

# REZONING REPORT

► **FILE #:** 7-H-24-RZ

**AGENDA ITEM #:** 14

**AGENDA DATE:** 7/11/2024

► **APPLICANT:** RALPH SMITH

OWNER(S): Blake Huettel & Joann Boone Reagan

TAX ID NUMBER: 60 D A 00201, 003, 004

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 2101 ROSEWOOD RD (2103, 2105 ROSEWOOD RD)

► **LOCATION:** West of Rosewood Rd, north of Rutledge Pike

► **APPX. SIZE OF TRACT:** 2.3 acres

GROWTH POLICY PLAN: Urban Growth Boundary

ACCESSIBILITY: Access is via Rosewood Drive, a minor collector street with a pavement width of 19-ft within a 48-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Septic

WATERSHED: Woods Creek

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

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

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Single Family Residential

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

HISTORY OF ZONING: None noted

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

South: Commercial - CA (General Business)

East: Rural residential - A (Agriculture)

West: Single family residential - A (Agriculture)

NEIGHBORHOOD CONTEXT: The surrounding area along Rosewood Drive consists of large lots with single family detached houses. Rutledge Pike is one parcel to the south and contains a number of commercial and office uses in the near vicinity.

## STAFF RECOMMENDATION:

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

## 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 area surrounding the subject property has transitioned from forested and agricultural lands to residential uses since the early 2000s.
2. Two lots within the subject site, lots 2101 and 2103, are nonconforming in that do not meet the minimum lot area requirements for the A (Agricultural) zones. All lots within the A zone must be a minimum of one acre. Lot 2103 is 0.51 ac and lot 2101 is 0.75 ac. Approving the requested RA (Low Density Residential) zone will bring the two lots into conformance as they meet the minimum dimensional standards for the RA zone, which is 20,000 sq ft for properties not served by sanitary sewer systems.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THIS RESOLUTION.

1. The RA (Low Density Residential) zone is intended to provide for 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 subject site falls within the (HP) Hillside Protection area, and the southern portion of the site contains slopes in the 15-25% range. The slope analysis determined that 1.8 ac of the 2 ac within the HP area may be disturbed.
2. The minimum lot area for properties not served by sanitary sewers in the RA zone is 20,000 sq ft. With a lot area of 2.33 ac and based on minimum lot area alone, the subject property could yield up to 5 lots.
3. Rosewood Drive is a short collector street connecting Rutledge Pk and Millertown Pike, both of which are classified as arterial streets. Therefore, no traffic would be required through side streets to access this property.

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 site is designated as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. The RA zone is listed as being directly related to the SR place type. The allowed uses within RA align with the primary and secondary uses of SR, which are predominantly residential and civic in nature.
2. The subject property is located within the Urban Growth Boundary, which aims to encourage a reasonably compact pattern of development. Approving the requested RA zone supports policy 6.1 of the Growth Policy Plan pertaining to Urban Growth Boundaries, which includes offering a wide range of housing choices, by allowing flexibility in dimensional standards for residential development.
3. The rezoning complies with the Comprehensive Plan's implementation policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and uses allowed by the RA zone are consistent with other residential development in the area.

