

REZONING REPORT

▶ **FILE #:** 6-I-24-RZ

AGENDA ITEM #: 21

AGENDA DATE: 6/13/2024

▶ **APPLICANT:** JULIE CLONINGER

OWNER(S): Julie Cloninger

TAX ID NUMBER: 97 100

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 5917 THORN GROVE PIKE

▶ **LOCATION:** North side of Thorn Grove Pike, west of Kennedy Rd

▶ **APPX. SIZE OF TRACT:** 2.12 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Thorn Grove Pike, a minor arterial with a pavement width of 18 ft within a right-of-way that varies from 40 ft to 76 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston-French Broad

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

▶ **ZONING REQUESTED:** CN (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Rural Residential



EXTENSION OF ZONE: No, this will not be an extension.

HISTORY OF ZONING: None noted.

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

South: Rural residential, single family residential - A (Agricultural)

East: Single family residential - A (Agricultural)

West: Single family residential, commercial - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area along Thorn Grove Pike is mostly comprised of single family residential uses with a few multifamily and commercial uses mixed in. Marbledale Baptist Church is located nearby to east of the subject property.

STAFF RECOMMENDATION:

▶ **Deny the CN (Neighborhood Commercial) zone because it does not meet all the conditions of a rezoning.**

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. There have not been any substantial changes in the area in recent years which warrants the proposed amendment. The area remains rural in character and is primarily composed of houses on larger than half-acre lots along Thorn Grove Pike, abutting undeveloped forested lands away from the street.
2. On the south side of Thorn Grove Pike, there is a series of CA (General Commercial) zoned properties. However, the majority of these properties have not been developed as commercial uses and KGIS aerial views indicate that no new commercial developments have been added to this area in at least the last ten years.

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

1. The CN zone intends to accommodate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas. This zone should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible.
2. The subject property does not meet the location criteria within the intent statement of the district. The property is located neither at an intersection nor at the edge of an established neighborhood. Furthermore, it can be argued that the area does not have enough residential density to warrant the addition of more commercially zoned properties.
3. 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.

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 addition of another commercially zoned parcel would constitute encroachment into this rural, residential area.
2. An approximate 1.8-acre portion in the rear of the property has the HP (Hillside Protection) designation with moderate slopes. New developments should be respectful of the topography and existing vegetation of the property.

