

REZONING REPORT

▶ **FILE #:** 6-A-24-RZ

AGENDA ITEM #: 15

AGENDA DATE: 6/13/2024

▶ **APPLICANT:** ELIZABETH DAVIS RAINES

OWNER(S): Elizabeth D. Raines

TAX ID NUMBER: 21 085 10 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7639 GIBBS RD

▶ **LOCATION:** West side of Gibbs Rd, northeast of Tazewell Pike

▶ **APPX. SIZE OF TRACT:** 0.72 acres

GROWTH POLICY PLAN: Rural Area, Planned Growth Area

ACCESSIBILITY: Access is via Gibbs Road, a local street with a pavement width of 16-ft within a 40-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

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

▶ EXTENSION OF ZONE: Yes, this would be partial extension.

HISTORY OF ZONING: The property was resubdivided in 2015 (11-SG-15-F).

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)

South: Rural residential - RA (Low Density Residential), A (Agricultural)

East: Rural residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The surrounding area largely consists of single-family houses situated on large lots. The rear of the property abuts the rear of Gibbs High School, and E Emory Road is approximately 3/4 miles to the southeast.

STAFF RECOMMENDATION:

▶ **Approve the RA (Low Density Residential) zone for the part of the parcel requested in Exhibit B because it is consistent with the Knox County Comprehensive Plan and other development in the area.**

COMMENTS:

The applicant is requesting to rezone a portion of the subject property to the RA zone. The applicant plans to subdivide the portion of the property requested for rezoning into a separate parcel, leaving a 1.27 acre property behind it as a flag lot with access to Gibbs Road via the “flag stem” or access strip. The parcel would not have dual zoning after the final plat was approved.

This plan was submitted prior to the adoption of the Knox County Comprehensive Land Use and Transportation Plan. The new Comprehensive Land Use and Transportation Plan was adopted on April 26, 2024 and this request was evaluated under it.

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 to the south along E Emory Road has been increasing in single family residential intensity since the late 1990s, with substantial agricultural to residential rezoning cases being approved within the past two years.
2. Gibbs Middle School opened in the fall of 2018, adding to the Gibbs school system.
3. Around the same time, Tazewell Pike and Emory Road were widened at their intersection. Both were previously two-lane roads that now consist of four lanes with a separate right turn and protected left turn lanes.
4. Also at that time, there were major improvements with the alignment of E Emory Road and Beeler Road to the west of the parcel.
5. The stretch of E Emory Road between Maynardville Pike and Tazewell Pike lies just south of Gibbs High, Middle, and Elementary School and would likely be the main route to the schools. This stretch is to be widened from 2 lanes to 4 lanes including a median and bicycle and pedestrian facilities.
6. Data trends have shown an increased demand for a variety of housing options in Knox County, and a residential rezoning could provide an opportunity for additional dwellings to meet this need.
7. A pedestrian bridge crossing Tazewell Pike is in the County's CIP budget.

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

1. The RA zone provides for residential areas with low population densities. The surrounding area consists of low density residential development, so the request for RA on this property is consistent with the zone's intent.
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 RA zone allows predominantly residential uses, though there are a handful of low-impact, nonresidential uses allowed.

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. This property is located in an area with a mix of residential zones and densities. Surrounding zoning along Gibbs Rd is predominantly A (Agricultural), though the RA and PR (Planned Residential) zones are nearby, the latter with densities of up to 3 and 3.6 du/ac. The RA zone is consistent with the area.
2. The RA zone has a minimum lot size of approximately 10,000 sq ft, which yields a density of roughly 4 du/ac. Built at maximum capacity, this property could be developed with up to 3 lots.
3. The addition of 3 residential lots is not anticipated to create adverse traffic impacts for the other residential lots along Gibbs Road.

