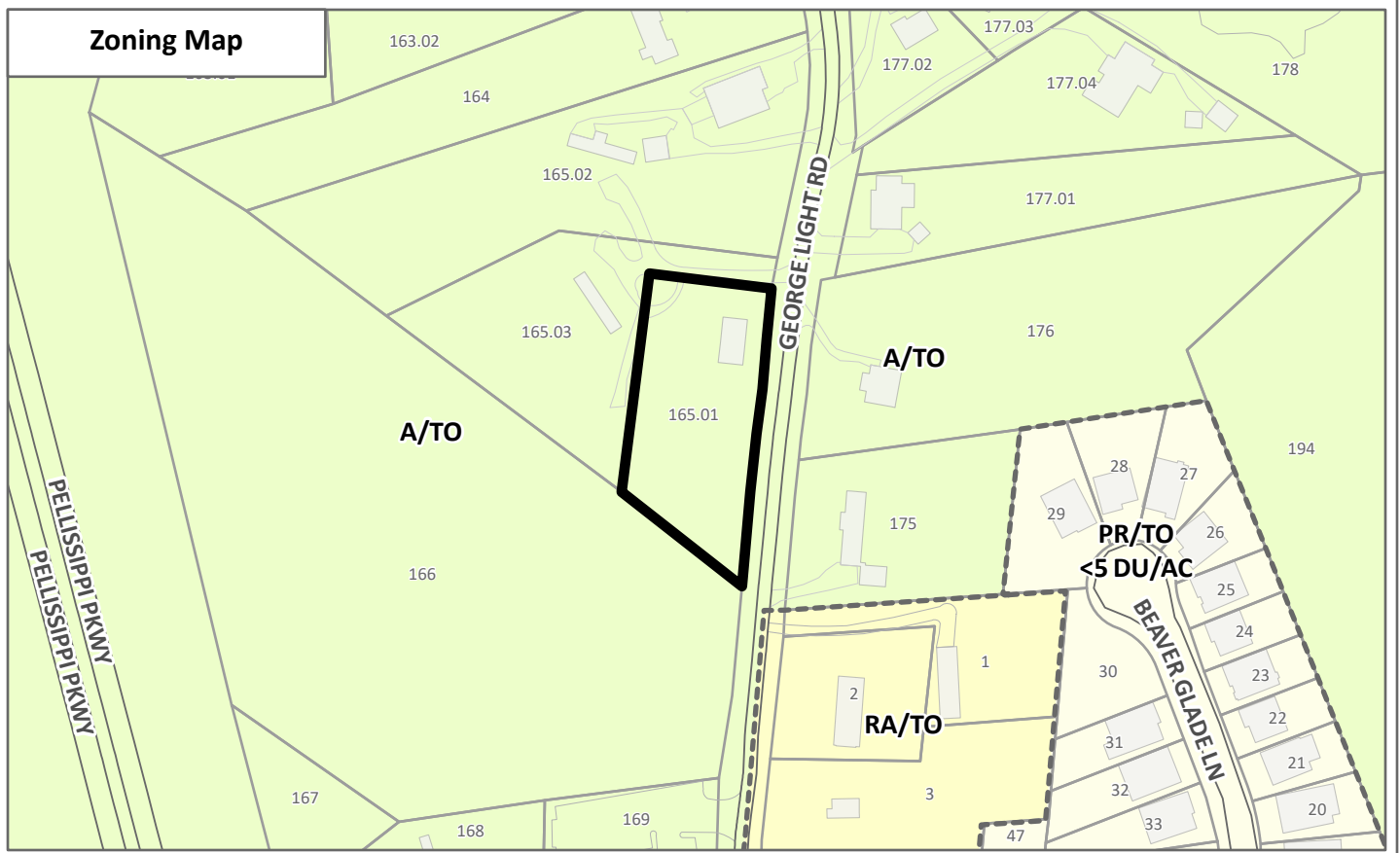
9-F-23-RZ



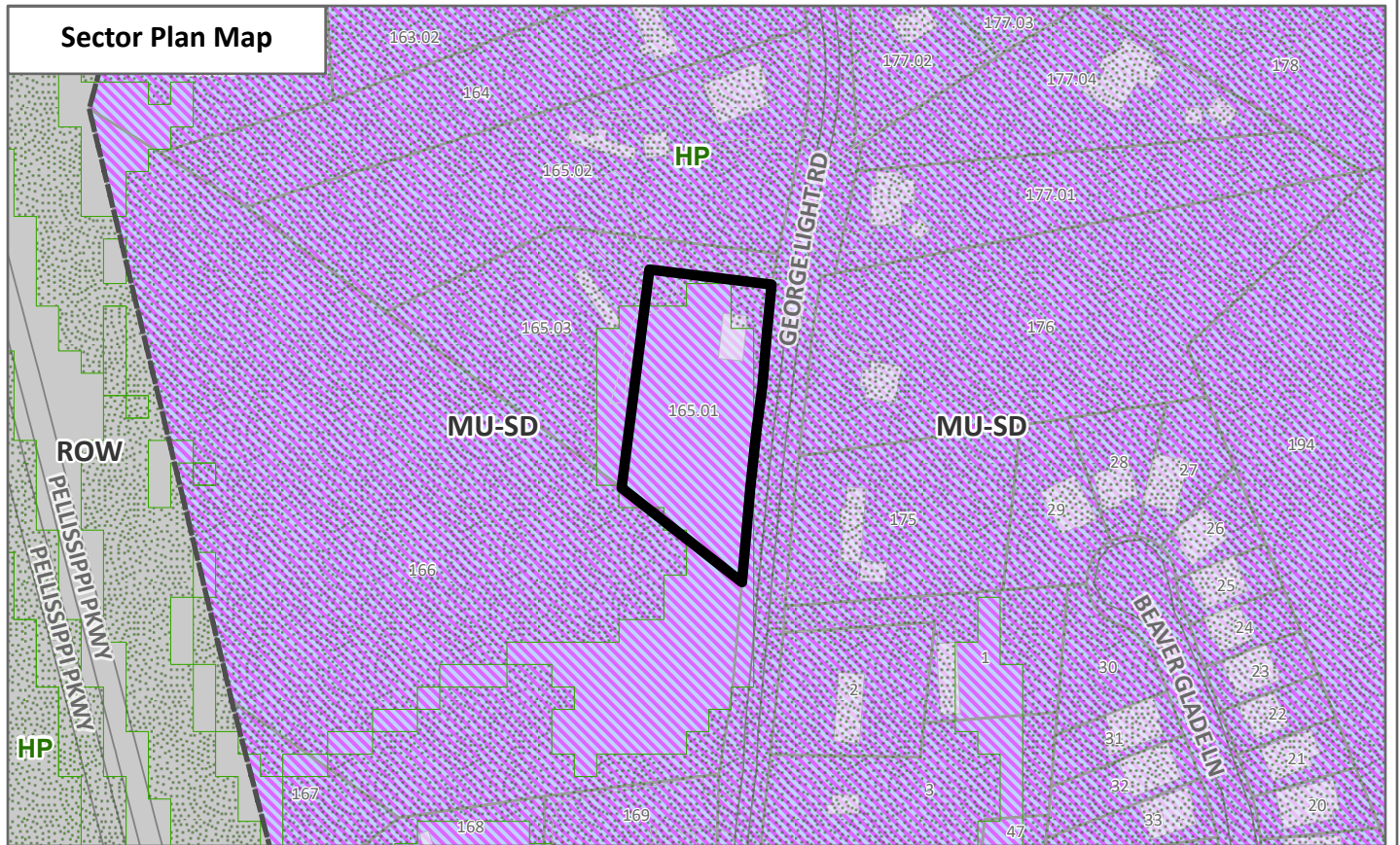
Case boundary



**Zoning Map**



**Sector Plan Map**

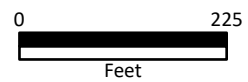


