

REZONING REPORT

▶ **FILE #:** 6-H-24-RZ

AGENDA ITEM #: 20

AGENDA DATE: 6/13/2024

▶ **APPLICANT:** EDWARD E SHARP

OWNER(S): Edward E Sharp

TAX ID NUMBER: 62 271 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8519 STRAWBERRY PLAINS PIKE

▶ **LOCATION:** South of Strawberry Plains Pike, west side of McCubbins Rd

▶ **APPX. SIZE OF TRACT:** 4.74 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via McCubbins Rd, a local street with 20 ft of pavement width within a right-of-way of 30 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Lyon Creek

▶ **PRESENT ZONING:** PR (Planned Residential)

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

▶ **EXISTING LAND USE:** Industrial (Manufacturing)



EXTENSION OF ZONE: Yes, this is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Industrial - PR (Planned Residential)

South: Rural residential - A (Agricultural)

East: Industrial - PR (Planned Residential)

West: Industrial - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This property is just off of Strawberry Plains Pike and 0.1 miles from Carter Elementary school and the commercial node at Asheville Hwy, Strawberry Plains Pike, and Andrew Johnson Hwy in east Knox County.

STAFF RECOMMENDATION:

▶ **Approve A (Agricultural) zoning because it is consistent with the Knox County Comprehensive Plan and surrounding development.**

COMMENTS:

The existing PR (Planned Residential) zone on the property was rezoned in 1974. This legacy zoning does not have a density assigned to it. The density of the zone was controlled by the sector plan in place. The most recent sector plan in place was LDR (Low Density Residential), which considers up to 5 du/ac in the Planned Growth Area.

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 applicant is requesting to rezone a portion of the property to the A zone. Although the area has been zoned PR (Planned Residential) for decades, the area has remained forested.
2. This property is 0.1 miles from Carter Elementary and within the 0.5 Mile Rural Crossroad in the Carter Community and Development Corridor along Strawberry Plains Pike as described in the East County Community Plan. It is largely rural and agricultural in character, particularly in this location along McCubbins Rd.

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

1. The A (Agricultural) zone is intended to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
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 AMENDMENT.

1. The area is largely rural in character and consists primarily of rural residential and agricultural and forested land uses. The existing land use map shows this property as Industrial because the parcel includes 38.8 acres on both sides of Strawberry Plains Pike. Only the north side has an industrial business, so this property would not require remediation. This rezoning to A is consistent with the land uses and development pattern surrounding the subject property.
2. A blue line stream runs through the property and 69% of the property is within the Hillside Protection Area. The large lots required for the A zone make this unlikely to cause adverse impacts for surrounding properties.

