

REZONING REPORT

▶ **FILE #:** 1-F-24-RZ

AGENDA ITEM #: 24

AGENDA DATE: 1/11/2024

▶ **APPLICANT:** MARY WARD

OWNER(S): Mary Ward

TAX ID NUMBER: 53 004 02

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 9625 CLIFT RD

▶ **LOCATION:** Northwest of Andrew Johnson Hwy, north of Clift Rd., east side of the Holston River

▶ **APPX. SIZE OF TRACT:** 3.09 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via a previously deeded joint permanent access easement off of Clift Road, a local street with a pavement width of 17 ft within a 25-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston-French Broad

▶ **PRESENT ZONING:** RA (Low Density Residential), F (Floodway)

▶ **ZONING REQUESTED:** A (Agricultural), F (Floodway)

▶ **EXISTING LAND USE:** Rural Residential

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, water - F (Floodway), RA (Low Density Residential)

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

East: Agricultural/forest/vacant - RA (Low Density Residential)

West: Water - F (Floodway)

NEIGHBORHOOD CONTEXT: The area is comprised mostly of single family detached residential development and undeveloped tracks of land.

STAFF RECOMMENDATION:

▶ **Approve the A (Agricultural) zone because it is consistent with the sector plan and surrounding development. The F (Floodway) zone would be retained.**

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 was developed in the 1980s and 1990s and consists primarily of residential and undeveloped land. With the proximity of the Holston River and the FEMA floodplains, A zoning is appropriate within the AG (Agricultural) land use classification and is consistent with the surrounding development, as property to the south of Clift Road is still zoned A.

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

1. The A zone provides for a wide range of agricultural, industrial, and residential uses with low population densities and other compatible uses which generally require large areas or open spaces. This property is 2.92 acres in size and meets the dimensional standards for A zoning.
2. This area is comprised of low residential densities and large tracts of open undeveloped land zoned both I (Industrial), and A.
3. While the immediately adjacent properties to the south are zoned RA, they are all over 1 acre in size, which is consistent with the minimum lot size of the A zone. Rezoning the subject property to the A zone is consistent with the character of the area.
4. 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 AMENDMENT.

1. The subject property sits on the Holston River, and a significant portion of the property is in FEMA floodplains and a floodway. It is also within the stream protection area. Knox County regulations allow the outer half of the distance between the outer edge of the FEMA floodway and 100-year floodplain to be filled. This is consistent with the General Plan's development policy 7.6, to limit uses to 50 percent of the flood fringe area.
2. While it is not in a Hillside and Ridgetop Protection Area, the property does contain moderate slopes between 15% to 25% near the Holston River.