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 property is in the Planned Growth Area of Knox County. The Purpose Statement of the Planned Growth Area includes the intent to encourage a reasonably compact pattern of development, offer a range of housing options, and coordinate actions of the public and private sectors regarding the provision of adequate roads, utilities, schools, drainage, and other public facilities and services. The subject property has access to sewer and abuts Gibbs Elementary School to the west. Its location on Gibbs Road, which connects Tazewell Pike, a minor arterial, and E Emory Road, a major arterial, meet the stated intent of the Planned Growth Area.
2. This application was accepted when the General Plan was still in effect. The subject property was designated as the LDR (Low Density Residential) land use classification in the Northeast County Sector Plan, which allowed consideration of the RA zone for properties in the Planned Growth Areas of the Growth Policy Plan.
3. Under the Comprehensive Plan, the property is designated as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan, which allows consideration of the RA zone.
4. The RA zone is consistent 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.

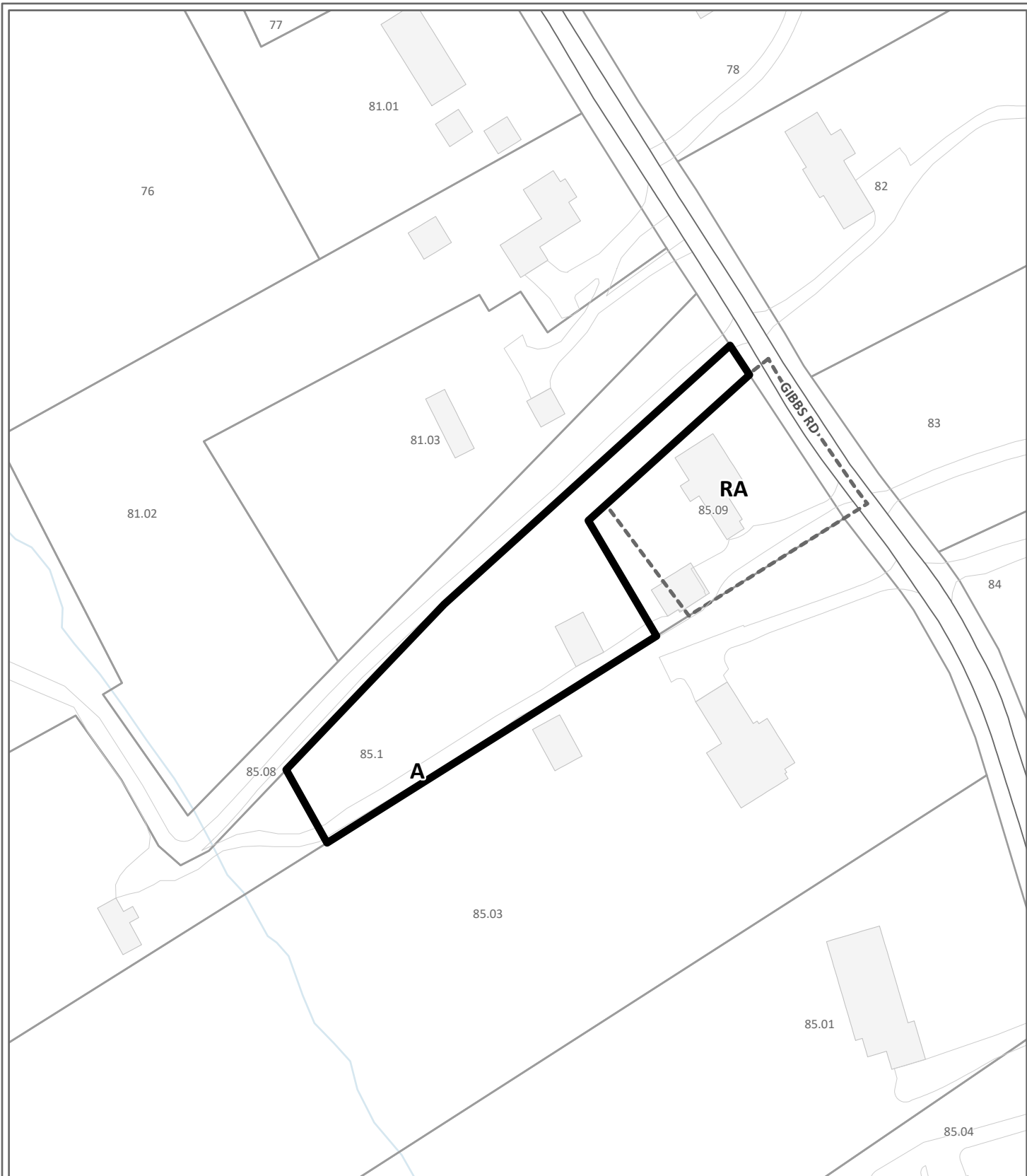
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Gibbs Elementary, Gibbs 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 7/24/2023. 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

