

# REZONING REPORT

► **FILE #:** 8-J-24-RZ

**AGENDA ITEM #:** 35

**AGENDA DATE:** 8/8/2024

► **APPLICANT:** STEPHEN SCHOOLFIELD & GREG DEE

OWNER(S): Michael S. Wood

TAX ID NUMBER: 135 H A 003

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 GINN FARM DR

► **LOCATION:** North side of Ginn Farm Dr, east of Maloney Rd

► **APPX. SIZE OF TRACT:** 1.77 acres

GROWTH POLICY PLAN: Urban Growth Boundary

ACCESSIBILITY: Access is via Ginn Farm Drive, a local city street with a pavement width of 14-ft within a 30-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Tennessee River

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

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

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

►  
EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural) in the County  
South: Agriculture/forestry/vacant land, single family residential - A (Agricultural) in the County, and RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) in the City  
East: Single family residential - A (Agricultural) in the County  
West: Rural residential, single family residential - A (Agricultural) in the County

NEIGHBORHOOD CONTEXT: The surrounding area is predominantly residential in character. Access to the Tennessee River, Maloney Road Park, and the University of Tennessee research farms are to the west.

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## STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and in compliance with the Knox County Comprehensive Plan.**

**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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The surrounding area has steadily transitioned from agricultural to residential and commercial uses since the early 1990s, with commercial development concentrated along Alcoa Highway.
2. In 2014, a rezoning from (A-1) General Agricultural zoning district to R-1 (Low Density Residential) zoning district was approved 50 ft south of the subject property (3-A-14-RZ), and there are 3 additional properties zoned RN-1 nearby to the east on Ginn Farm Drive. Together, these properties create a precedent for the RN-1 zone in this area. The R-1 district was redesignated as RN-1 (Single-Family Residential Neighborhood) with the adoption of the City of Knoxville's new zoning ordinance.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The RA zone is considered a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which is largely residential in character with recreational amenities and farm land nearby.
2. The minimum lot area in the RA zone is 10,000 sq ft for single-family houses and 12,000 sq ft for duplexes. Based on minimum lot area alone, the subject property could yield 6-7 lots. The configuration of the property would make it difficult to build at maximum capacity, however.
3. Ginn Farm Drive is a 14-ft unstriped, narrow city street that may require road improvements. The need for road improvements will be determined during the permitting phase.
4. The southwest and northeast corners of the subject property fall within the HP (Hillside Protection) area, but the overall site is sloped less than 15%, which is relatively flat.

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

1. The place type for the subject property is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is listed as being directly related to the SR place type.
2. The rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The permitted uses in the RA zone align with the character of the surrounding area.
3. The subject property is located within the Knoxville Urban Growth Boundary of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development. The allowable lot sizes in the RA zone support the objectives of the Urban Growth Boundary.

ESTIMATED TRAFFIC IMPACT: Not required.