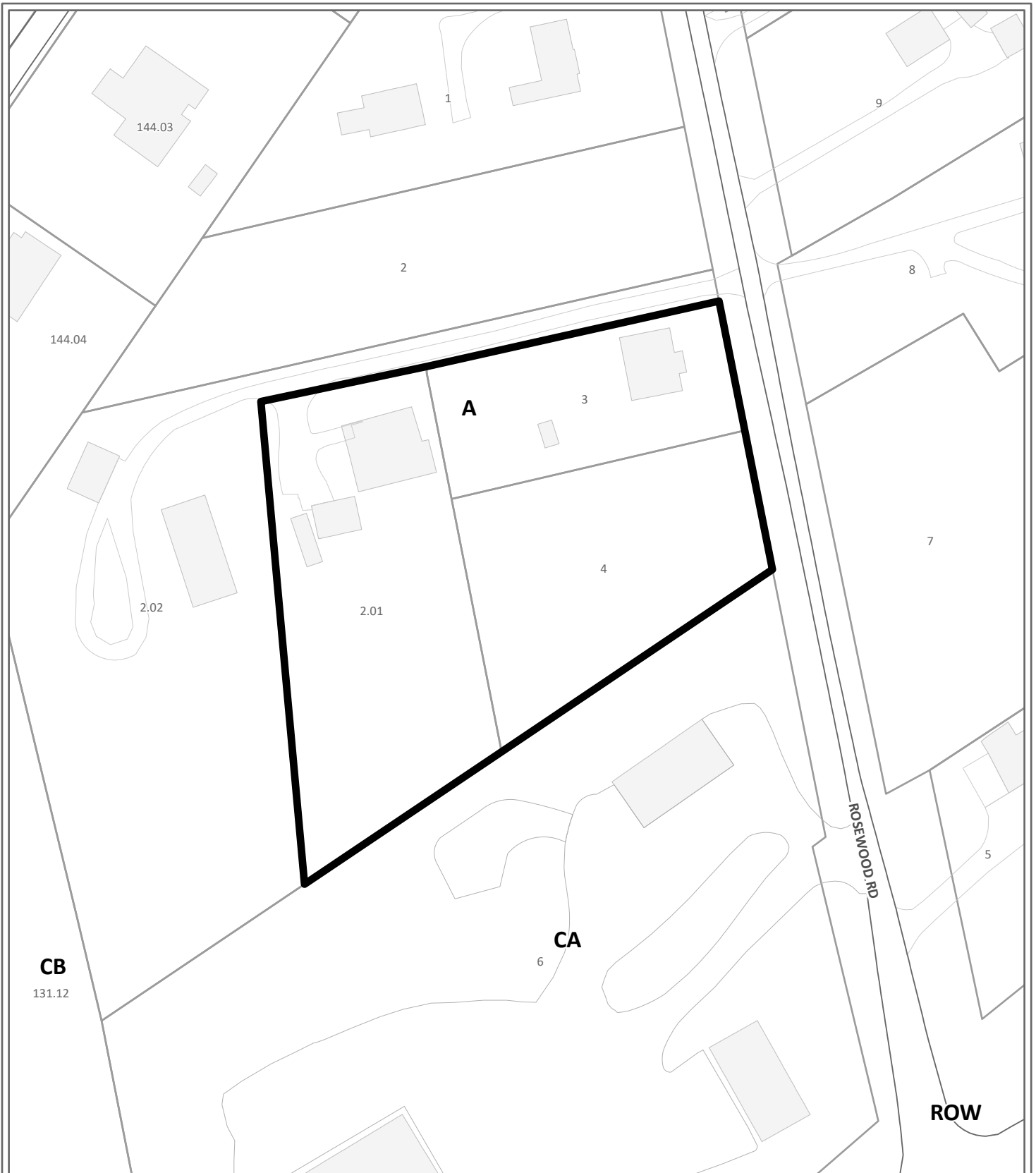
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: East Knox County Elementary, Holston Middle, and Gibbs 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 8/19/2024. 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**