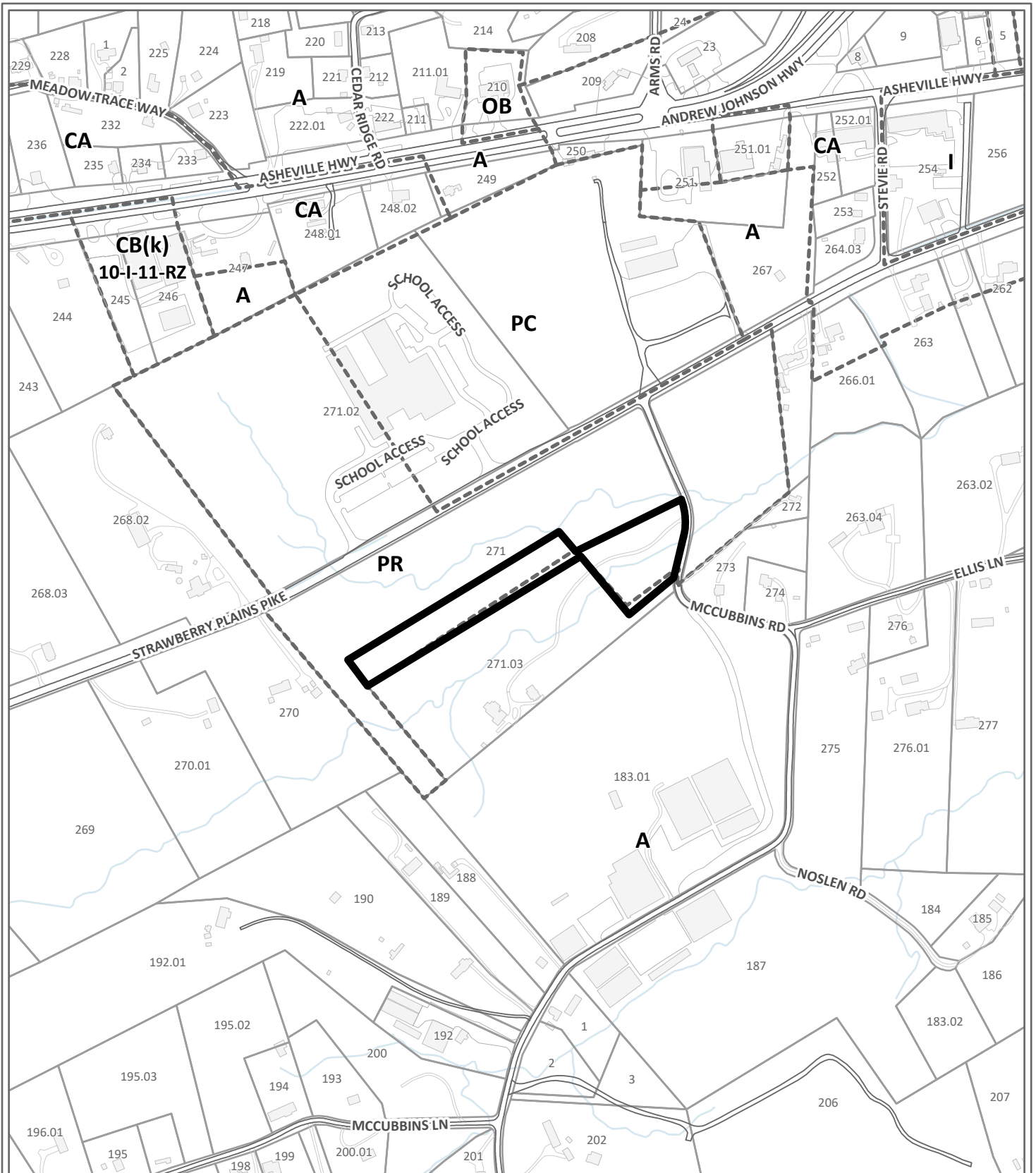
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The RC (Rural Conservation) place type considers A (Agricultural) zoning to be directly related and is appropriate zoning to implement.
2. This proposed downzoning to A (Agricultural) is consistent with the Comprehensive Plan's implementation policy 7, encourage development practices that conserve and connect natural features and habitat, and implementation policy 2, ensure that development is sensitive to existing community character.
3. The proposed A zone is consistent with the purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services.

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-H-24-RZ

Petitioner: Edward E Sharp



From: PR (Planned Residential)

To: A (Agricultural)