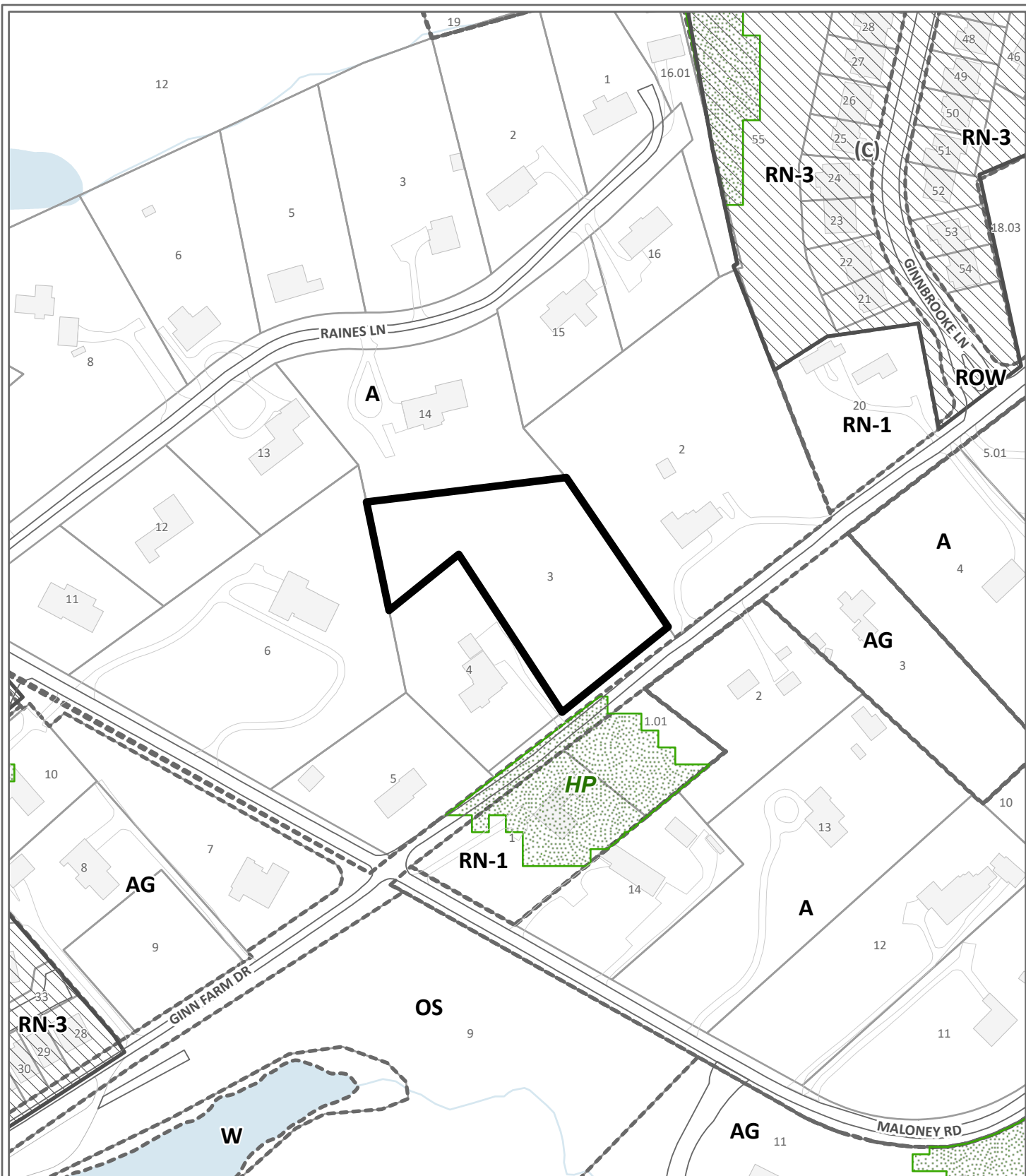
ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle 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 9/16/2024. 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-J-24-RZ**



