REZONING REPORT

FILE #: 5-D-24-RZ **AGENDA ITEM #: 12**

AGENDA DATE: 5/9/2024

APPLICANT:	**JONATHAN HARPER**
OWNER(S):	Jonathan Harper
TAX ID NUMBER:	42 047 **View map on KGIS**
JURISDICTION:	County Commission District 8
STREET ADDRESS:	2705 SHIPETOWN RD
LOCATION:	**Southwest side of Shipetown Rd, east of Rutledge Pike**
APPX. SIZE OF TRACT:	**0.49 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Shipetown Road, a local street with 18.5-ft pavement width within a 38-ft right-of-way.
UTILITIES:	Water Source: Northeast Knox Utility District
	Sewer Source: Knoxville Utilities Board
WATERSHED:	Roseberry Creek
PRESENT ZONING:	**A (Agricultural)**
ZONING REQUESTED:	**RA (Low Density Residential)**
EXISTING LAND USE:	**Single Family Residential**
EXTENSION OF ZONE:	No, this is not an extension.
HISTORY OF ZONING:	None noted
SURROUNDING LAND USE AND ZONING:	North: Single family residential - CN (Neighborhood Commercial) - A (Agricultural)
	South: Commercial - CN (Neighborhood Commercial), CN (Neighborhood Commercial)
	East: Single family residential - A (Agricultural)
	West: Single family residential - A (Agricultural), CN (Neighborhood Commercial)
NEIGHBORHOOD CONTEXT:	Shipetown Road consists of large lots with single family dwellings on a variety of lot sizes. A commercial node is nearby to the west along Rutledge Pike.

STAFF RECOMMENDATION:

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and other development in the area.

COMMENTS:

This plan was submitted prior to the adoption of the Knox County Comprehensive Land Use and Transportation Plan. The Knox County General Plan, which the sector plans were part of, was the active plan

at the time of the application. Therefore, this rezoning request was reviewed under the General Plan.

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. In 2022, the Tennessee Department of Transportation and Knox County completed the intersection improvements including the signalization of Shipetown Road and Rutledge Pike (CIP ID 588).

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. Rezonings 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 includes the A and RA zones, and there is a commercial node nearby to the west zoned CN.
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 2 lots.

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 as the LDR (Low Density Residential) land use classification in the Northeast County Sector Plan, which allows consideration of the RA zone for properties in the Planned Growth Areas of the Growth Policy Plan.
2. The recommended rezoning complies with the General Plan's development policy 9.3 to ensure the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

ADDITIONAL CONSIDERATIONS:
1. While the Sector Plan was the active plan at the time of the request, the Knox County Comprehensive Plan became effective on April 26th. This property has the TN (Traditional Neighborhood) place type, which allows consideration of the RA zone.