**CONTEXTUAL MAPS 2**

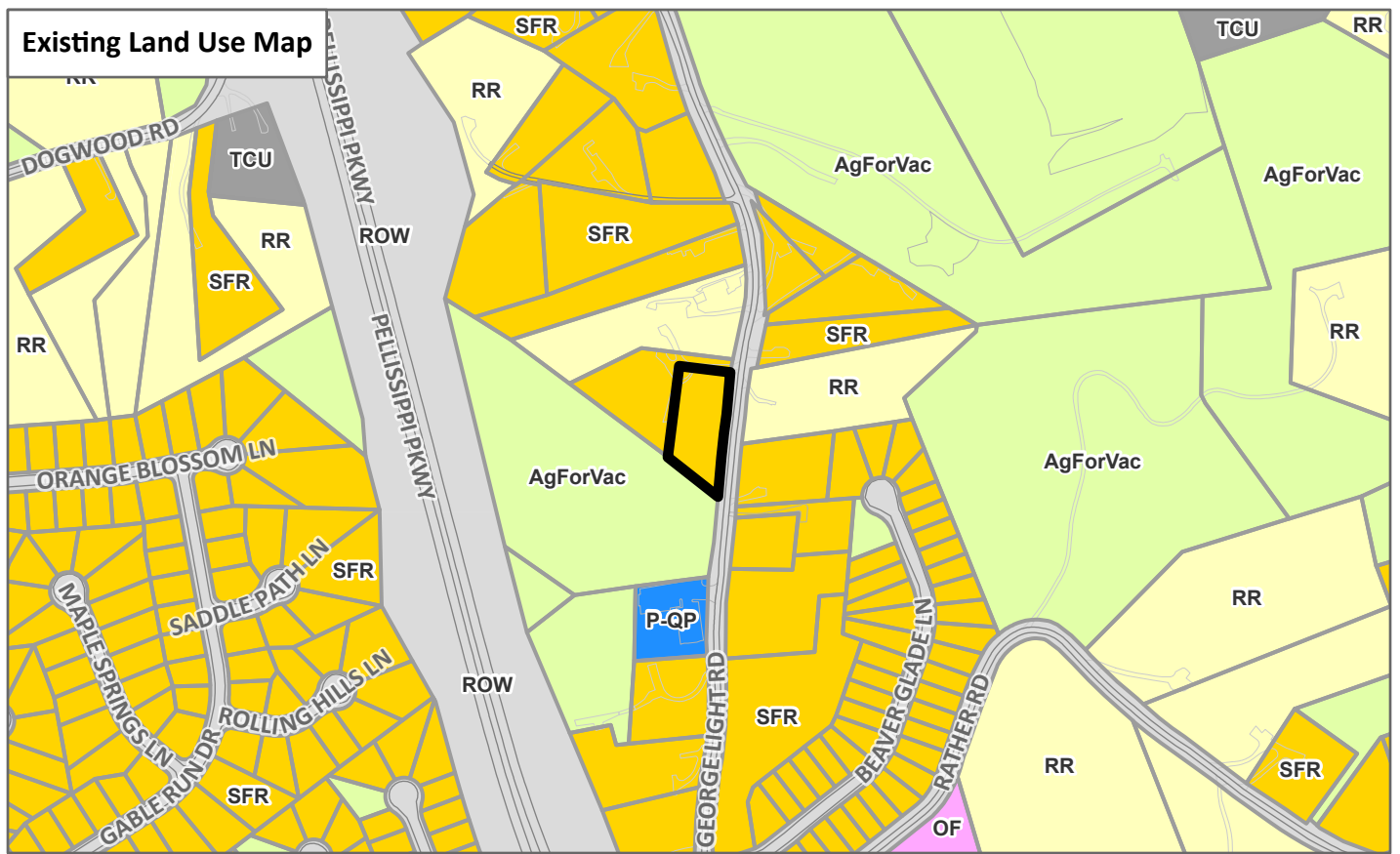
**9-F-23-RZ**



Case boundary



Existing Land Use Map

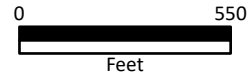


CONTEXTUAL MAPS 3

9-F-23-RZ

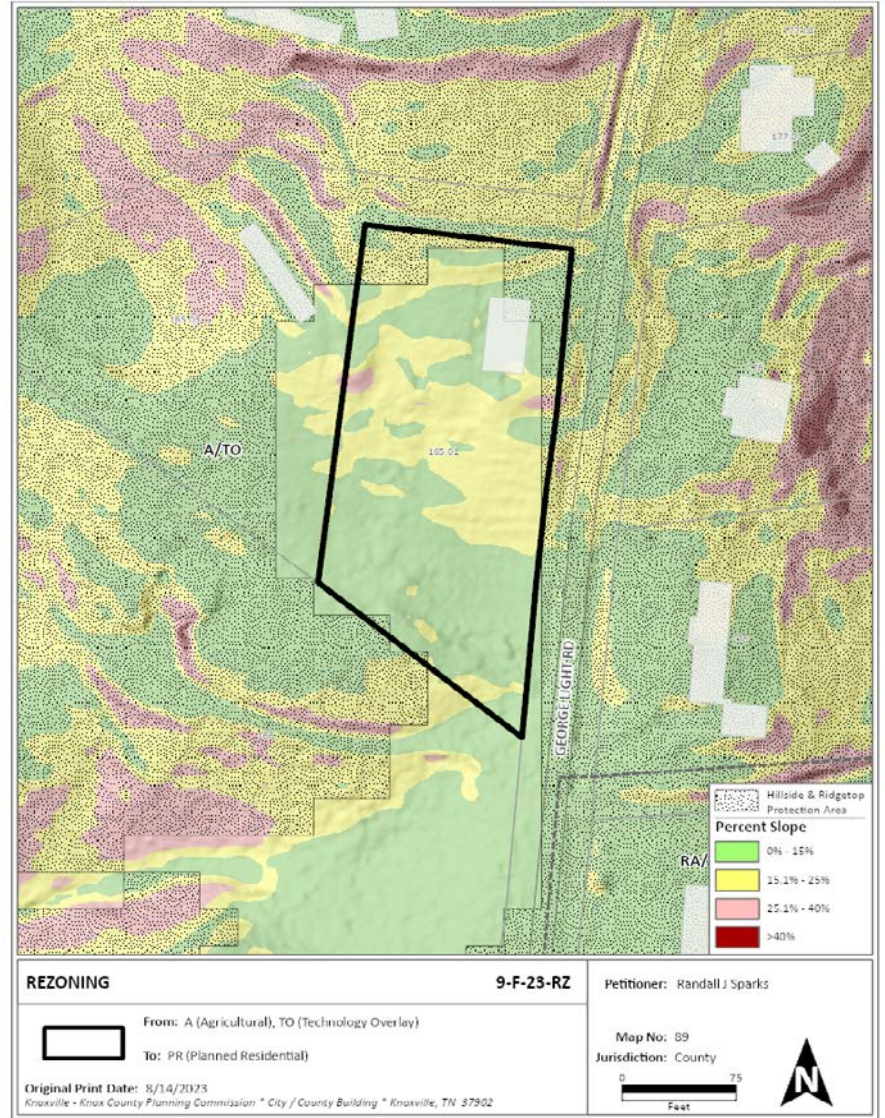


Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>40,484.1</b>	<b>0.93</b>			
Non-Hillside	35,181.5	0.81	N/A		
0-15% Slope	2,758.6	0.06	100%	2,758.6	0.06
15-25% Slope	2,458.3	0.06	50%	1,229.2	0.03
25-40% Slope	85.7	0.002	20%	17.1	0.0004
Greater than 40% Slope	0.0	0.00	10%	0.0	0.00
Ridgetops					
<b>Hillside Protection (HP) Area</b>	5,302.6	0.12	Recommended disturbance budget within HP Area	<b>4,004.9</b>	<b>0.09</b>
			Percent of HP Area	<b>75.5%</b>	