**From:** A (Agricultural)

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

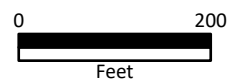
**Original Print Date:** 7/10/2024

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

**Petitioner:** Stephen Schoolfield & Greg Dee

**Map No:** 135

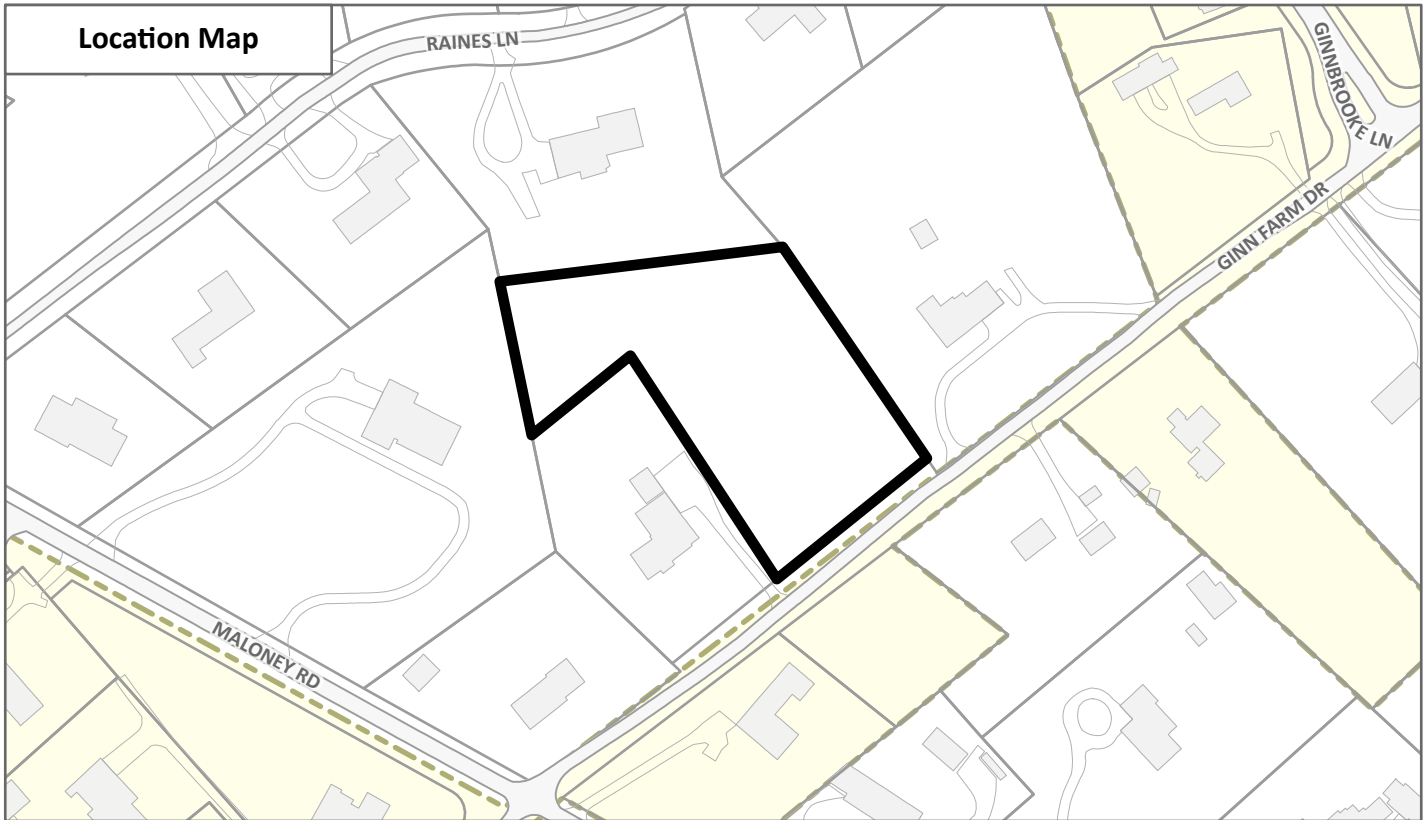