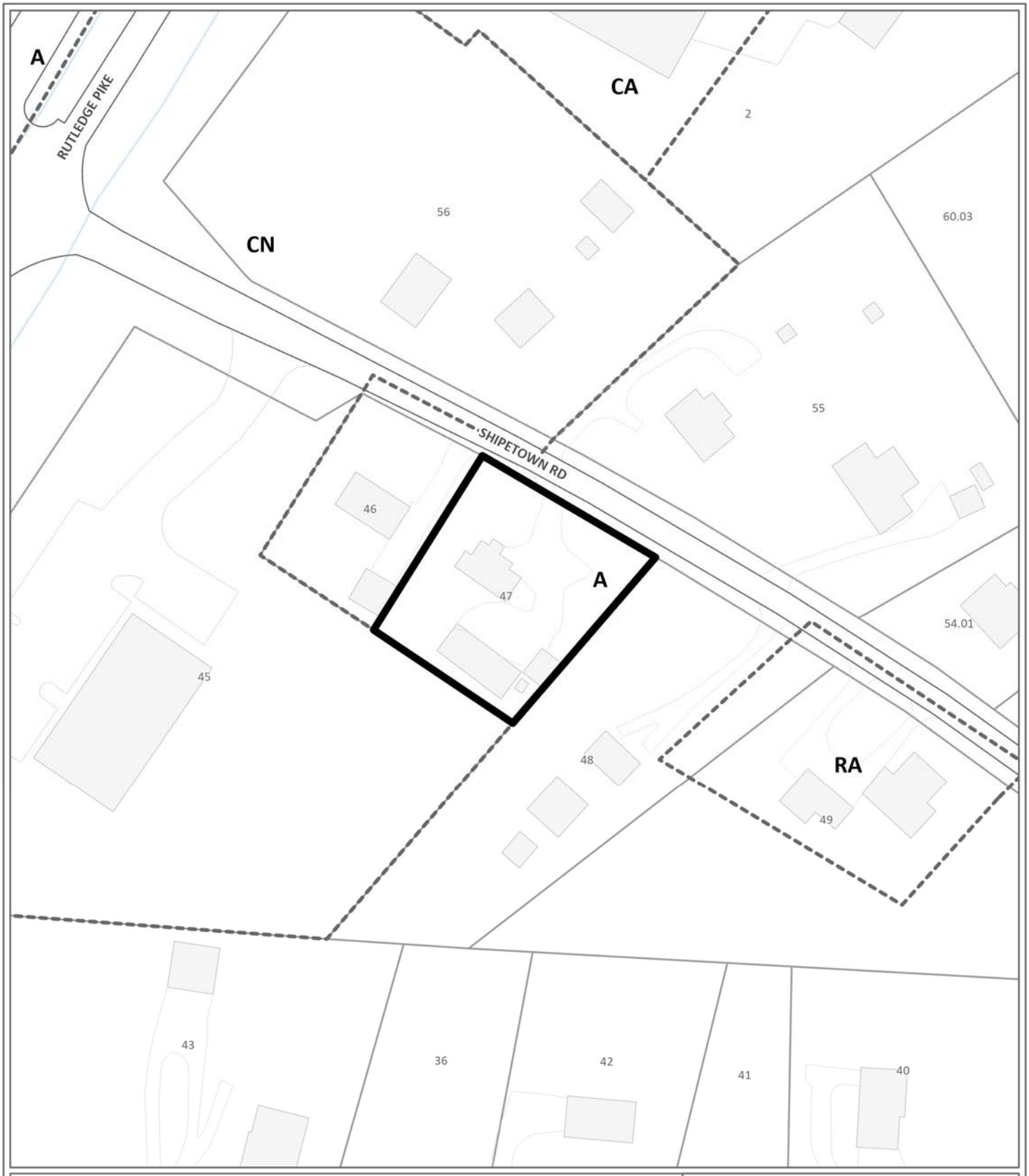
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter 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 6/24/2024. 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 **5-D-24-RZ**

Petitioner: Jonathan Harper

From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 42
Jurisdiction: County