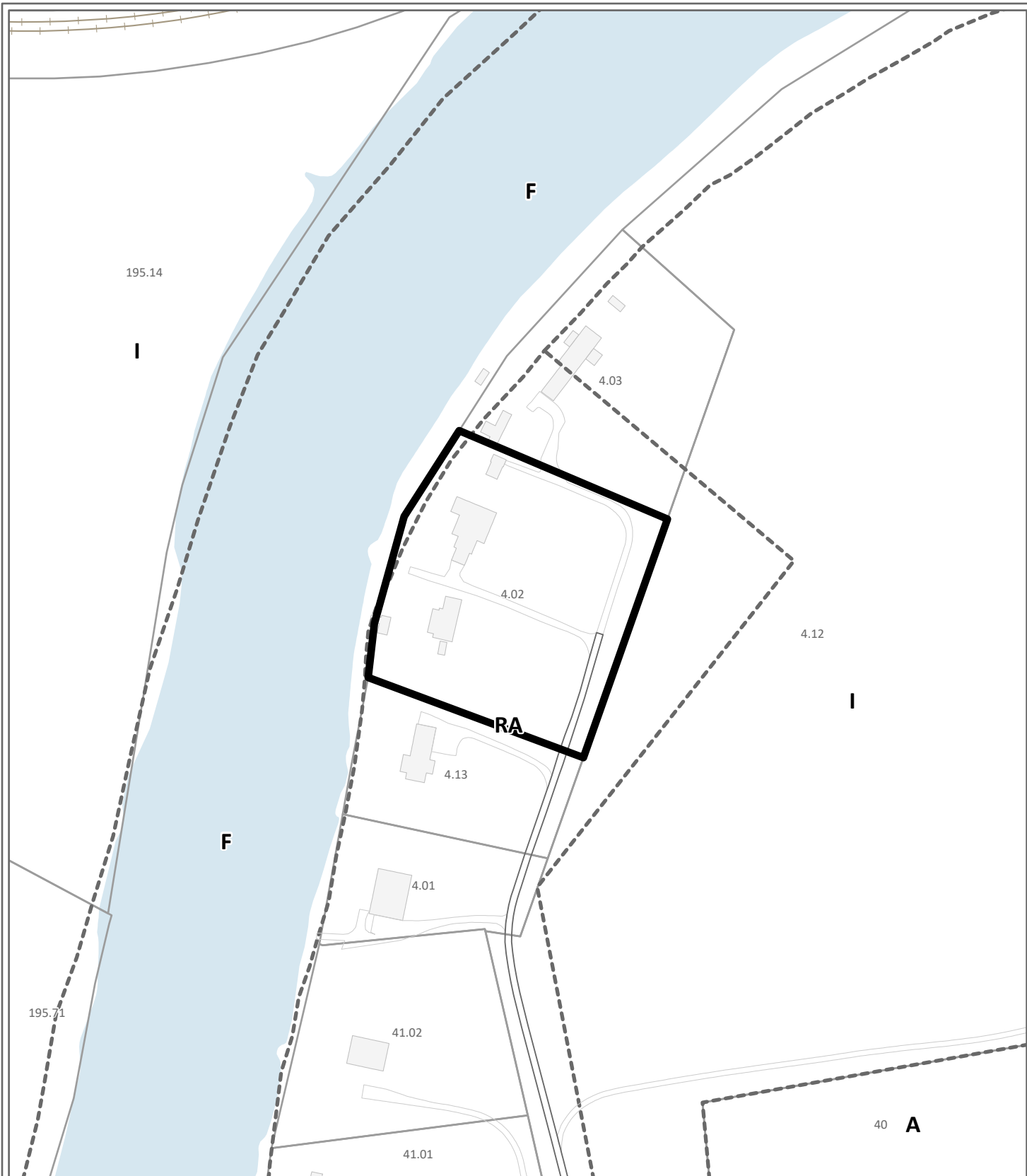
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property is designated with the AG land use classification in the East County Sector Plan, which allows consideration of the A zone in the Rural Residential areas of the Growth Policy Plan.
2. The requested rezoning is consistent with the General Plan's development policy 9.3, the intent of which is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/26/2024. 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

1-F-24-RZ

Petitioner: Mary Ward

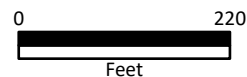


From: RA (Low Density Residential), F (Floodway)

To: A (Agricultural)