**Jurisdiction:** County





## Exhibit A. Contextual Images

Location Map



Aerial Map

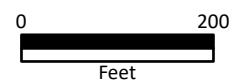


CONTEXTUAL MAPS 1

8-J-24-RZ

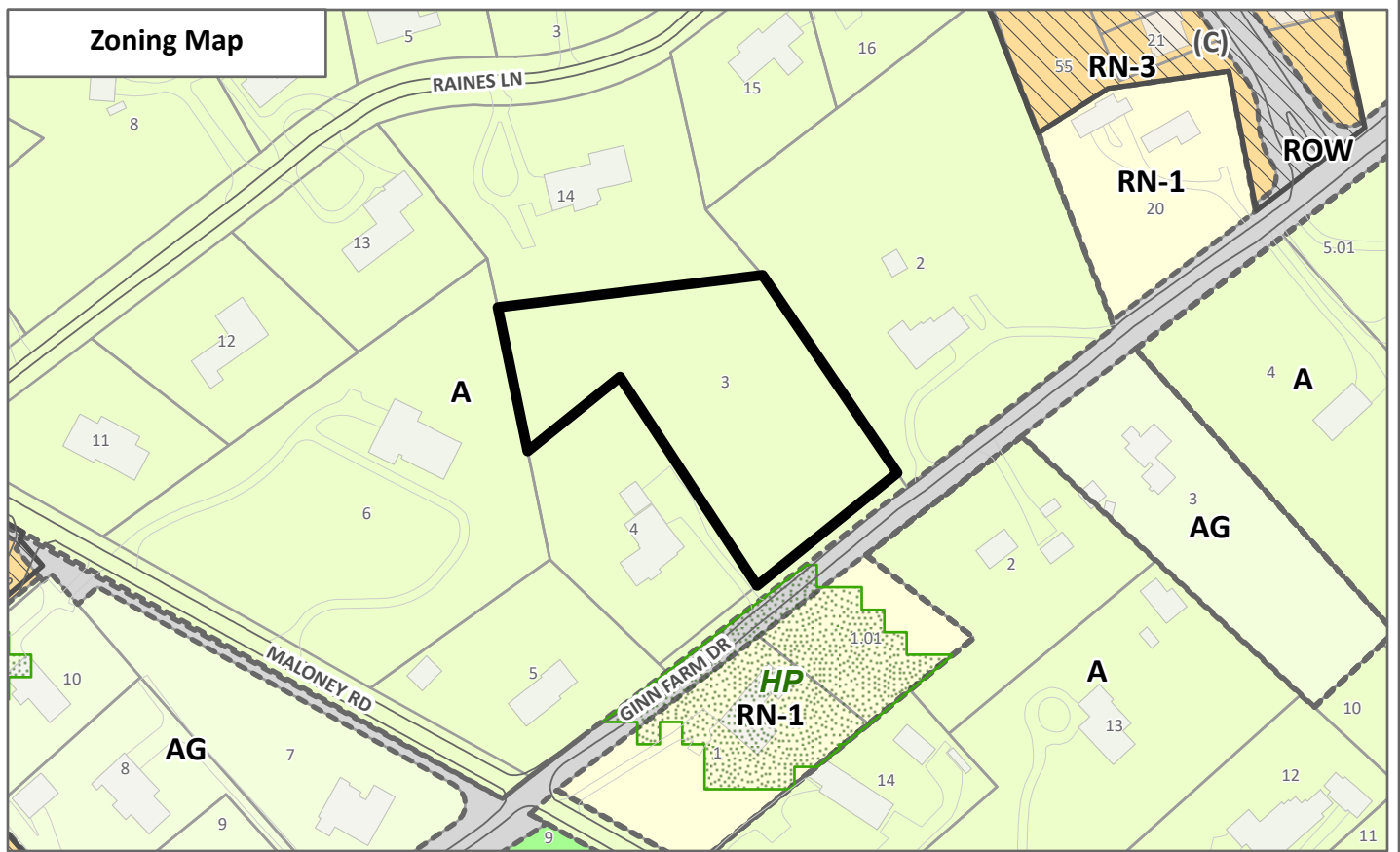


Case boundary

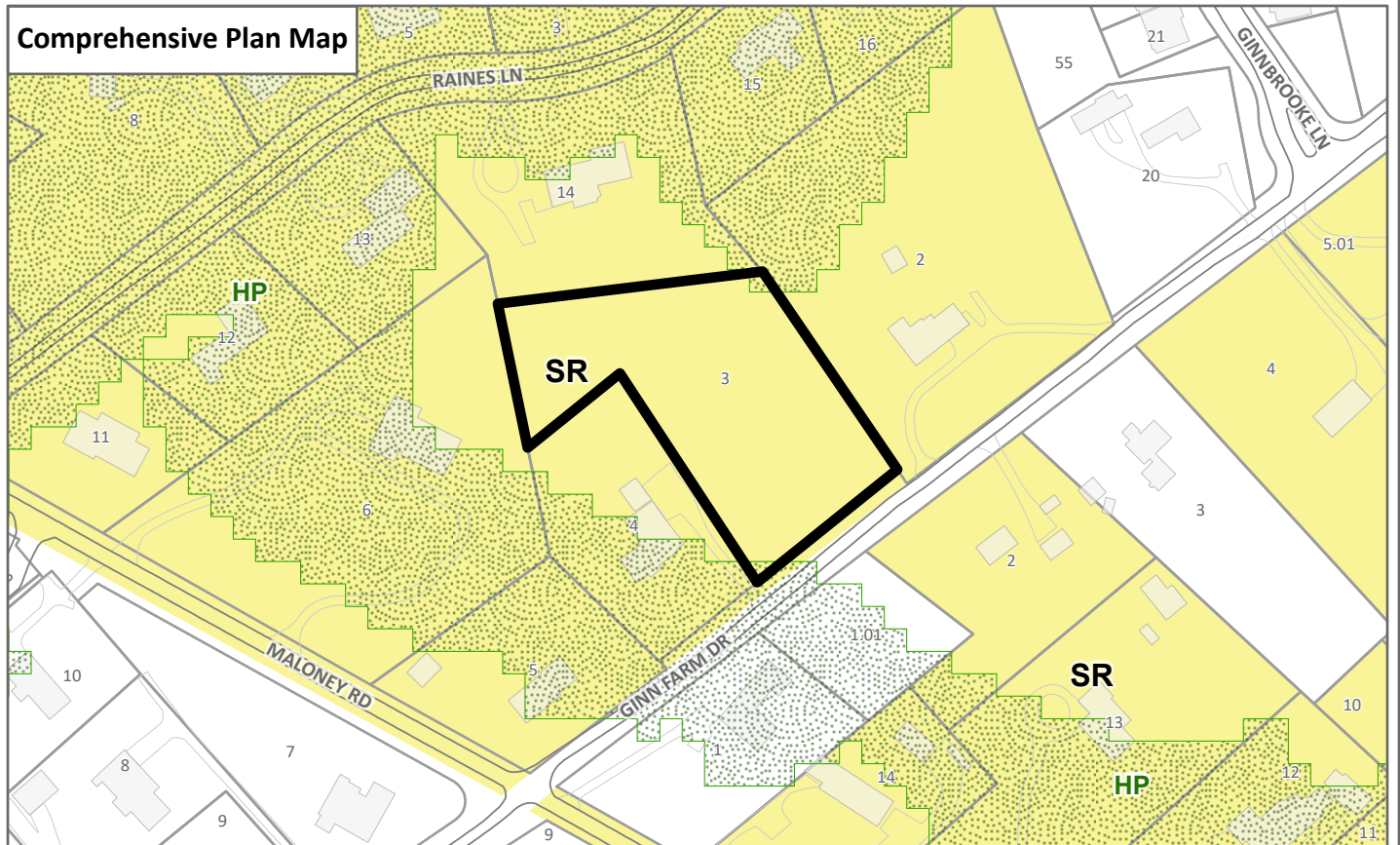