0 110
Feet

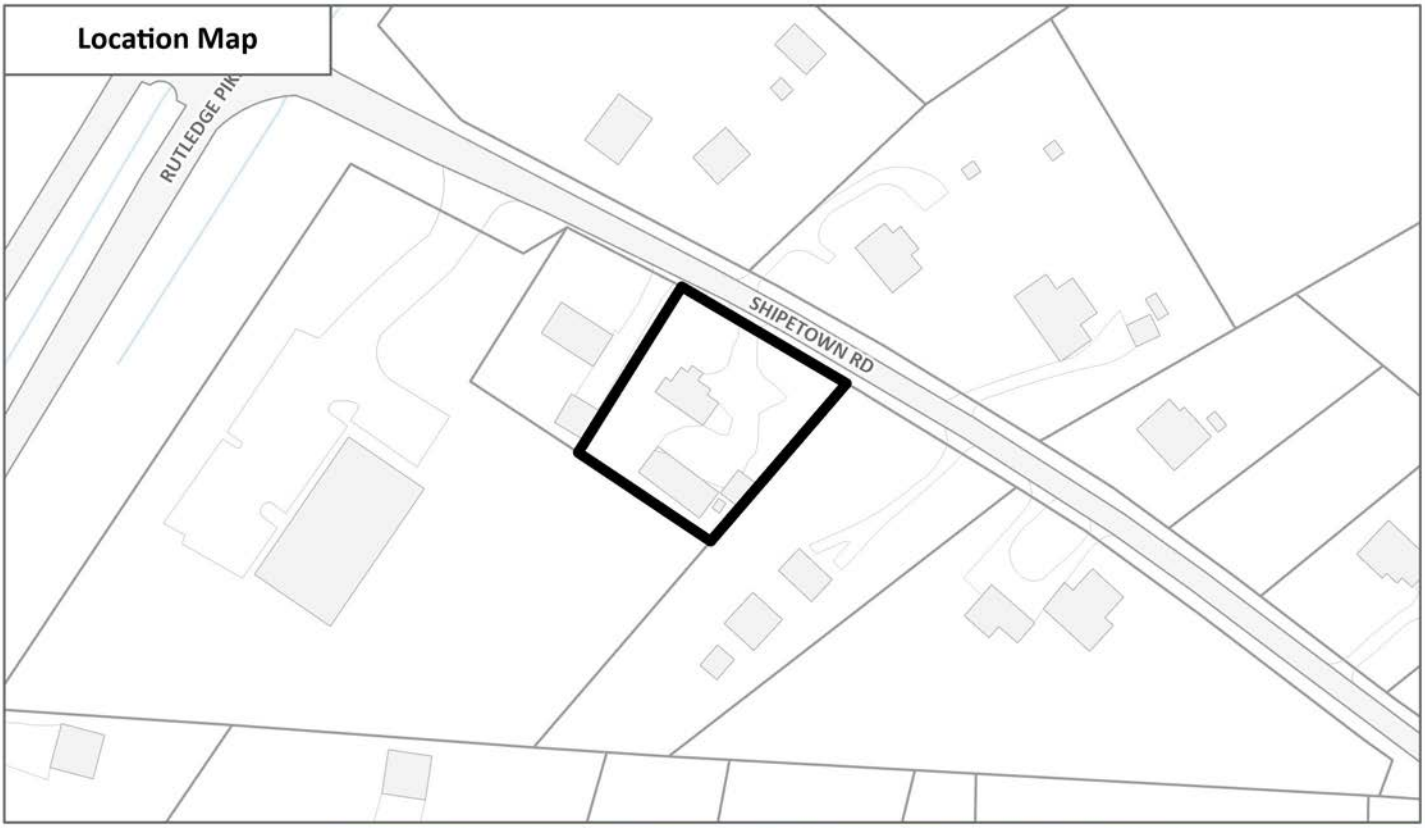
N

Original Print Date: 4/3/2024

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

Exhibit A. Contextual Images