Map No: 62

Jurisdiction: County

Original Print Date: 5/6/2024

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

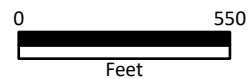
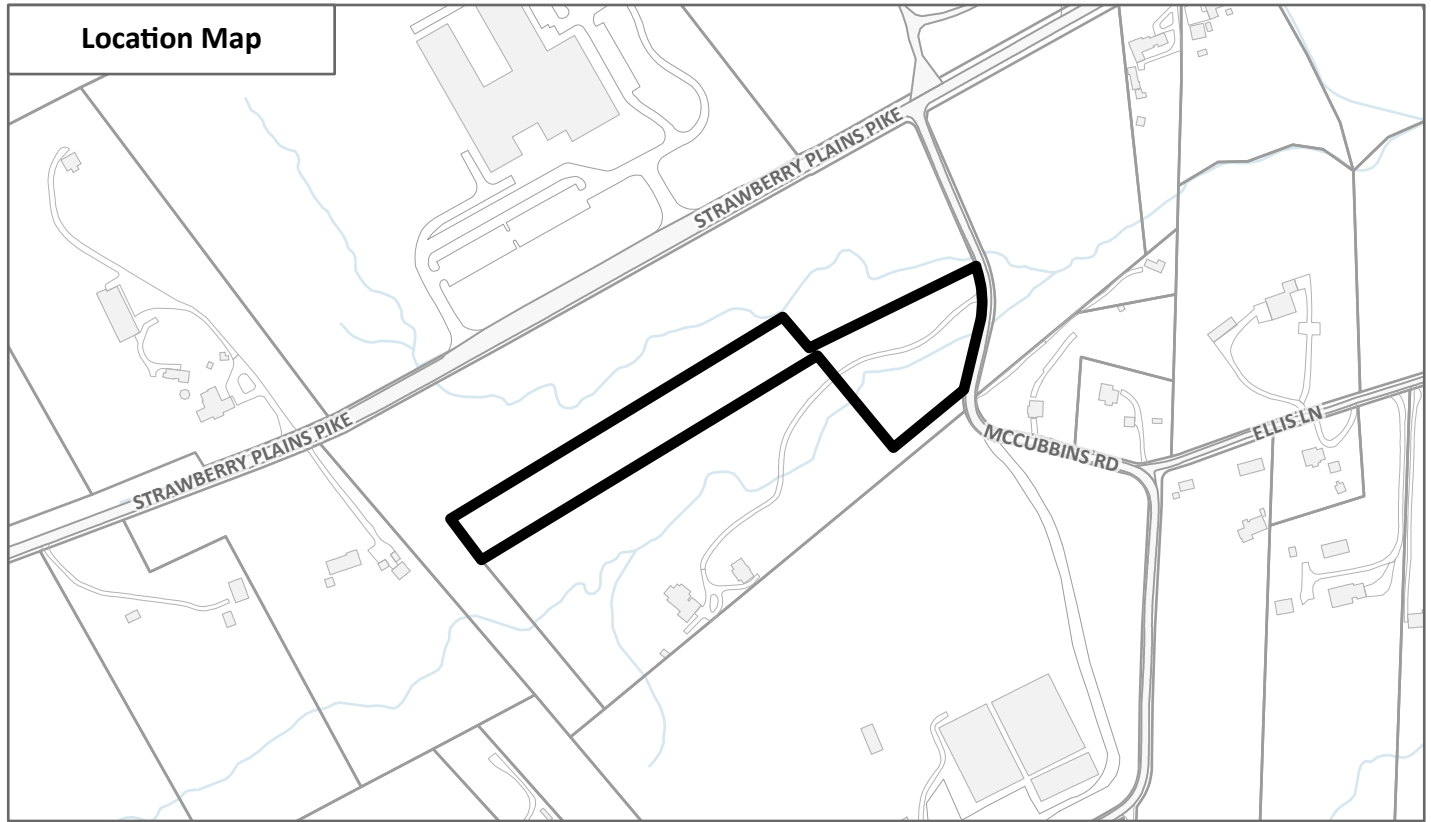