6-A-24-RZ

Petitioner: Elizabeth Davis Raines

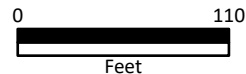


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 21

Jurisdiction: County

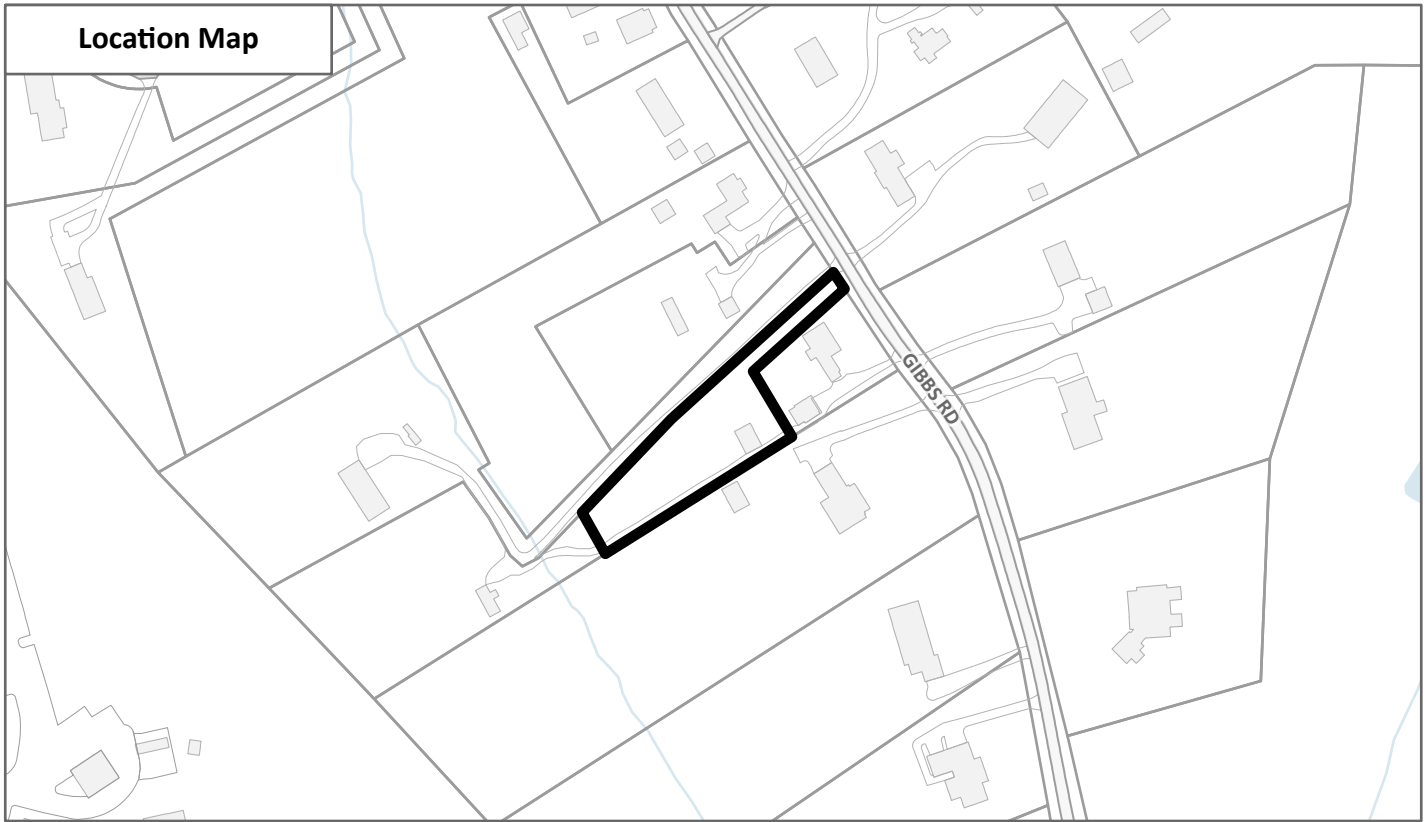


Original Print Date: 5/22/2024