Map No: 53

Jurisdiction: County

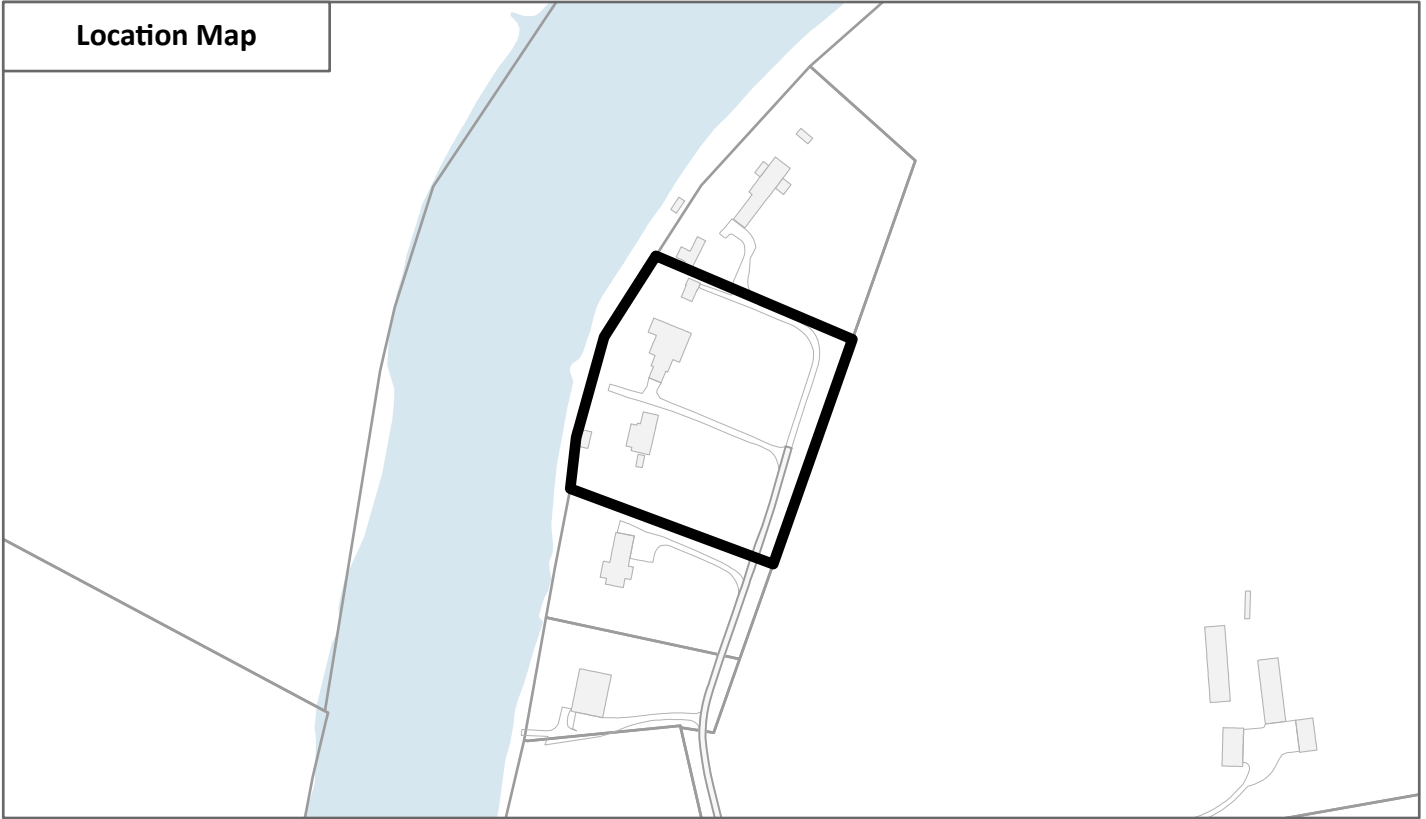


Original Print Date: 12/7/2023

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