Exhibit A. Contextual Images

Location Map



Aerial Map

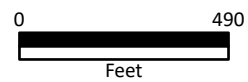


CONTEXTUAL MAPS 1

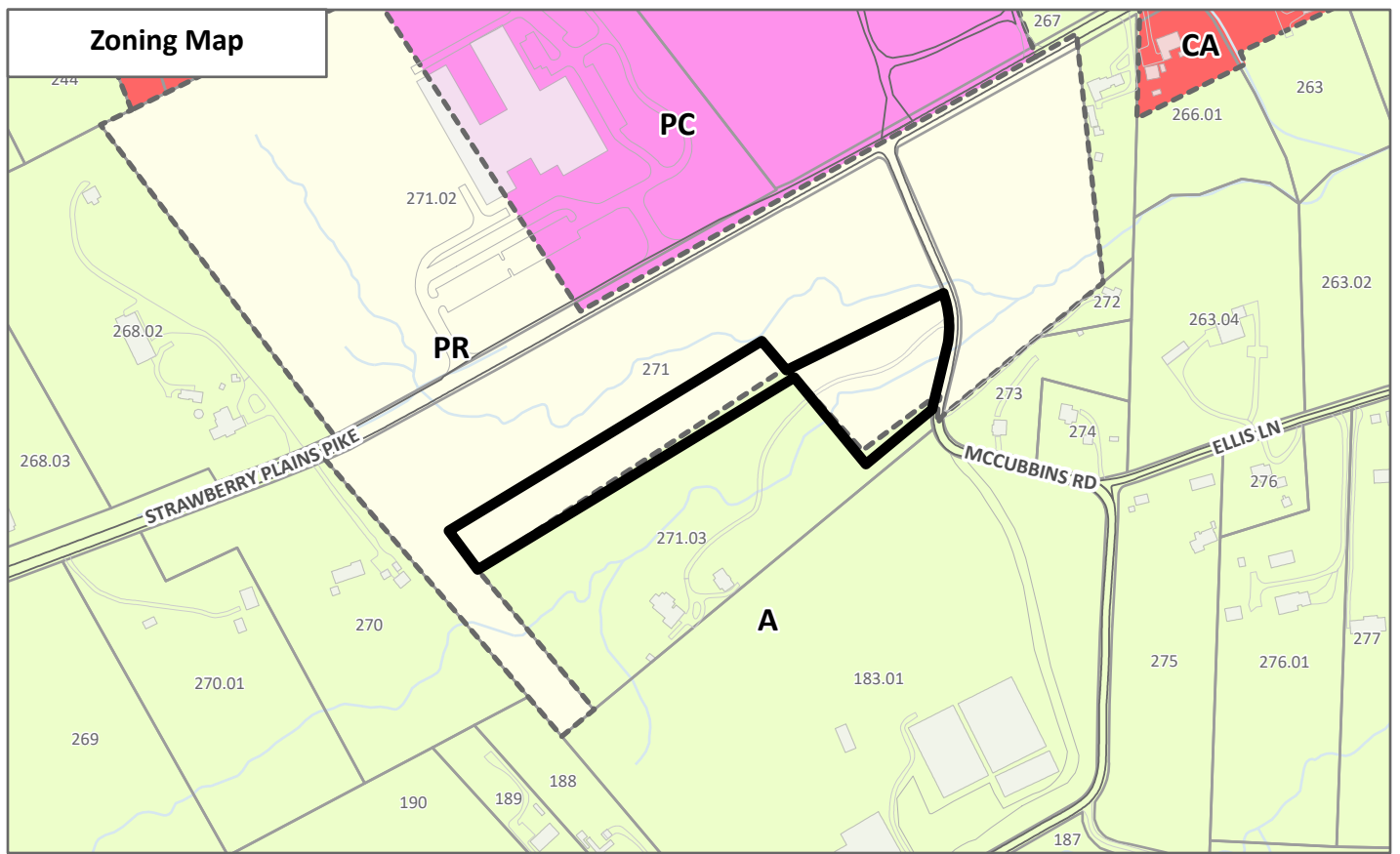
6-H-24-RZ



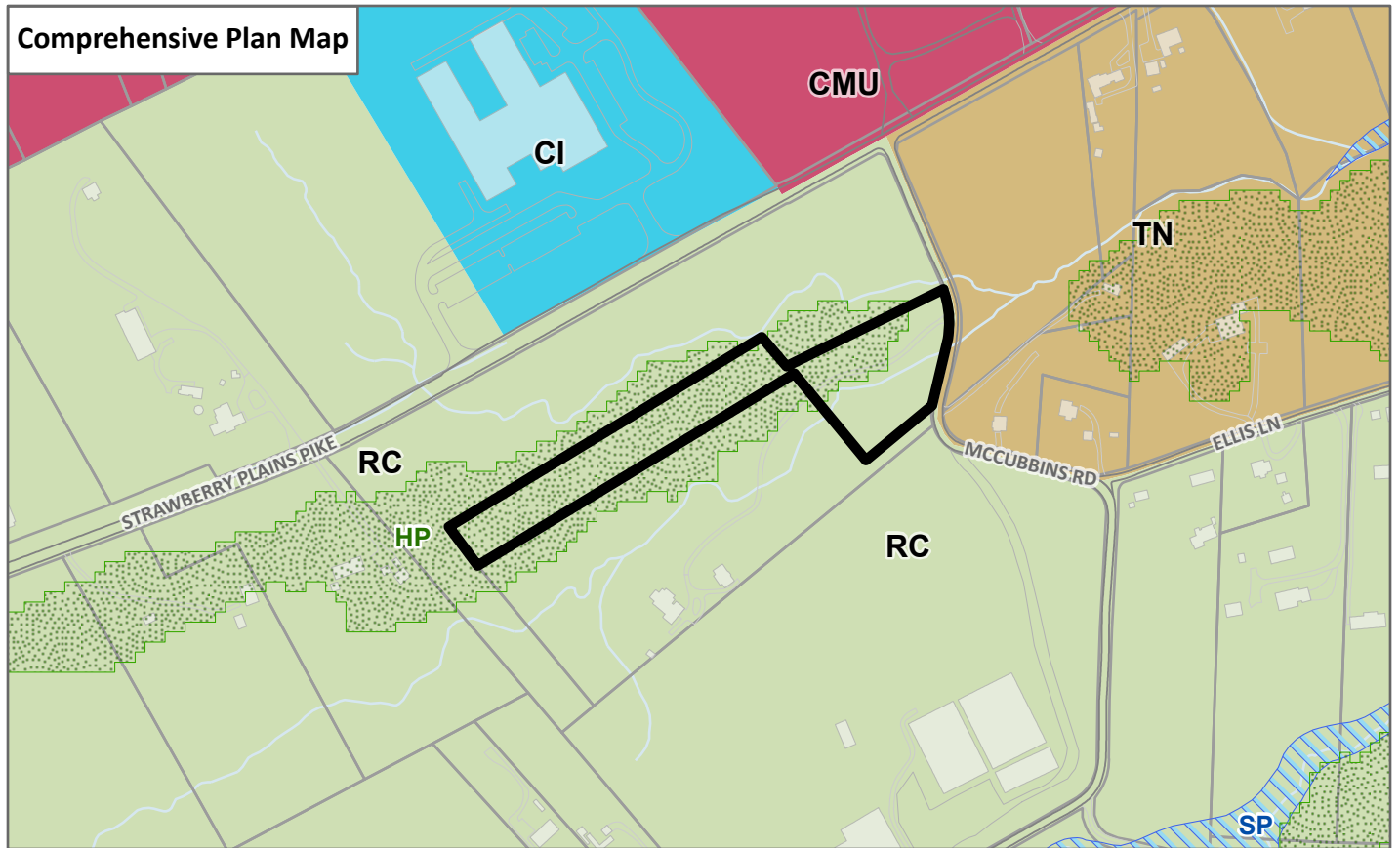