CATEGORY	SQFT	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	35,181.5	0.81	5.00	4.0
0-15% Slope	2,758.6	0.06	4.00	0.3
15-25% Slope	2,458.3	0.06	2.00	0.1
25-40% Slope	85.7	0.002	0.50	0.0
Greater than 40% Slope	0.0	0.00	0.20	0.0
Ridgetops	0.0	0.00	3.00	0.0
Subtotal: Sloped Land	5,302.6	0.12		0.4
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	<b>40,484.1</b>	<b>0.93</b>	<b>4.74</b>	<b>4.4</b>
Proposed Density (Applicant)		<b>0.93</b>		<b>3.5</b>



**REZONING** **9-F-23-RZ** Petitioner: Randall J Sparks

**From:** A (Agricultural), TO (Technology Overlay)

**To:** PR (Planned Residential)

Map No: 89  
Jurisdiction: County

Original Print Date: 8/14/2023  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

0 75 Feet

North Arrow





# 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

**Randall J Sparks**

Applicant Name

Affiliation

**7/25/2023**

Date Filed

**9/14/2023**

Meeting Date (if applicable)

**9-F-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**Billy R. and Celia G. Sparks**

Name / Company

**4821 Sparks Rd. Rd. Knoxville TN 37931**

Address

**865-927-3383**

Phone / Email

## CURRENT PROPERTY INFO

**Billy R. and Celia G. Sparks**

Owner Name (if different)

**4821 Sparks Rd. Rd. Knoxville TN 37931**

Owner Address

**865-927-3383**

Owner Phone / Email

**3303 GEORGE LIGHT RD**

Property Address

**89 165.01**

Parcel ID

**0.94 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

**West side of George Light Road, East of Pellissippi Parkway**

General Location

City

**Commission District 6**

**A (Agricultural), TO (Technology Overlay)**

**Single Family Residential**

County District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**MU-SD (Mixed Use Special District), HP (Hillside Protectio**

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

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential), TO (Technology Overlay)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

### up to 3.5 du/ac

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>Randall J Sparks</b> Please Print	<b>7/25/2023</b> Date
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Property Owner Signature	<b>Billy R. and Celia G. Sparks</b> Please Print	<b>7/25/2023</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

RANDALL J SPARKS

Applicant Name

Affiliation

07/20/2023

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

RANDALL J SPARKS

Name

Company

3303

KNOXVILLE

TN

37931

~~3033~~ GEORGE LIGHT RD

Address

City

State

ZIP

865-985-1258

JSPARKS737@GMAIL.COM

Phone

Email

### CURRENT PROPERTY INFO

3303

~~3033~~ GEORGE LIGHT RD

865-985-1258

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3303  
GEORGE LIGHT RD ~~3033~~

089 16501

Property Address

Parcel ID

WEST KNOX UTILITIES

WEST KNOX UTILITIES

Y

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels  
  Divide Parcel  
 \_\_\_\_\_ Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change  
 **PLANNED RESIDENTIAL (PR) 3.5 DU/AC**  
 Proposed Zoning

Plan Amendment Change  
 \_\_\_\_\_ Proposed Plan Designation(s)

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

  
 Applicant Signature

RANDALL J SPARKS

07/20/2023

865-985-1258

Please Print

Date

Phone Number

J SPARKS737@GMAIL.COM

Email

  
 Property Owner Signature

RANDALL J SPARKS

Please Print

Date Paid