**Zoning Map**



**Comprehensive Plan Map**



**CONTEXTUAL MAPS 2**

**8-J-24-RZ**

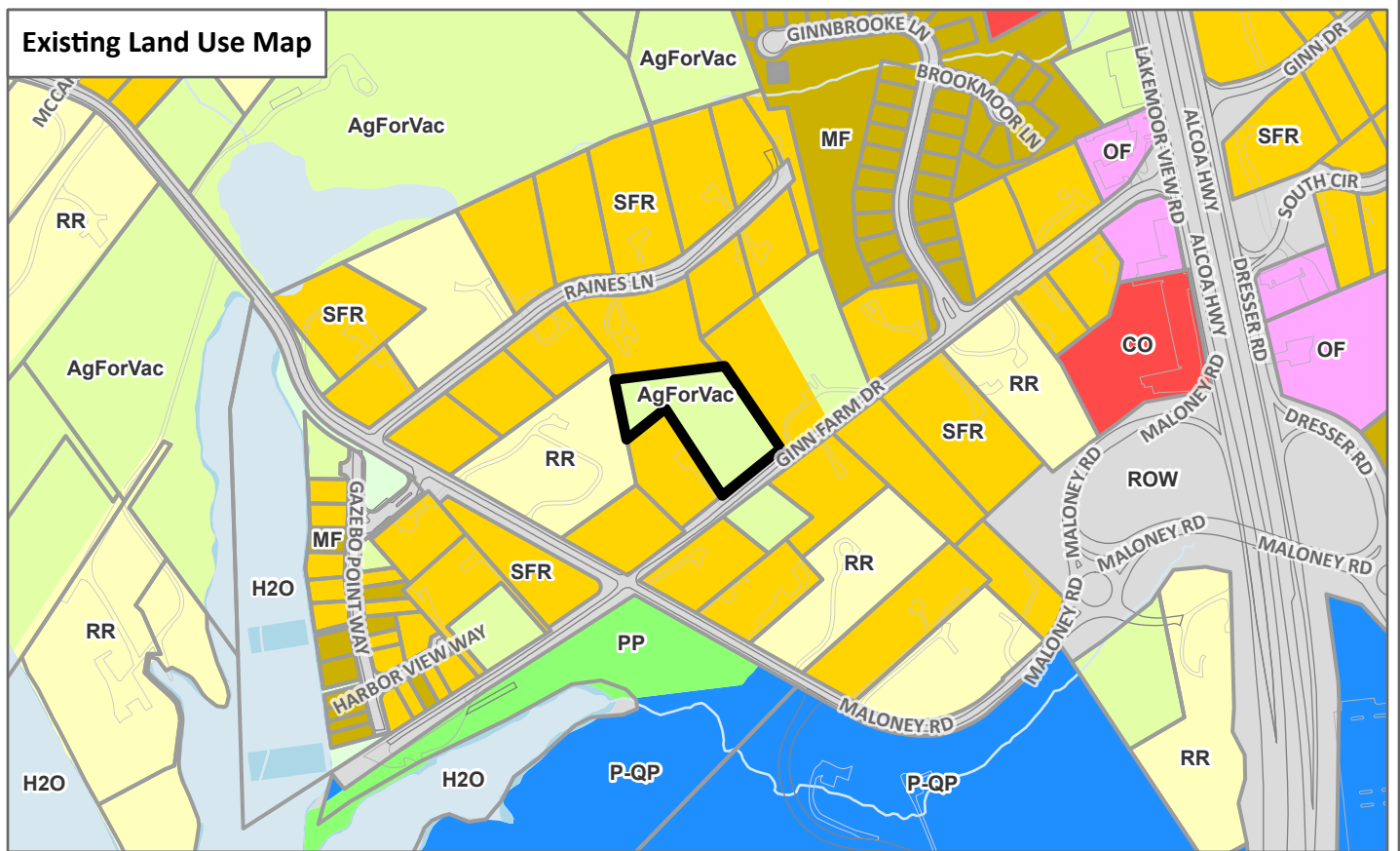


Case boundary





# Existing Land Use Map



## CONTEXTUAL MAPS 3

8-J-24-RZ

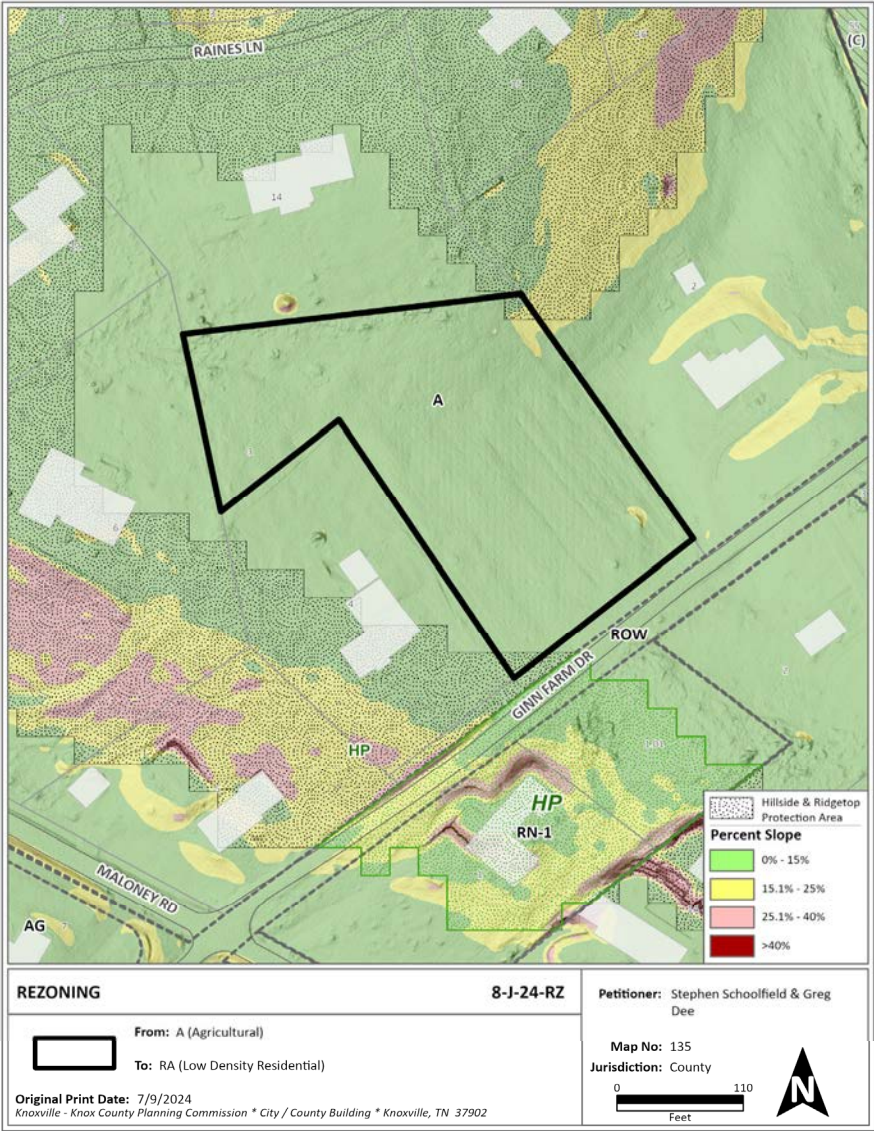


Case boundary





CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.77		
Non-Hillside	1.75	N/A	
0-15% Slope	0.02	100%	0.02
15-25% Slope	0.01	50%	0.003
25-40% Slope	0.00	20%	0.00
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.023	Recommended disturbance budget within HP Area (acres)	0.02
		Percent of HP Area	85.8%