Case boundary



Zoning Map



Comprehensive Plan Map

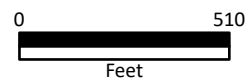


CONTEXTUAL MAPS 2

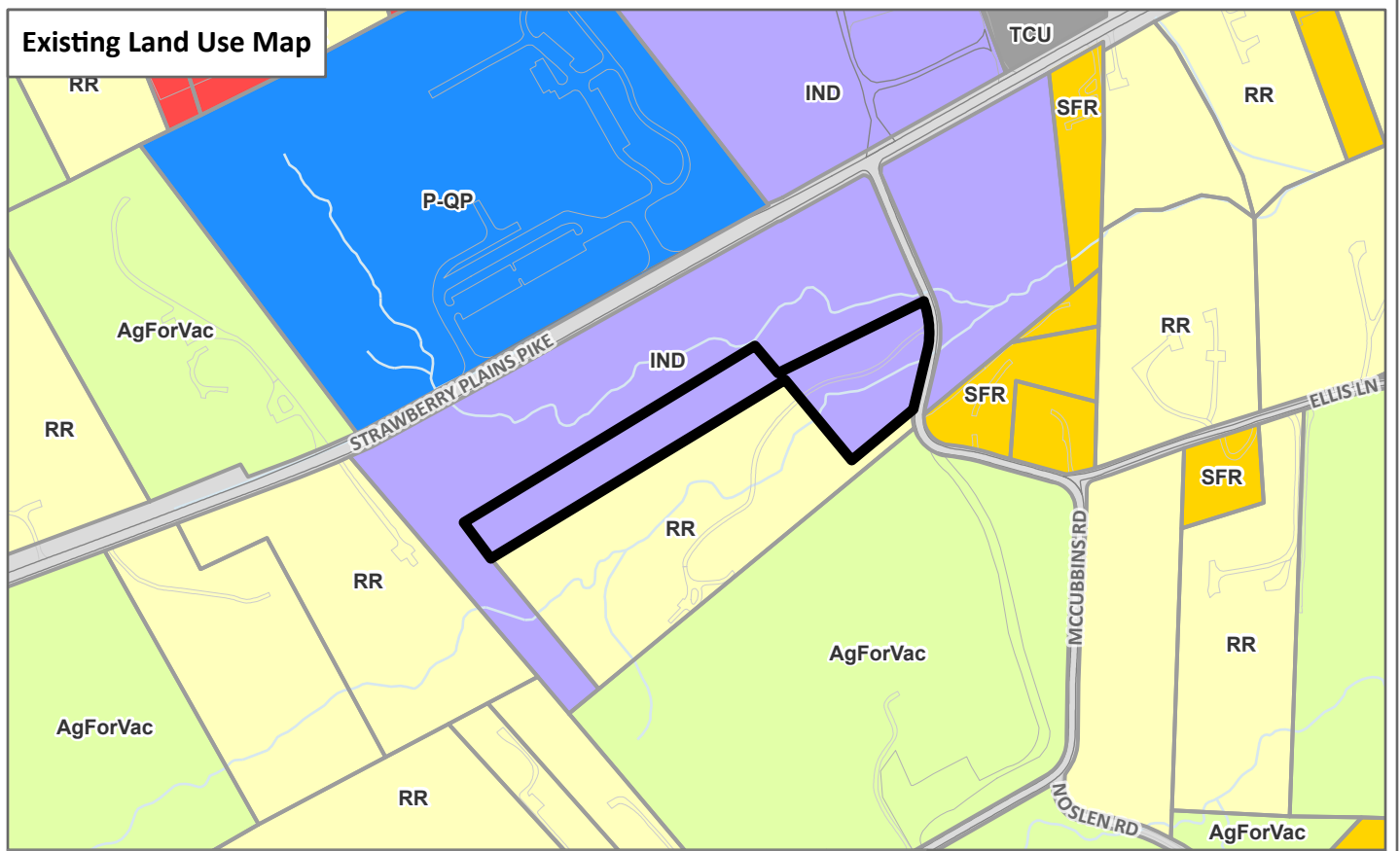
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Case boundary