**7-H-24-RZ**

**Petitioner:** Ralph Smith



**From:** A (Agricultural)

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

**Map No:** 60

**Jurisdiction:** County

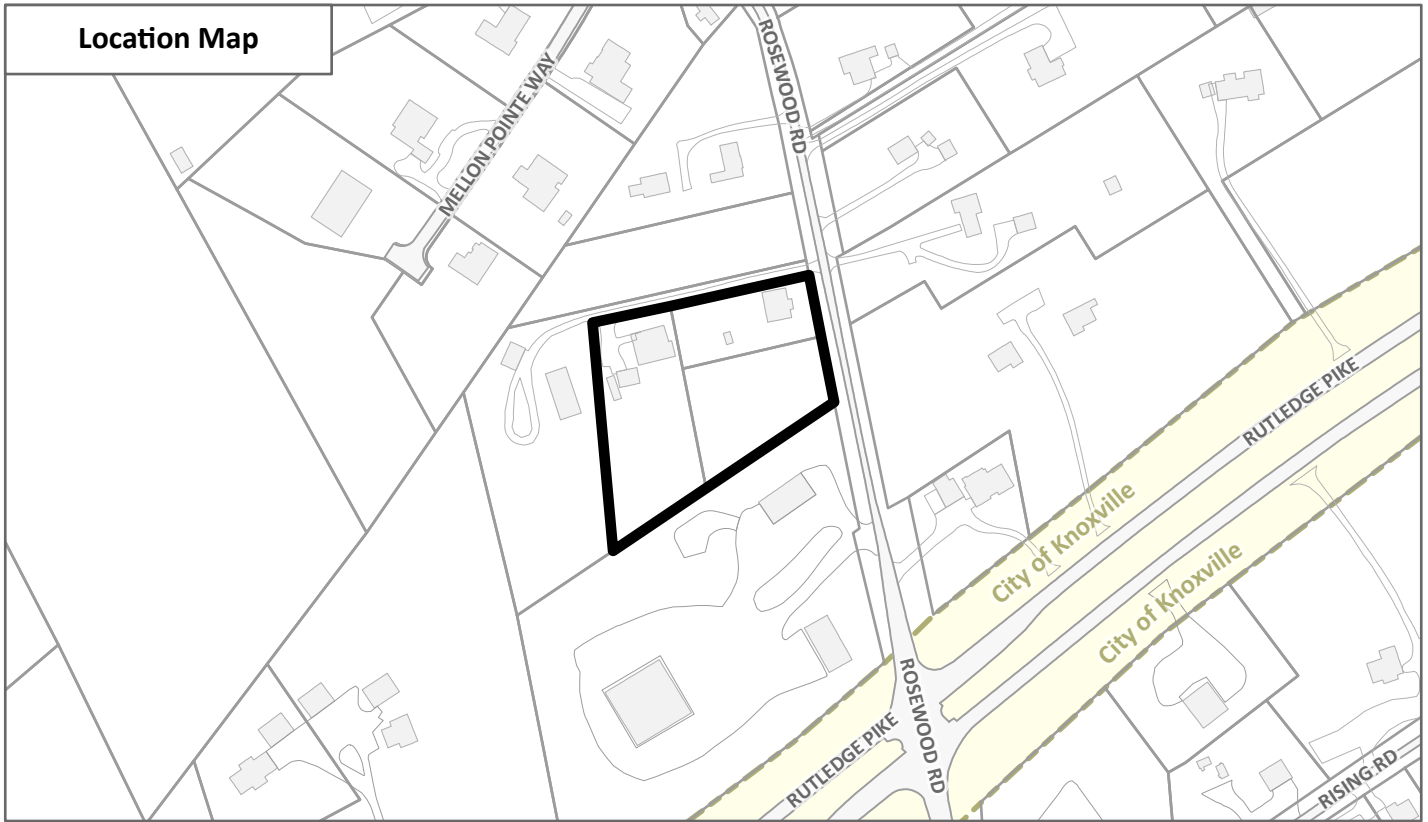


**Original Print Date:** 6/3/2024

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

## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

7-H-24-RZ

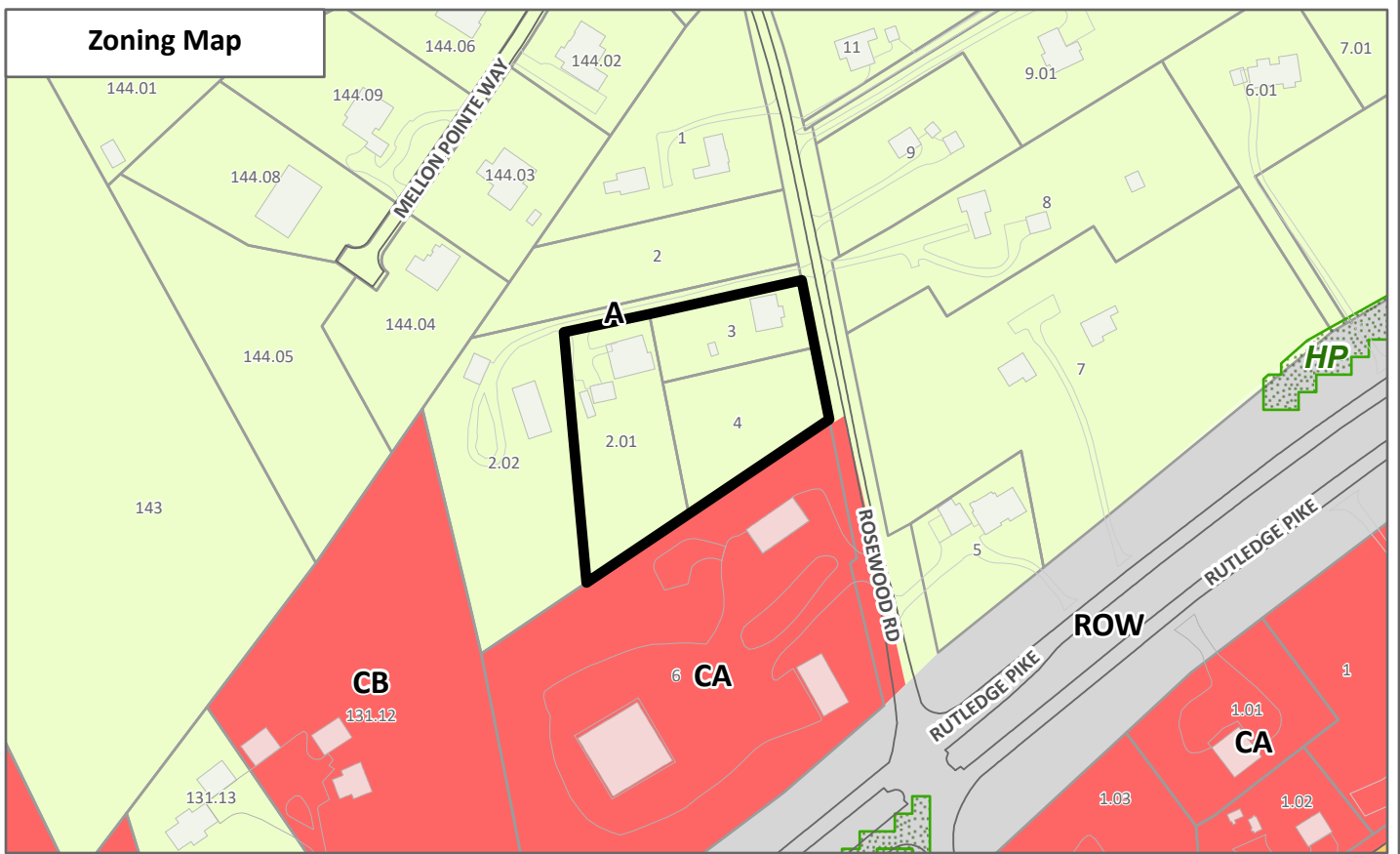


Case boundary

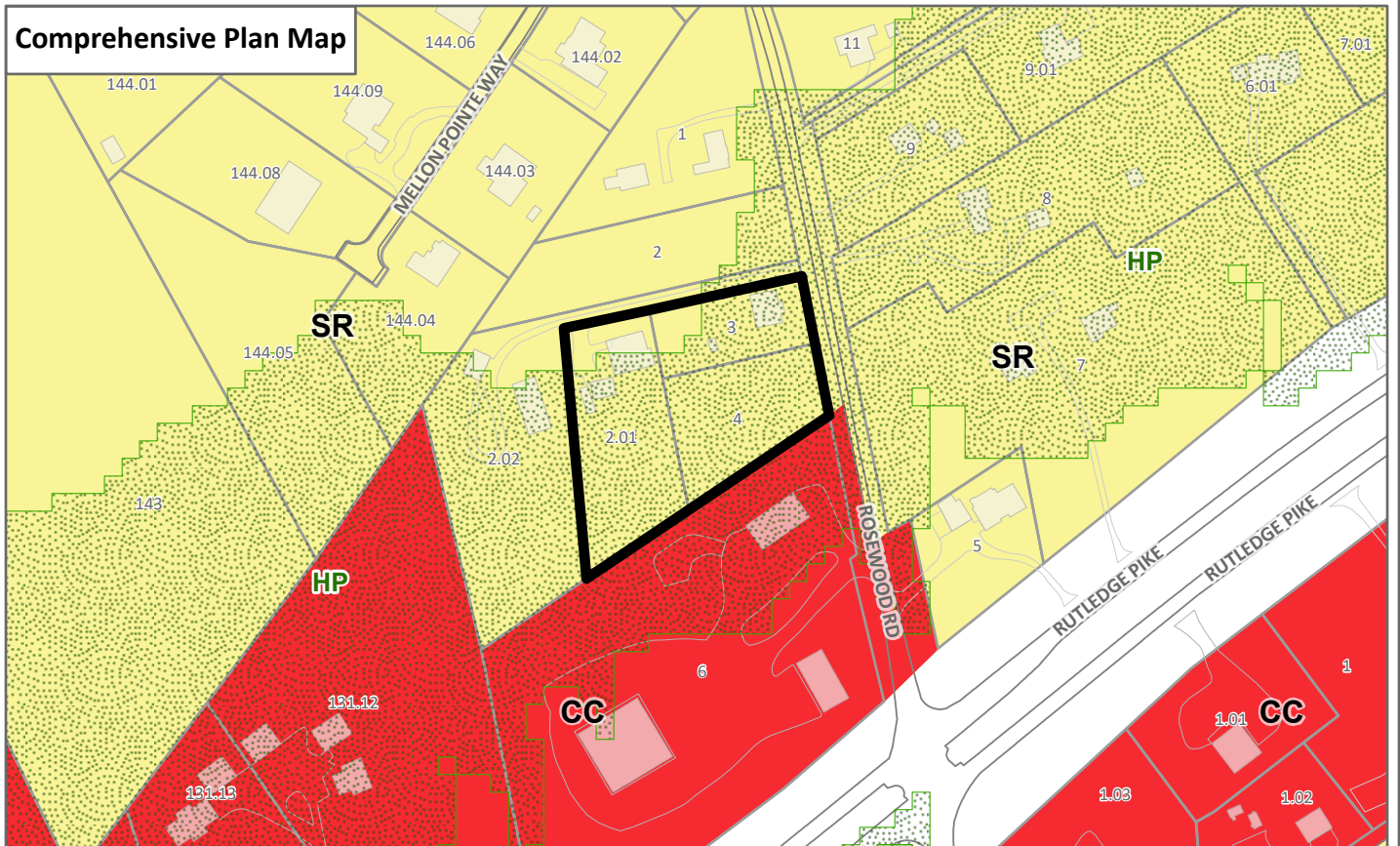
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## Zoning Map