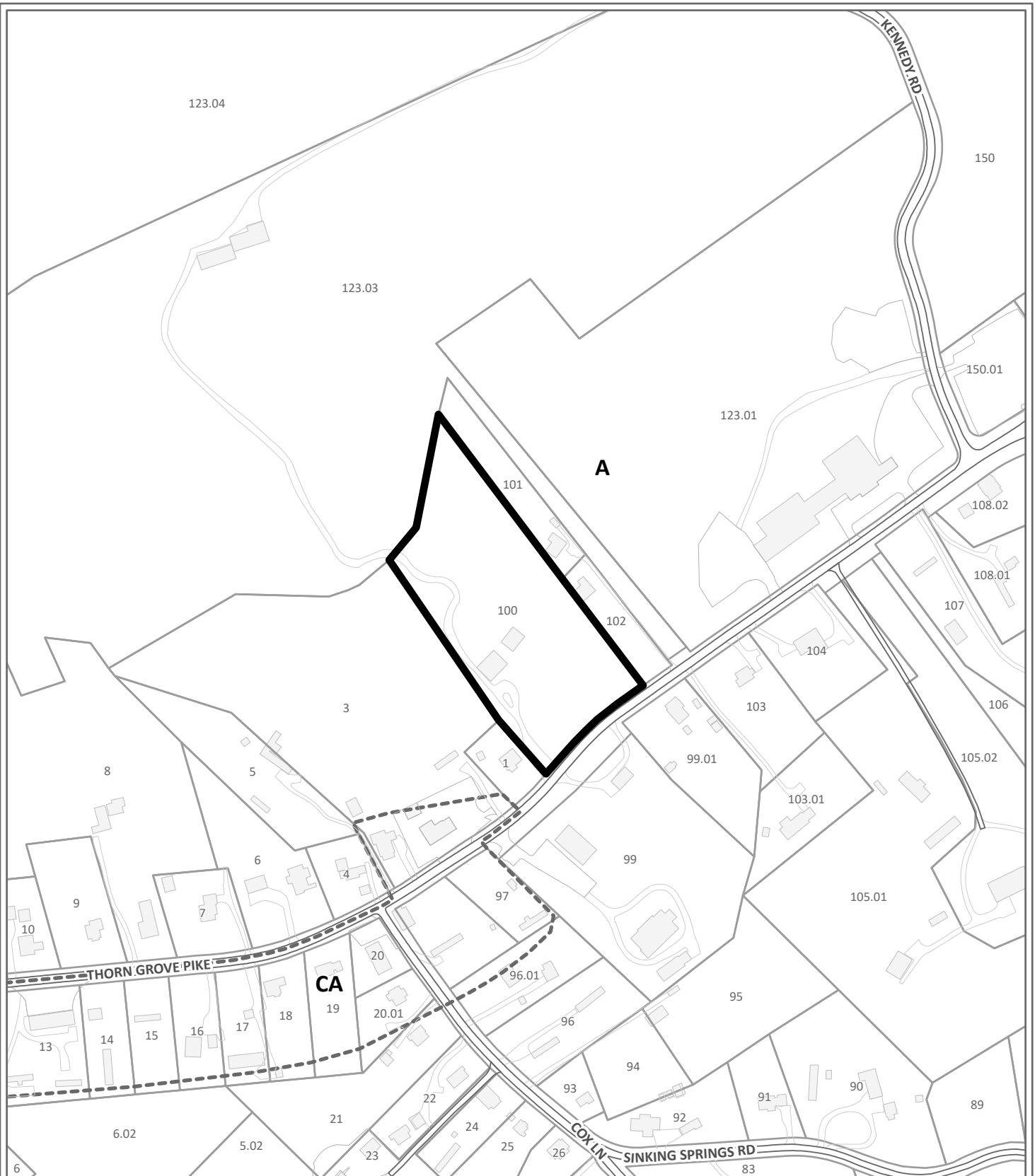
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property is designated as the SR (Rural Living) place type. The SR place type does list the CN zone as a partially related zone, so it can be considered by the Planning Commission. However, "partially related" just means a zone may be appropriate in some locations within the place types but may not be appropriate in others. Planning believes the CN zone would not be appropriate at this location as the property does not meet the stated criteria of the CN zone description and it would be an encroachment of a residential zone in a rural, residential area.
2. The requested CN zone is consistent with the 2024 Growth Policy Plan, Policy 4.2 pertaining to the Rural Areas, which requires rezonings to be limited to zoning districts that are consistent with one of the rural place types, which includes the property's RL (Rural Living) designation.
3. The property has thick vegetation along Thorn Grove Pike which contributes to the rural character of the area. The East County Community Plan identifies this road as a 'Rural Corridor'. The plan recommends limiting infrastructure expansion on this corridor to preserve the rural look and feel.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/15/2024. 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

6-I-24-RZ

Petitioner: Julie Cloninger



From: A (Agricultural)

To: CN (Neighborhood Commercial)