Existing Land Use Map

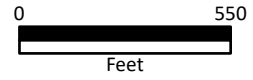


CONTEXTUAL MAPS 3

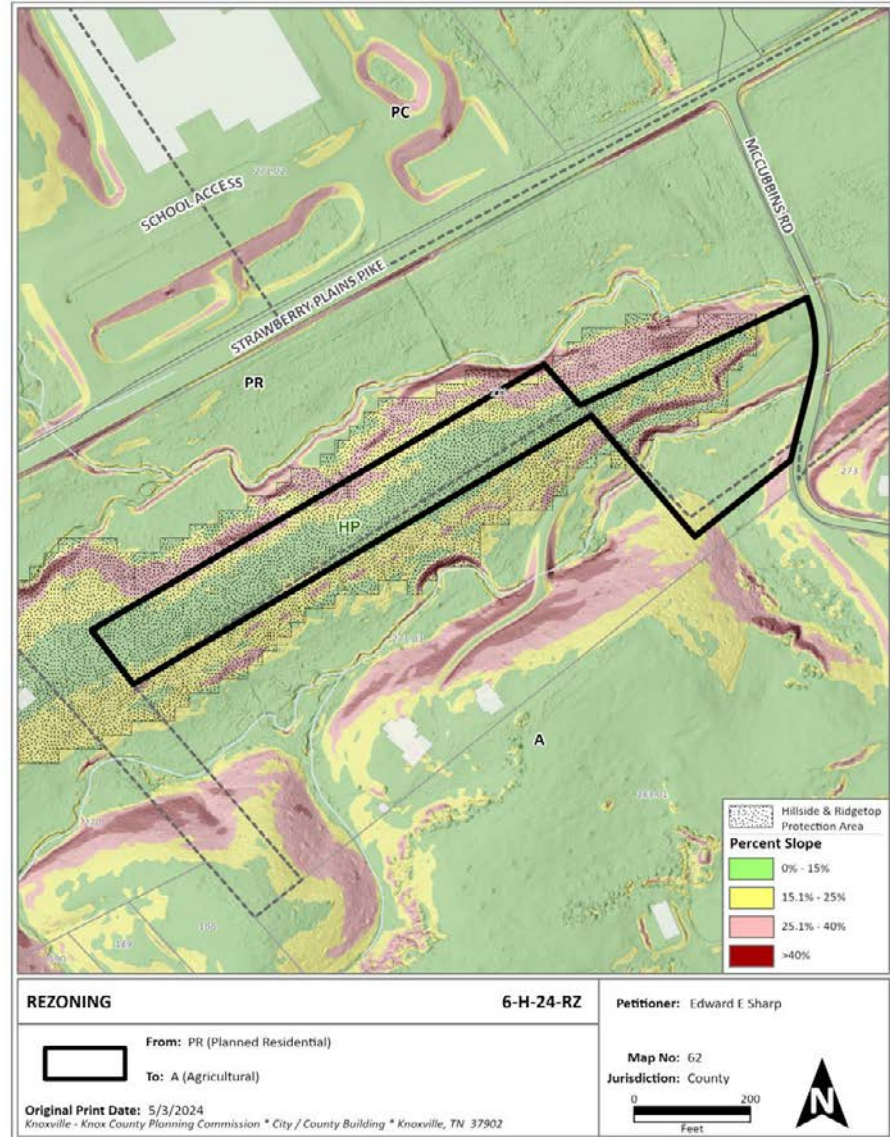
6-H-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	4.58		
Non-Hillside	1.42	N/A	
0-15% Slope	1.98	100%	1.98
15-25% Slope	0.81	50%	0.40
25-40% Slope	0.32	20%	0.06
Greater than 40% Slope	0.06	10%	0.01
Ridgetops			
Hillside Protection (HP) Area	3.17	Recommended disturbance budget within HP Area (acres)	2.45
		Percent of HP Area	77.4%