# Development Request

## DEVELOPMENT

- ☐ Development Plan
- ☐ Planned Development
- ☐ Use on Review / Special Use
- ☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

## ZONING

- ☒ Rezoning
- ☐ Plan Amendment
  - ☐ Sector Plan
  - ☐ City OYP / County Comp Plan

Stephen Schoolfield & Greg Dee

Applicant Name

Affiliation

6/20/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-J-24-RZ

File Number(s)

## CORRESPONDENCE

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

Stephen Schoolfield

Name / Company

3007 Shady Glen Way Knoxville TN 37922

Address

865-384-1000 / stschoolfeld@gmail.com

Phone / Email

## CURRENT PROPERTY INFO

Michael S. Wood

Owner Name (if different)

221 Young High Pike Knoxville TN 37920

Owner Address

865-577-7575

Owner Phone / Email

0 GINN FARM DR

Property Address

135 H A 003

Parcel ID

1.77 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side of Ginn Farm Dr, east of Maloney Rd

General Location

☐ City Commission District 9 A (Agricultural)

☒ County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

SR (Suburban Residential), HP (Hillside Ridgetop Protection)

Land Use (City)/Place Type (County)

Urban Growth Boundary

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

- ☐ Development Plan   ☐ Planned Development   ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☒ Zoning Change   **RA (Low Density Residential)**  
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment   Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Rezoning Requests

Additional Information

## STAFF USE ONLY

### PLAT TYPE

- ☐ Staff Review   ☐ Planning Commission

### ATTACHMENTS

- ☐ Property Owners / Option Holders   ☐ Variance Request  
☐ Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)  
☐ Traffic Impact Study  
☐ COA Checklist (Hillside Protection)

Fee 1

**\$650.00**

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.

**Stephen Schoofield & Greg Dee**

**6/20/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Michael S. Wood**

**6/20/2024**

Property Owner Signature

Please Print

Date





# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ PA  
☒ Rezoning

STEPHEN SCHOOLFIELD & GREG DEE

BUYERS

Applicant Name

Affiliation

6/17/2024

08/08/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

8-J-24-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

STEPHEN SCHOOLFIELD

Name

Company

3007 SHADY GLEN WAY

KNOXVILLE

TN

37922

Address

City

State

ZIP

865-384-1000

stschoolfeld@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

MICHAEL S. WOOD

221 YOUNG HIGH PIKE KNOXVILLE TN 3792 865-577-7575

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 GINN FARM DRIVE

135HA003

Property Address

Parcel ID

KUB

KUB

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

Land Use / Place Type  
CITY COUNTY

Growth Policy Plan Designation

April 2024



## DEVELOPMENT REQUEST

☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

Related City Permit Number(s)

☐ Residential ☐ Non-Residential

Home Occupation (specify)

Other (specify)

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify)

☐ Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

☒ Zoning Change RA  
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

Fee 1

Total

### ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request  
☐ Amendment Request (*Comprehensive Plan*)

Fee 2

### ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

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

STEPHEN SCHOOLFIELD & GREG DEE

Please Print

Date

865-384-1000

Phone Number

stschoolfeld@gmail.com

Email

Property Owner Signature

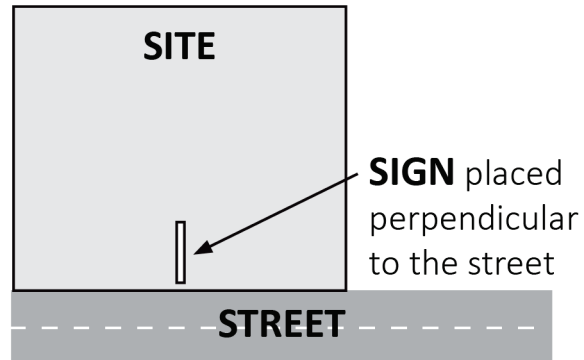
Please Print

Date Paid

06/20/2024, SG



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:** Stephen Schoolfield & Greg Dee

**Date:** 06/20/2024

**File Number:** 8-J-24-RZ



Sign posted by Staff



Sign posted by Applicant