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

Exhibit A. Contextual Images

Location Map



Aerial Map

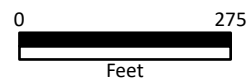


CONTEXTUAL MAPS 1

6-A-24-RZ



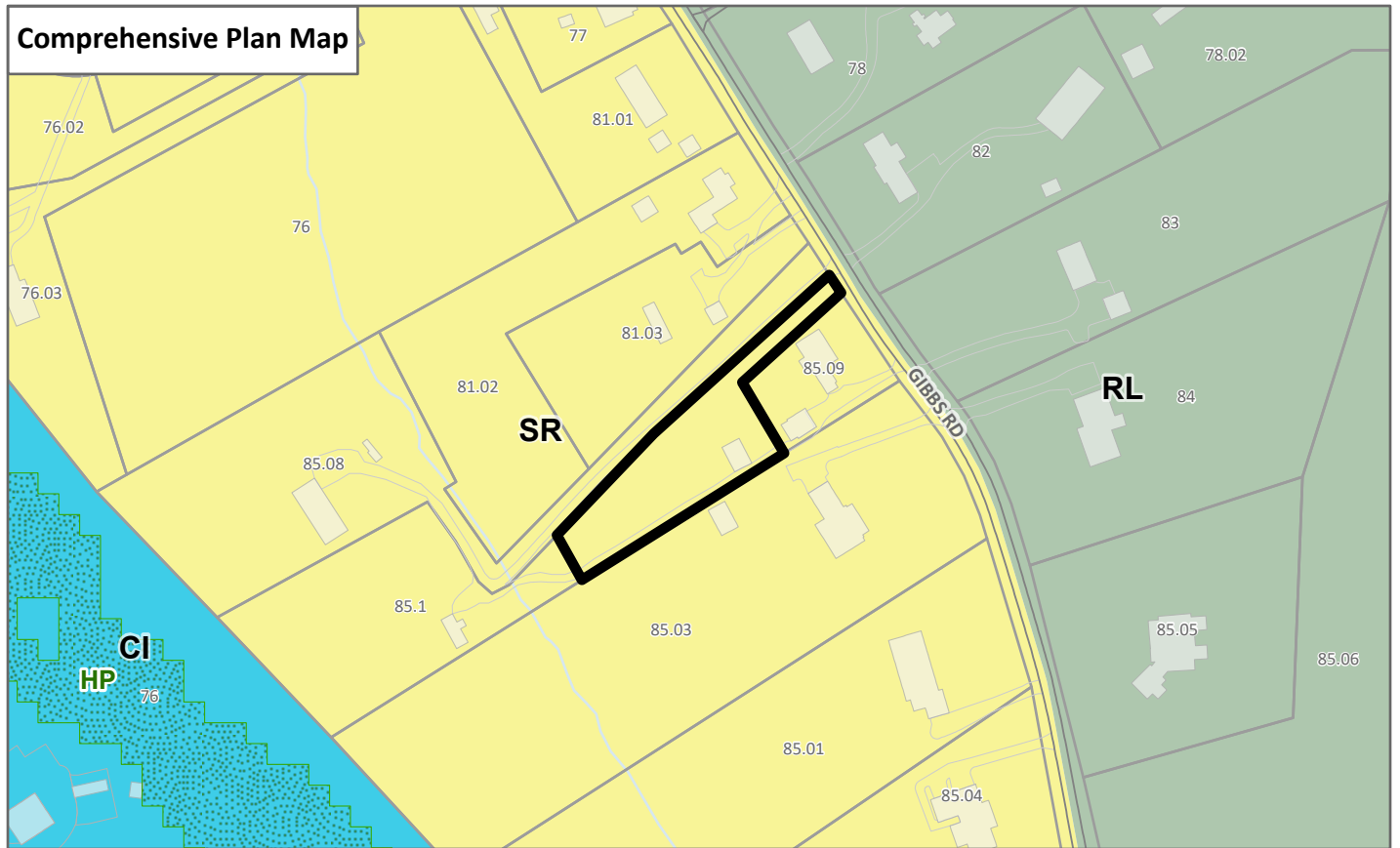