REZONING

6-H-24-RZ

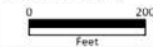
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Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





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

Edward E Sharp

Applicant Name

Affiliation

4/26/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-H-24-RZ

File Number(s)

CORRESPONDENCE

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

Edward E Sharp

Name / Company

217 McCubbins Rd Knoxville TN 37924

Address

865-640-1396 / edwardesi@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

Edward E Sharp

Owner Name (if different)

217 McCubbins Rd Knoxville TN 37924

Owner Address

865-640-1396 / edwardesi@yah

Owner Phone / Email

8519 STRAWBERRY PLAINS PIKE

Property Address

62 271 (part of)

Parcel ID

4.74 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Strawberry Plains Pike, west of McCubbins Rd

General Location

City **Commission District 8 PR (Planned Residential)**

County District

Zoning District

Industrial (Manufacturing)

Existing Land Use

East County LDR (Low Density Residential), HP (Hillside Protection)

Planning Sector

Land Use (City)/Place Type (County)

Planned Growth 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) Proposed Zoning	Pending Plat File Number
<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
\$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	Edward E Sharp Please Print	4/26/2024 Date
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Phone / Email		
Property Owner Signature	Edward E Sharp 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

Edward E. Sharp

Applicant Name

OWNER

Affiliation

4-24-2024

Date Filed

June 13, 2024

Meeting Date (if applicable)

File Number(s)

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

Edward E. Sharp

Name

Company

217 Mc Cubbins Road

Knoxville

TN.

37924

Address

City

State

ZIP

865 640 1396

edwardesi@yahoo.com

Phone

Email

CURRENT PROPERTY INFO

Edward E. Sharp

Property Owner Name (if different)

217 Mc Cubbins Road

Property Owner Address

865-640-1396

Property Owner Phone

~~217 Mc Cubbins Rd Knoxville, TN 37924~~

Property Address

8519 Strawberry Plains Pike

PART OF 062 271

Parcel ID

Lots 1 and 2 on plat

Sewer Provider

well

Water Provider

yes

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

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 **Agricultural**
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

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
Fee 2	
Fee 3	

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Edward E. Sharp
Applicant Signature