Map No: 97

Jurisdiction: County

Original Print Date: 5/6/2024

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

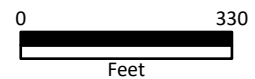
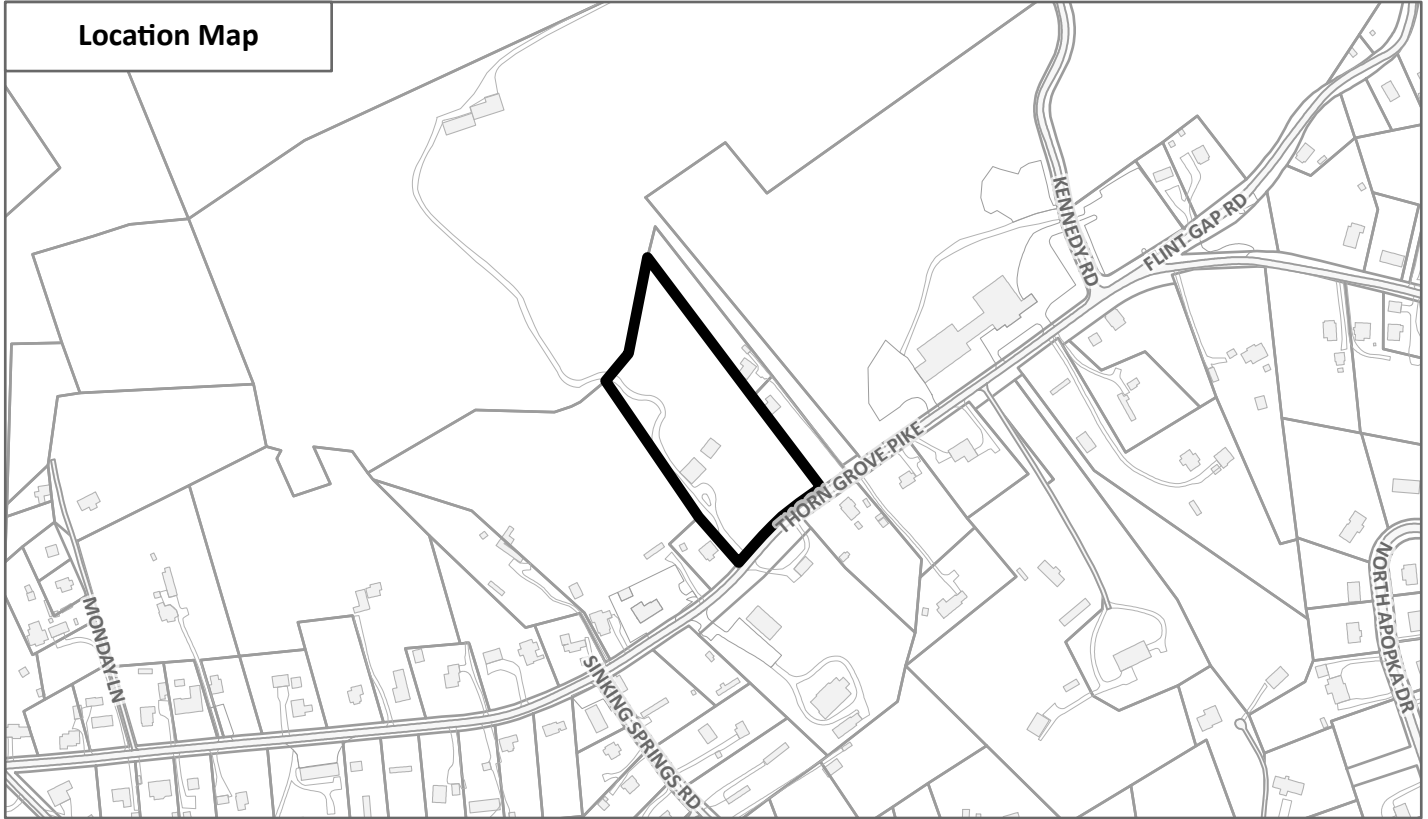