## Comprehensive Plan Map



## CONTEXTUAL MAPS 2

7-H-24-RZ

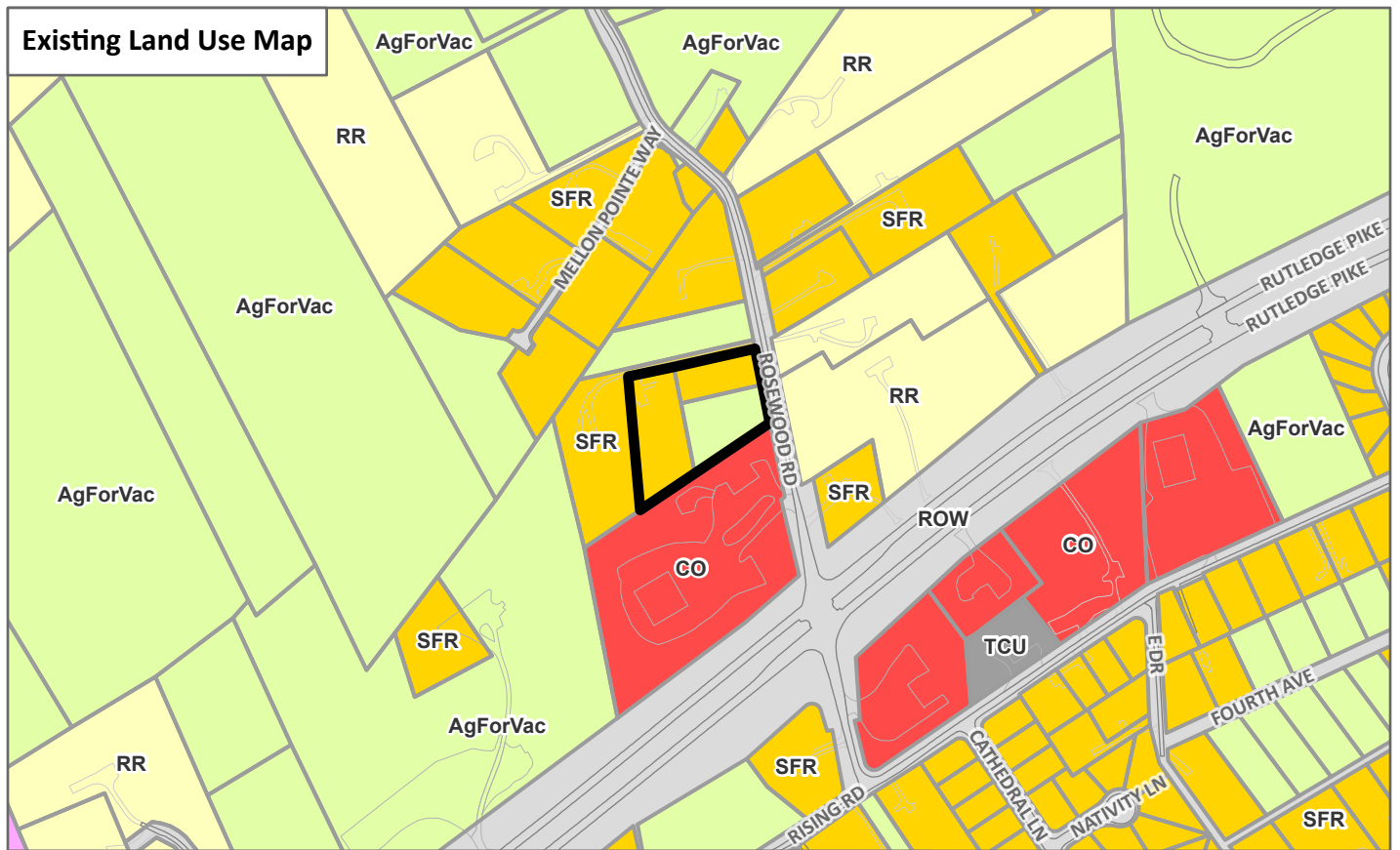


Case boundary





Existing Land Use Map



CONTEXTUAL MAPS 3

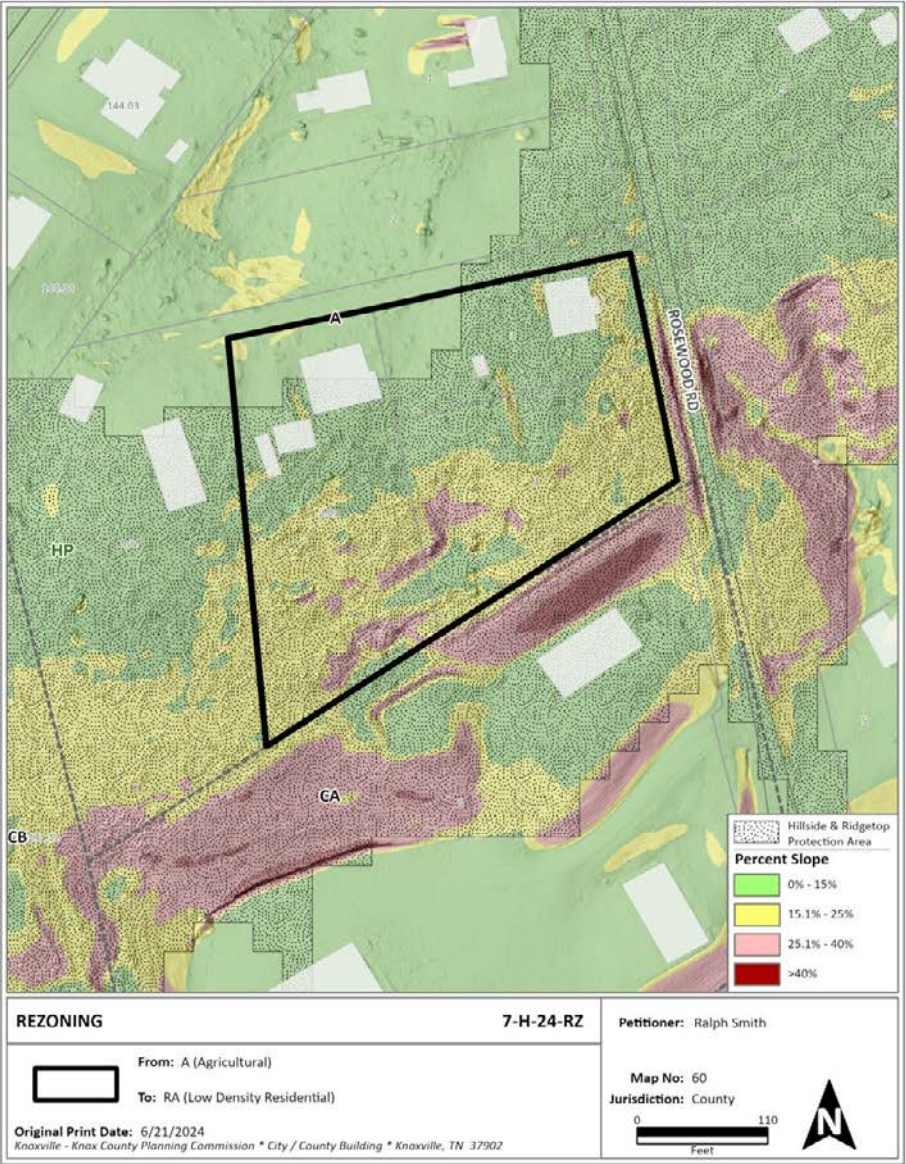
7-H-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	2.299		
Non-Hillside	0.261	N/A	
0-15% Slope	0.937	100%	0.94
15-25% Slope	0.973	50%	0.49
25-40% Slope	0.127	20%	0.03
Greater than 40% Slope	0.002	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	2.0	Recommended disturbance budget within HP Area (acres)	1.4
		Percent of HP Area	71.1%