Edward E. SHARP
Please Print

4-24-2024
Date

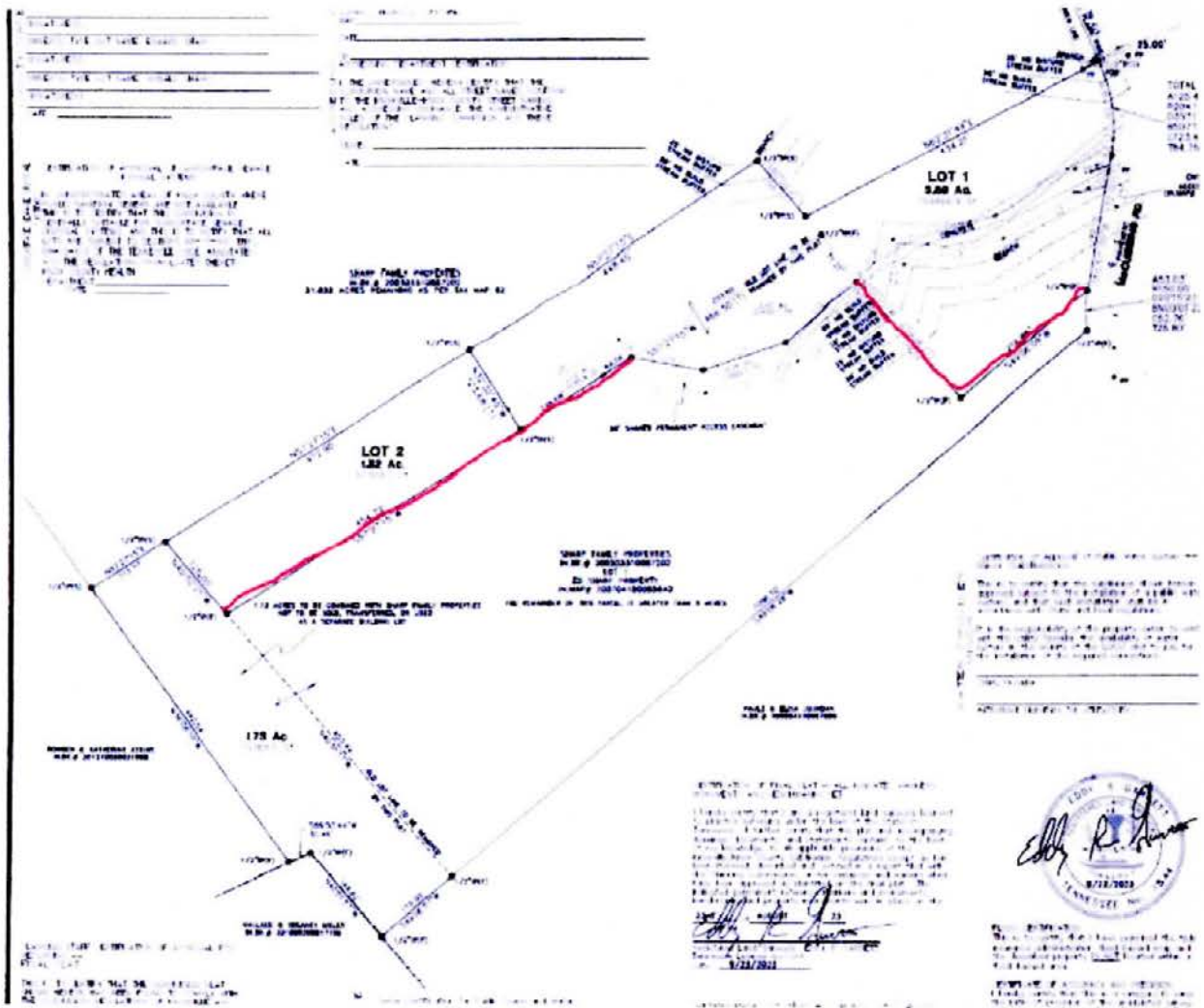
865-640-1396
Phone Number

edwardesi@yahoo.com
Email

Edward E. Sharp
Property Owner Signature

EDWARD E. SHARP
Please Print

Date Paid



Let me know if you have any questions.

Regards,
Mike

Mike Reynolds, AICP
Principal Planner
865.215.3827

Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

On Mon, Apr 22, 2024 at 3:11 PM Edward Sharp <edwardesi@yahoo.com> wrote:

This the map of the property we talked about on the phone. We would like to build 2 single family homes on these 2 lots. We plan to drill a well to service both lots. KUB has looked at the site and has no problem getting power to the site from a pull box on my property. They only need addresses for these lots before they will proceed.

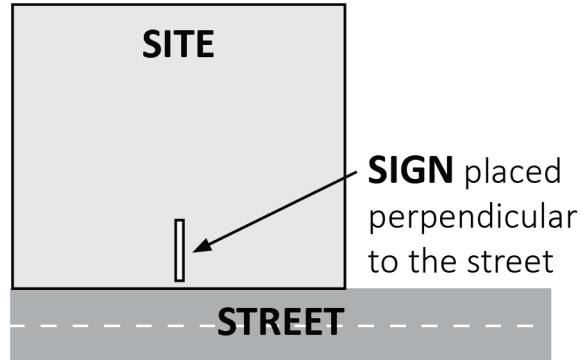
I appreciate your help in walking me through this process. My e-mail is edwardesi@yahoo.com and my phone number is 865-640-1396.

Thank you,
Edward E. Sharp

----- Forwarded Message -----

From: Eddy Garrett <edgar@bellsouth.net>

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:

_____ May 10, 2024 _____ and _____ June 14, 2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Edward E Sharp

Date: 4/25/2024

File Number: 6-H-24-RZ

- Sign posted by Staff
- Sign posted by Applicant