Exhibit A. Contextual Images

Location Map



Aerial Map

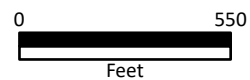


CONTEXTUAL MAPS 1

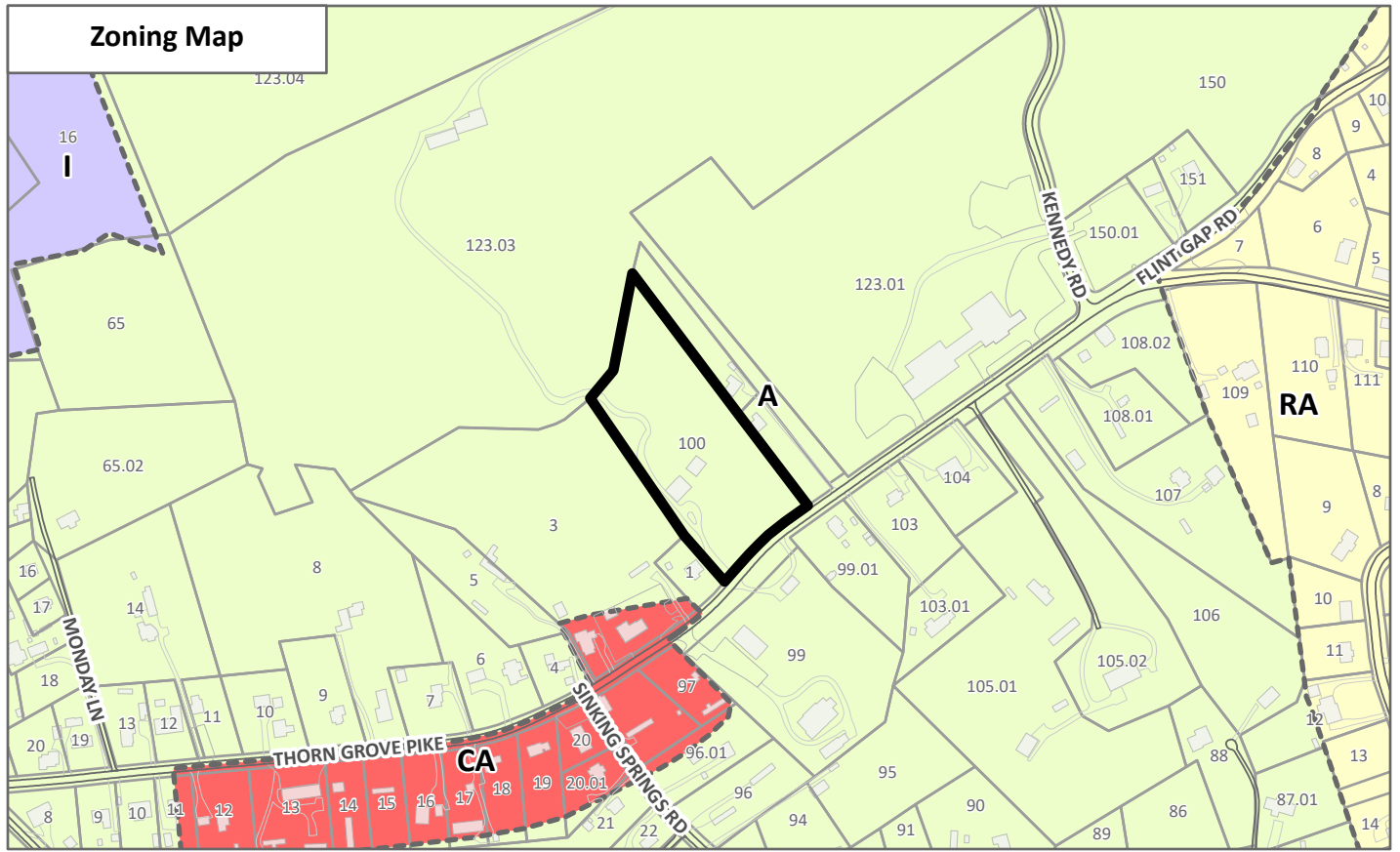
6-1-24-RZ



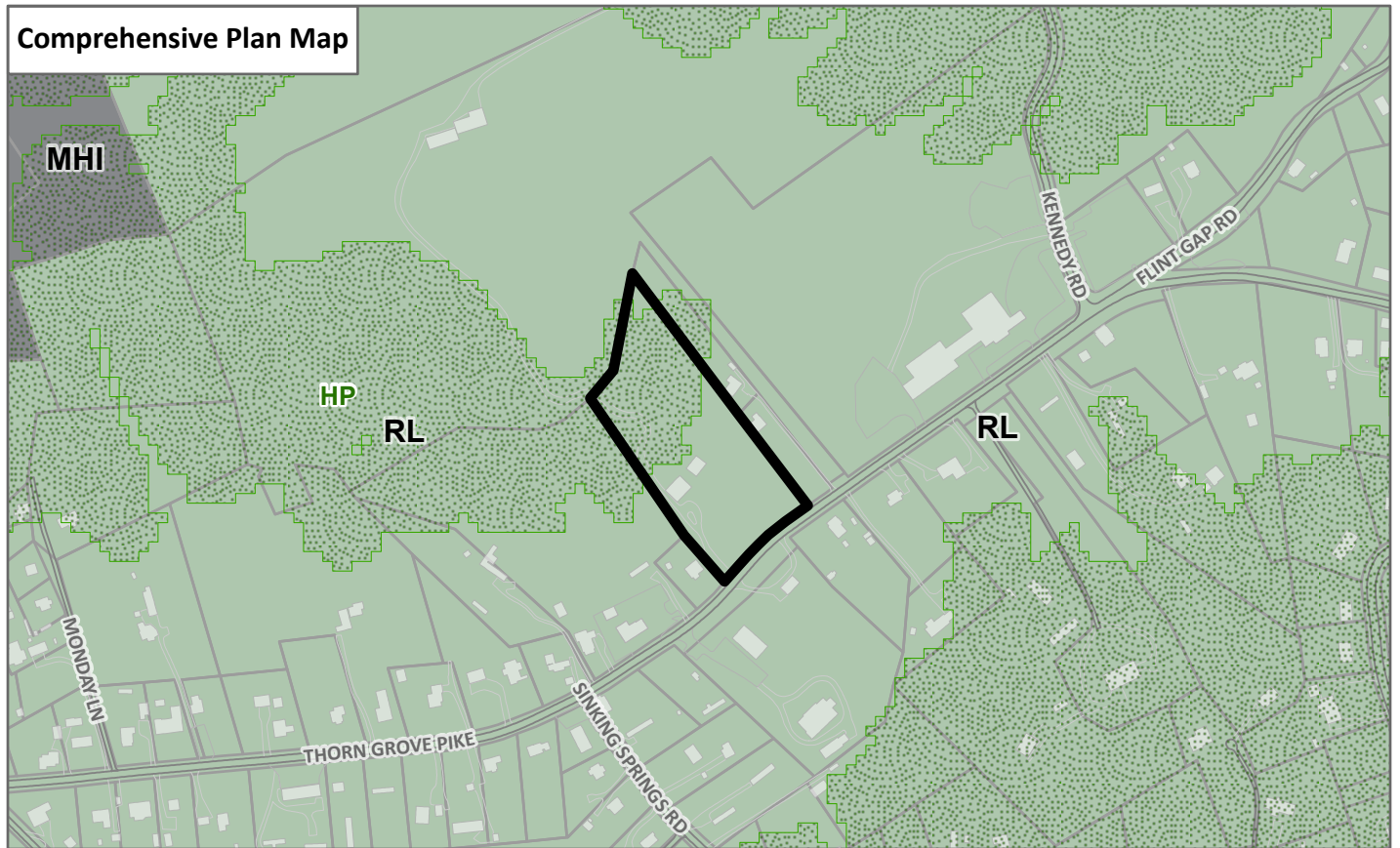
Case boundary



Zoning Map



Comprehensive Plan Map

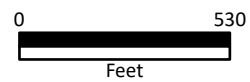


CONTEXTUAL MAPS 2

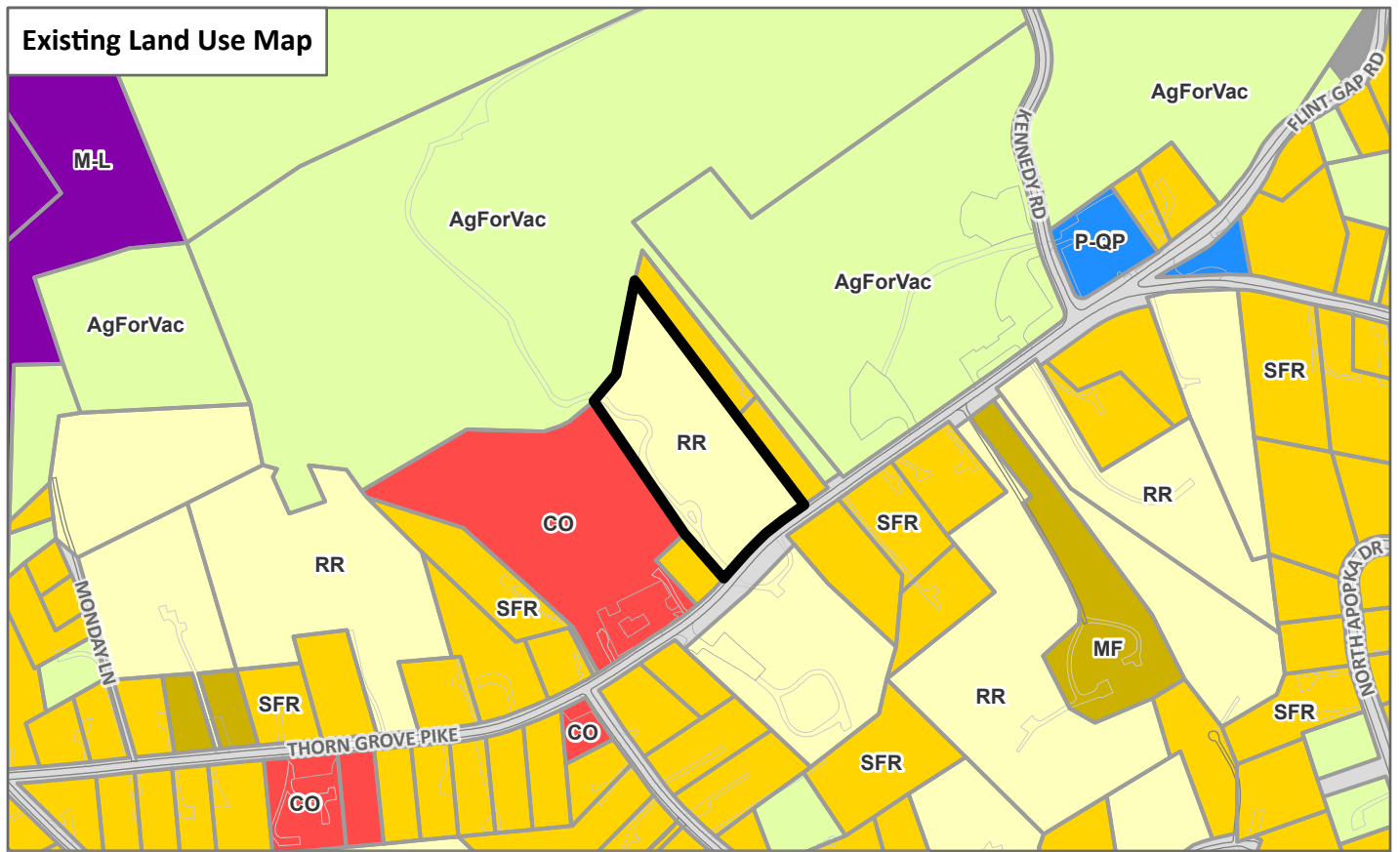
6-I-24-RZ



Case boundary



Existing Land Use Map

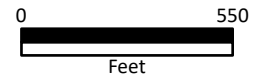


CONTEXTUAL MAPS 3

6-1-24-RZ



Case boundary





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

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

Julie Cloninger

Applicant Name

Affiliation

4/26/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-I-24-RZ

File Number(s)

CORRESPONDENCE

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

Julie Cloninger

Name / Company

5917 Thorn Grove Pike Knoxville TN 37914

Address

865-679-4001 / cjec460@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Julie Cloninger

Owner Name (if different)

5917 Thorn Grove Pike Knoxville TN 37914

Owner Address

865-679-4001 / cjec460@gmail.