Case boundary



Zoning Map



Comprehensive Plan Map

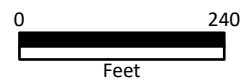


CONTEXTUAL MAPS 2

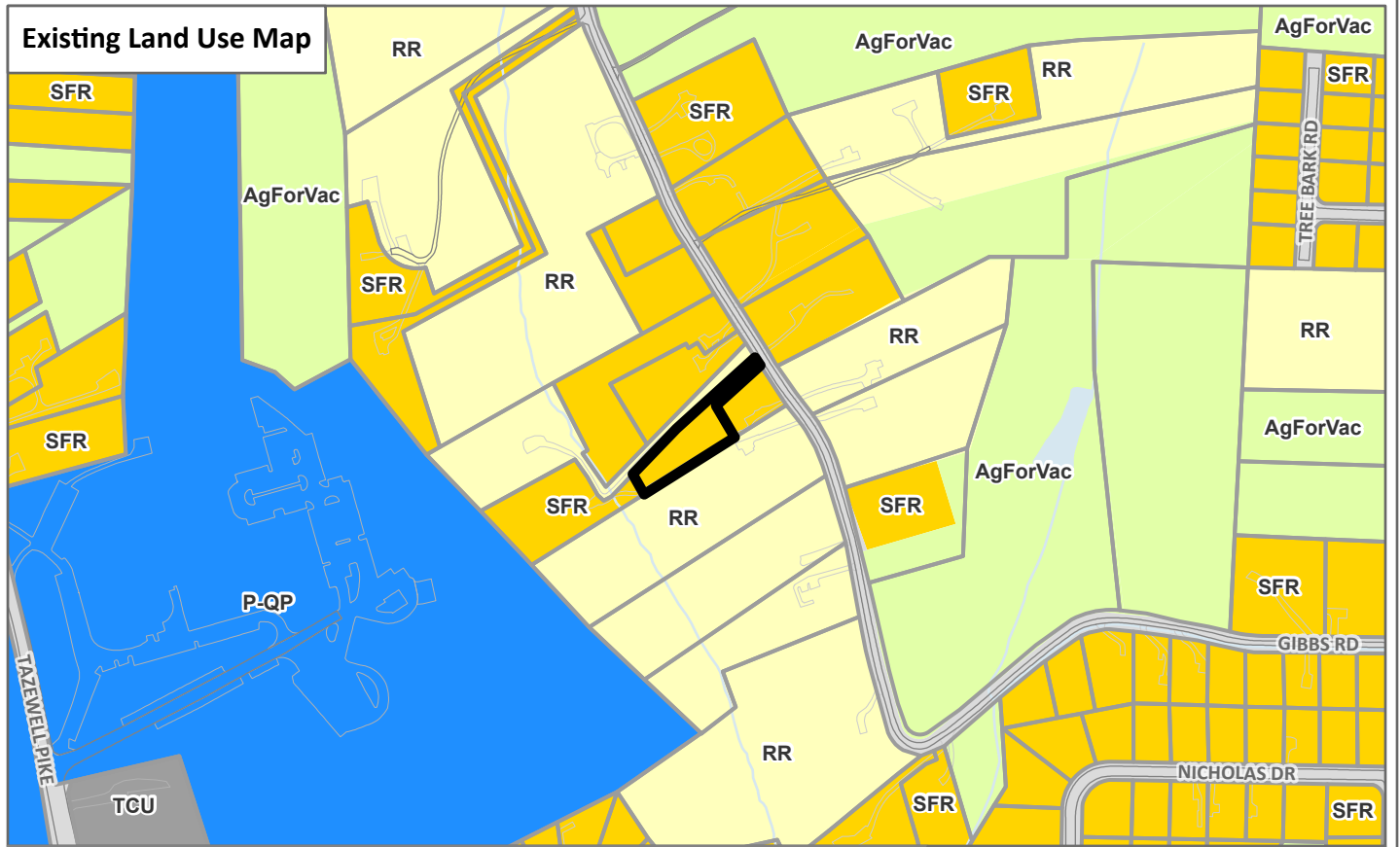
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Case boundary