Exhibit A. Contextual Images

Location Map



Aerial Map

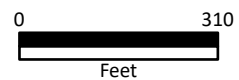


CONTEXTUAL MAPS 1

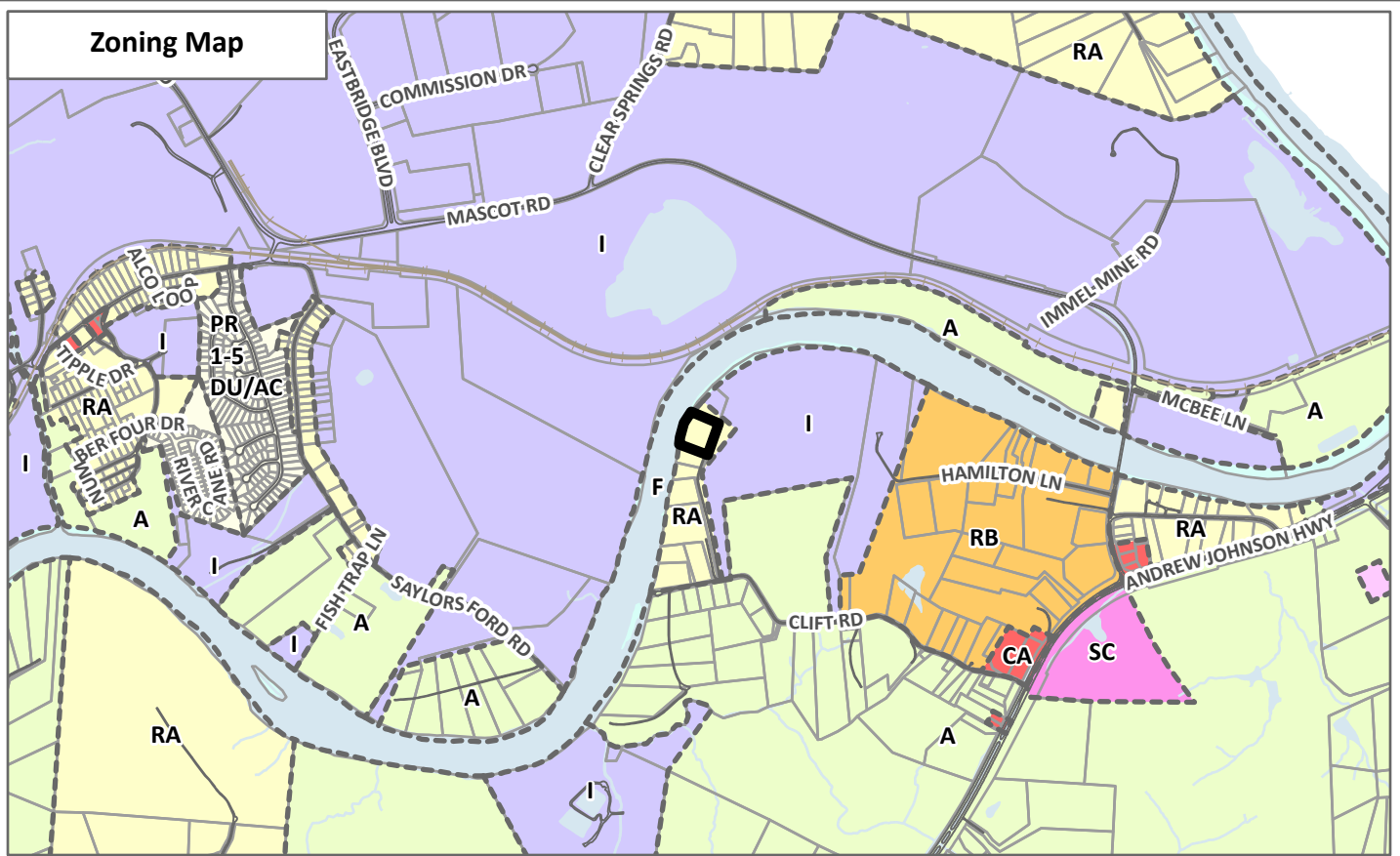
1-F-24-RZ



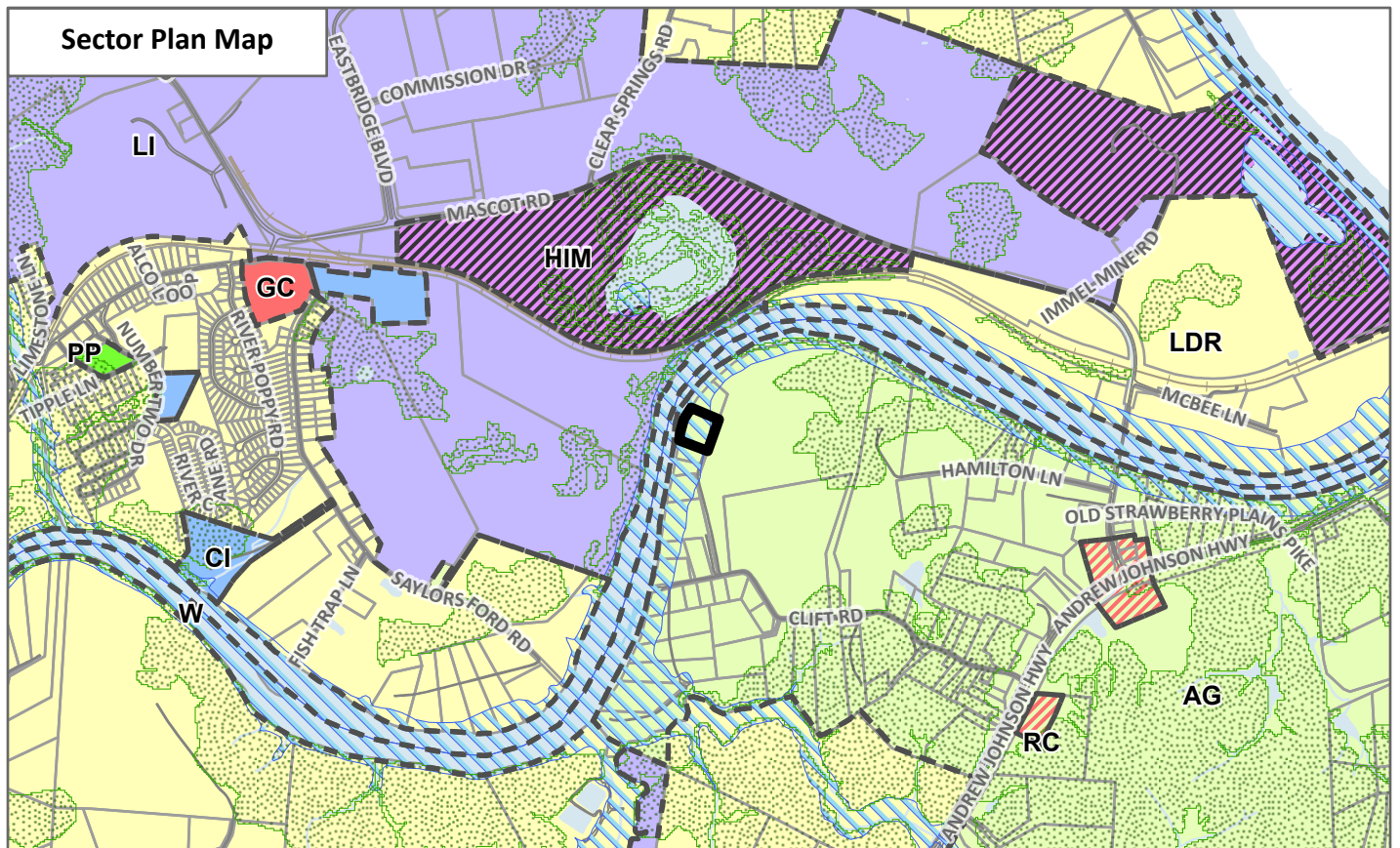
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