Owner Phone / Email

5917 THORN GROVE PIKE

Property Address

97 100

Parcel ID

2.12 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Thorn Grove Pike, west of Kennedy Rd

General Location

City

Commission District 9

A (Agricultural)

Rural Residential

County District

Zoning District

Existing Land Use

East County

AG (Agricultural), HP (Hillside Protection)

Rural Area

Planning Sector

Land Use (City)/Place Type (County)

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 CN (Neighborhood Commercial)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> 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	Total
\$1,000.00	
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	Julie Cloninger Please Print	4/26/2024 Date
---------------------	--	--------------------------

Phone / Email _____

Property Owner Signature	Julie Cloninger Please Print	4/26/2024 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 OYP
- Rezoning

Applicant Name: Julie Cloninger Affiliation: _____

Date Filed: 4/26/24 Meeting Date (if applicable): June 13, 2024 File Number(s): 6-I-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

Name: Julie Cloninger Company: _____

Address: 5917 Thorngrove Pike City: Knoxville State: TN ZIP: 37914

Phone: 865 679 4001 Email: cjecz60@gmail.com

CURRENT PROPERTY INFO

Property Owner Name (if different): Julie Cloninger Property Owner Address: 5917 Thorngrove Pike Property Owner Phone: 865-679-4001

Property Address: 5917 Thorngrove Pike Parcel ID: _____

Sewer Provider: KUB Water Provider: KUB 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

Proposed Zoning CN

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
0803 \$1,000.00	\$1,000.00
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

Julie Cloninger
Applicant Signature

Julie Cloninger
Please Print

4/26/24
Date

865 679 4001
Phone Number

cjec460@gmail.com
Email

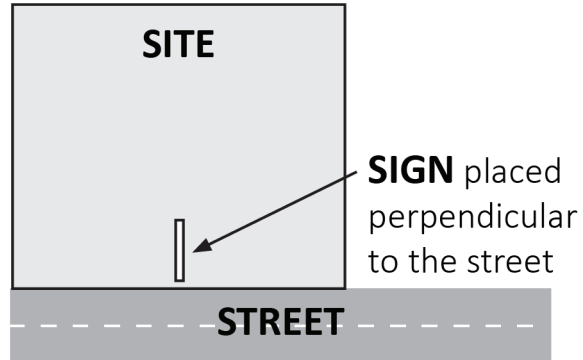
Julie Cloninger
Property Owner Signature

Julie Cloninger
Please Print

04/26/2024, 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:

_____ 05/31/2024 _____ and _____ 06/14/2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Julie Cloninger

Date: 04/26/2024

File Number: 6-I-24-RZ

- Sign posted by Staff
- Sign posted by Applicant