# 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

Ralph Smith

Applicant Name

Affiliation

5/23/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-H-24-RZ

File Number(s)

## CORRESPONDENCE

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

Ralph Smith Professional Land Systems

Name / Company

205 Lamar Ave. Ave. Clinton TN 37716

Address

865-599-1508 / ralph6169@gmail.com

Phone / Email

## CURRENT PROPERTY INFO

Blake Huettel & Joann Boone Reagan

Owner Name (if different)

2101 2103 & 2105 Rosewood Rd Knoxville TN 3792

Owner Address

865-405-1133

Owner Phone / Email

2101 ROSEWOOD RD / 2103, 2105 ROSEWOOD RD

Property Address

60 D A 00201, 003, 004

Parcel ID

2.3 acres

Tract Size

Septic

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

## STAFF USE ONLY

West of Rosewood Rd, north of Rutledge Pike

General Location

☐ City Commission District 8 A (Agricultural)

Agriculture/Forestry/Vacant Land, Single Family Residential

☒ County District Zoning District

Existing Land Use

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

Urban Growth Area (Outside City Limits)

Planning Sector Land Use (City)/Place Type (County)

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.

**Ralph Smith**

**5/23/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Blake Huettel & Joann Boone Reagan**

**5/23/2024**

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

Ralph Smith

PLS -Survey company

Applicant Name

Affiliation

5/20/24

7/11/24

File Number(s)

Date Filed

Meeting Date (if applicable)

7-H-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

Ralph Smith

Professional Land Systems

Name

Company

205 Lamar Ave

Clinton

TN

37716

Address

City

State

ZIP

865-599-1508

ralph6169@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Blake Huettel & Joann Boone Reagan

2105 & 2103-2101 Rosewood Rd

865-405-1133,865-41

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Same as above

060DA00201 & 060DA003, 004

Property Address

Parcel ID

N/A

NEKUD

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

Land Use / Place Type  
CITY COUNTY

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 **RA**  
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  
☐ Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

☐ 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

*Ralph Smith III*

Ralph Smith

5-20-24

Applicant Signature

Please Print

Date

865-599-1508

ralph6169@gmail.com

*Blake Livingston Huettel Joann Boone Reagan*

Email

Blake L. Huettel & Joann Boone Reagan

5/22/24

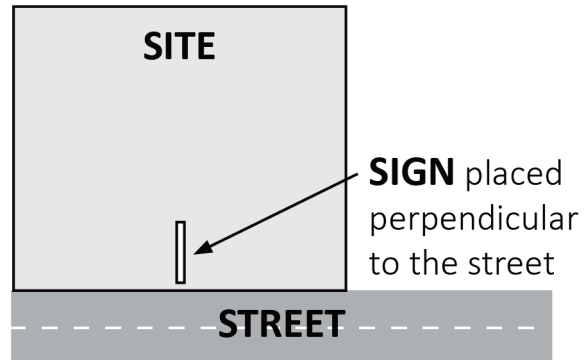
05/23/2024, SG

Property Owner Signature

Please Print

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:*

\_\_\_\_\_ **06/28/2024** \_\_\_\_\_ and \_\_\_\_\_ **07/12/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ralph Smith

Date: 05/23/2024

File Number: 7-H-24-RZ



Sign posted by Staff



Sign posted by Applicant