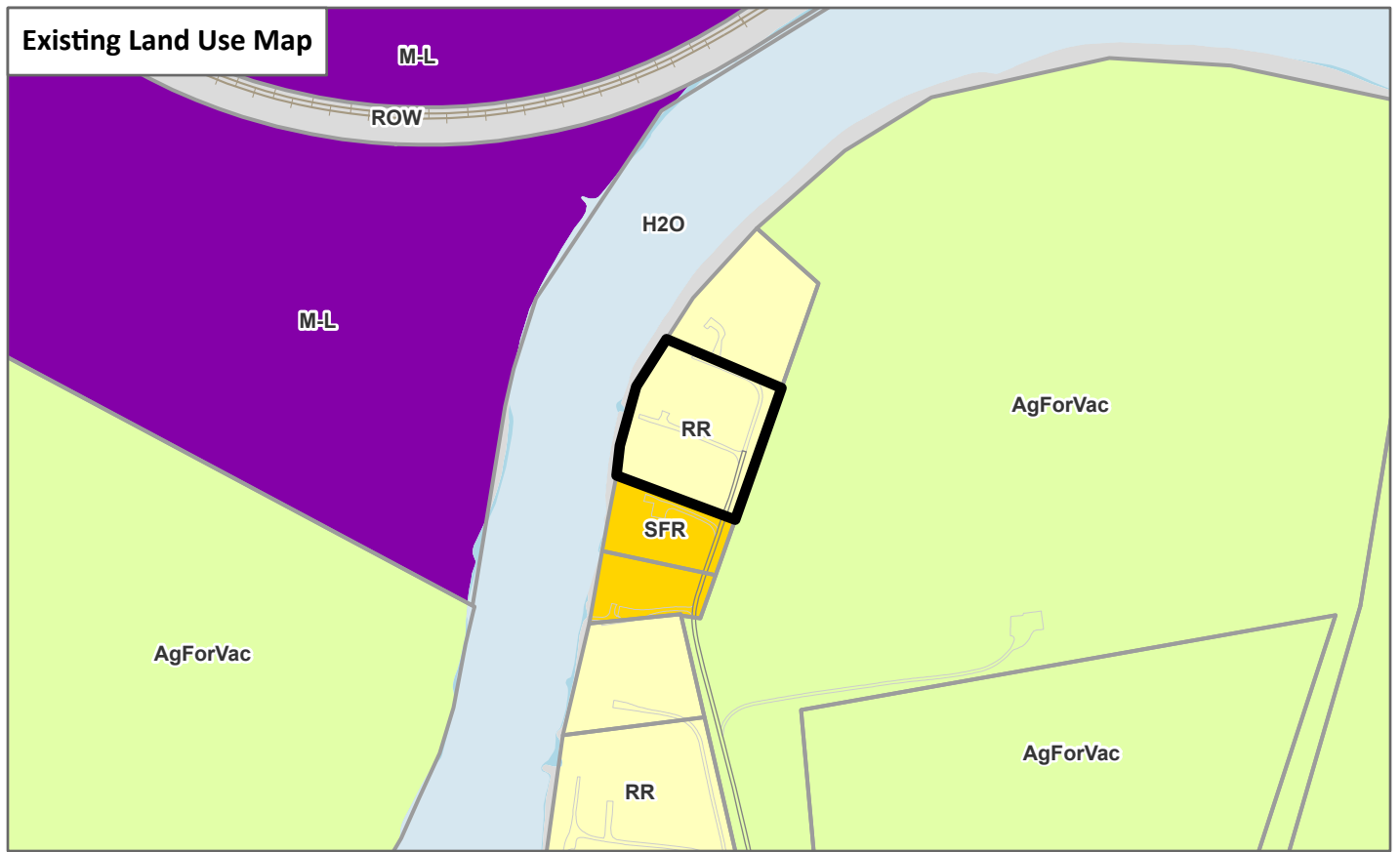
1-F-24-RZ



Case boundary



Existing Land Use Map

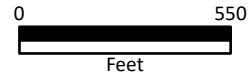


CONTEXTUAL MAPS 3

1-F-24-RZ



Case boundary





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

Mary Ward

Applicant Name

Affiliation

11/27/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-F-24-RZ

File Number(s)

CORRESPONDENCE

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

Mary Ward

Name / Company

9625 Clift Road Strawberry Plains TN 37871

Address

865-254-7463 / mary311@icloud.com

Phone / Email

CURRENT PROPERTY INFO

Mary Ward

Owner Name (if different)

9625 Clift Road Strawberry Plains TN 37871

Owner Address

865-254-7463 / mary311@icloud.com

Owner Phone / Email

9625 CLIFT RD

Property Address

53 004 02 (part of)

Parcel ID

3.09 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest of Andrew Johnson Hwy, North of N. Ruggles Ferry Pike

General Location

City **Commission District 8 RA (Low Density Residential), F (Floodway)**

Rural Residential

County District

Zoning District

Existing Land Use

East County

Planning Sector

AG (Agricultural), SP (Stream Protection)

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

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change A (Agricultural), F (Floodway)	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	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$650.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<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)		

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	Mary Ward	11/27/2023
	Please Print	Date

Property Owner Signature	Mary Ward	11/27/2023
	Please Print	Date

(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

Mary Ward

N/A

Applicant Name

Affiliation

11/20/2023

January 11, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

1-F-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

Mary Ward

Name

Company

9625 Clift Road

Strawberry Plains

TN
CA

37871

Address

City

State

ZIP

865-254-7463

mary311@icloud.com

Phone

Email

CURRENT PROPERTY INFO

Carl & Mary Ward

9625 Clift Road

Strawberry Plains, TN
37871

865-254-7463

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9625 Clift Road

053 00402

Property Address

Parcel ID

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

2.92 acres

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 **A (Agricultural)**
Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Pending Plat File Number

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
0801	\$650.00	\$650.00
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

Mary Ward

Please Print

Date

865-254-7463

Phone Number

mary311@icloud.com

Email



Property Owner Signature

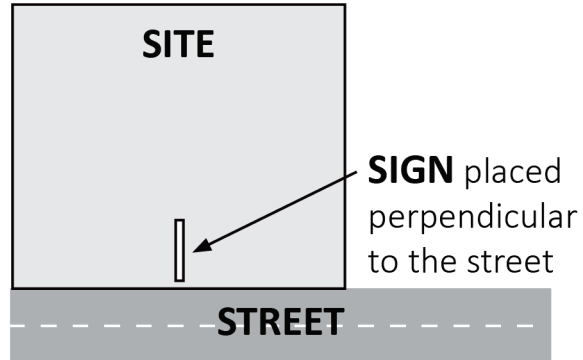
Mary Ward

Please Print

11/27/2023, SG

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:

_____ 12/29/2023 _____ and _____ 01/12/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mary Ward

Date: 11/27/2023

File Number: 1-E-24-RZ

- Sign posted by Staff
- Sign posted by Applicant