Existing Land Use Map

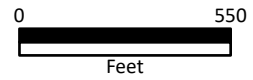


CONTEXTUAL MAPS 3

6-A-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

Elizabeth Davis Raines

Applicant Name

Affiliation

4/2/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-A-24-RZ

File Number(s)

CORRESPONDENCE

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

Elizabeth D. Raines

Name / Company

7639 Gibbs Rd Corryton TN 37721

Address

865-719-0330

Phone / Email

CURRENT PROPERTY INFO

Elizabeth D. Raines

Owner Name (if different)

7639 Gibbs Rd Corryton TN 37721

Owner Address

865-719-0330

Owner Phone / Email

7639 GIBBS RD

Property Address

21 085 10 (part of)

Parcel ID

Part of Parcel (Y/N)?

1.99 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Gibbs Rd, northeast of Tazewell Pike

General Location

City

Commission District 8

A (Agricultural)

Single Family Residential

County District

Zoning District

Existing Land Use

Northeast County

LDR (Low Density Residential)

Rural Area, Planned Growth 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 _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RA (Low Density Residential)	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 <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$650.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	Elizabeth Davis Raines Please Print	4/2/2024 Date
Phone / Email		
Property Owner Signature	Elizabeth D. Raines Please Print	4/2/2024 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

ELIZABETH PAVIS RAINES

Applicant Name

Affiliation

4-2-24

Date Filed

June 13, 2024

Meeting Date (if applicable)

File Number(s)

6-A-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

ELIZABETH D. RAINES

Name

Company

7639 GIBBS Rd Corryton TN 37721

Address

City

State

ZIP

865-7190330 betraines7@gmail

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different) Property Owner Address Property Owner Phone

7639 Gibbs Rd Corryton TN 37721 part of 02108510

Property Address

Parcel ID

Hallsdale Powell N.E Knox utility NONE

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

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

Proposed Zoning R.A.

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	
Fee 2	\$ 650.00
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

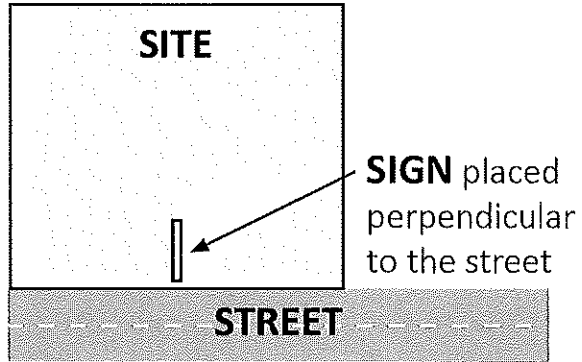
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Elizabeth D. Raines Elizabeth D. Raines 4-2-2024
Applicant Signature Please Print Date

865-719-0330 betraines@gmail.com
Phone Number Email

same 04/02/2024, 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:

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

Applicant Name: Elizabeth Davis Raines

Date: 04/02/2024

File Number: 6-A-24-RZ

- Sign posted by Staff
- Sign posted by Applicant