Location Map



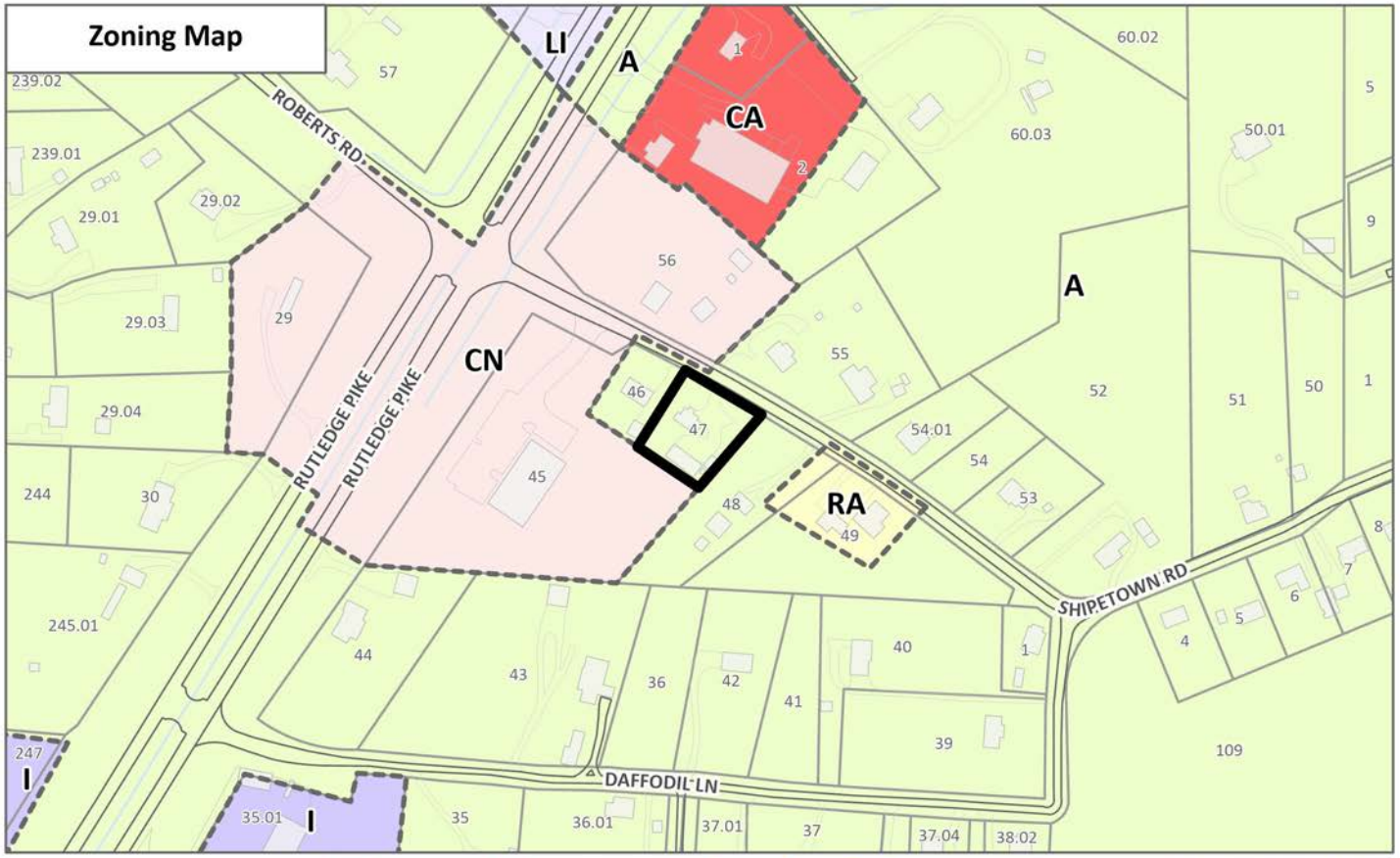
Aerial Map

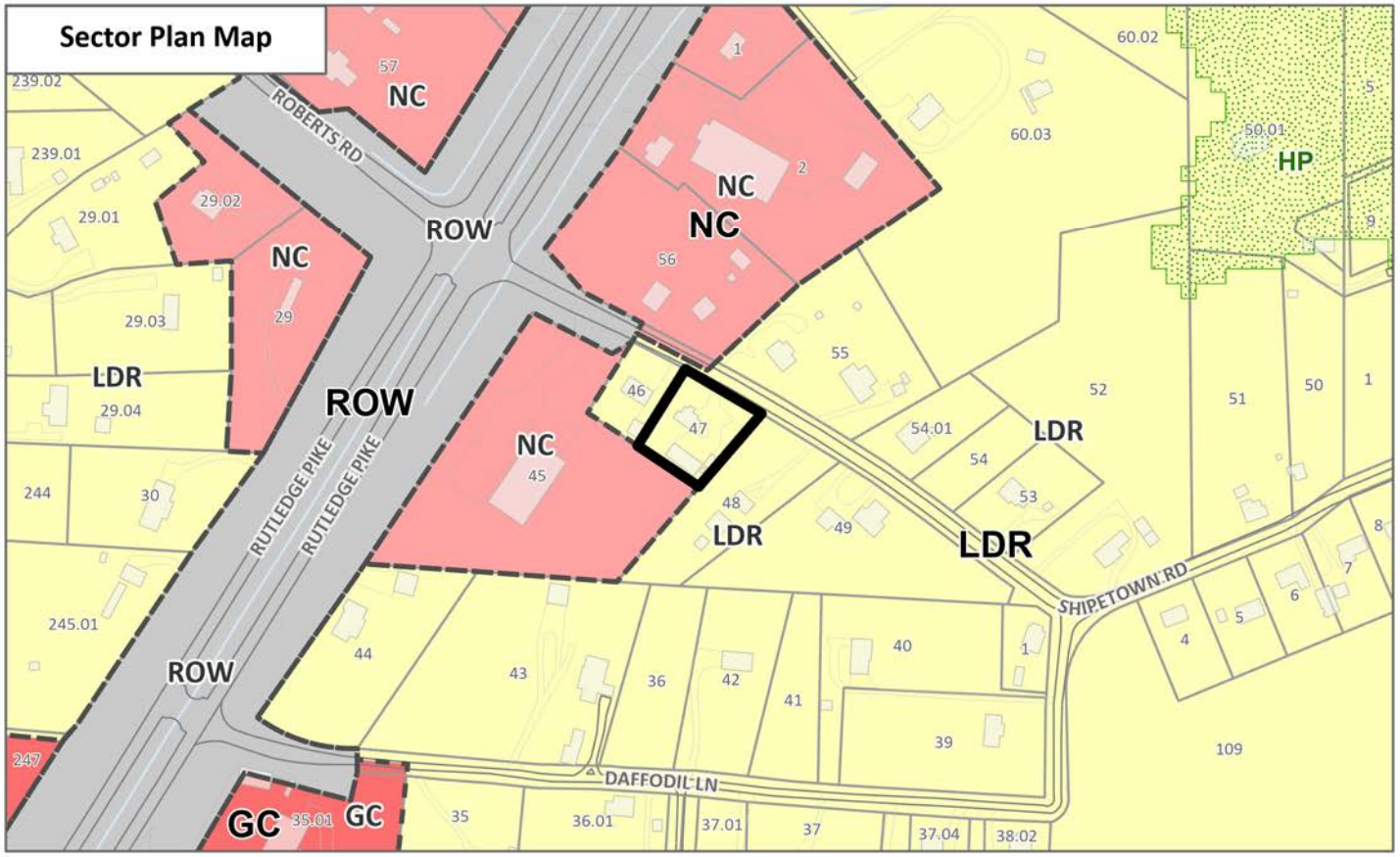
CONTEXTUAL MAPS 1 **5-D-24-RZ**

Case boundary

0 160
Feet

N



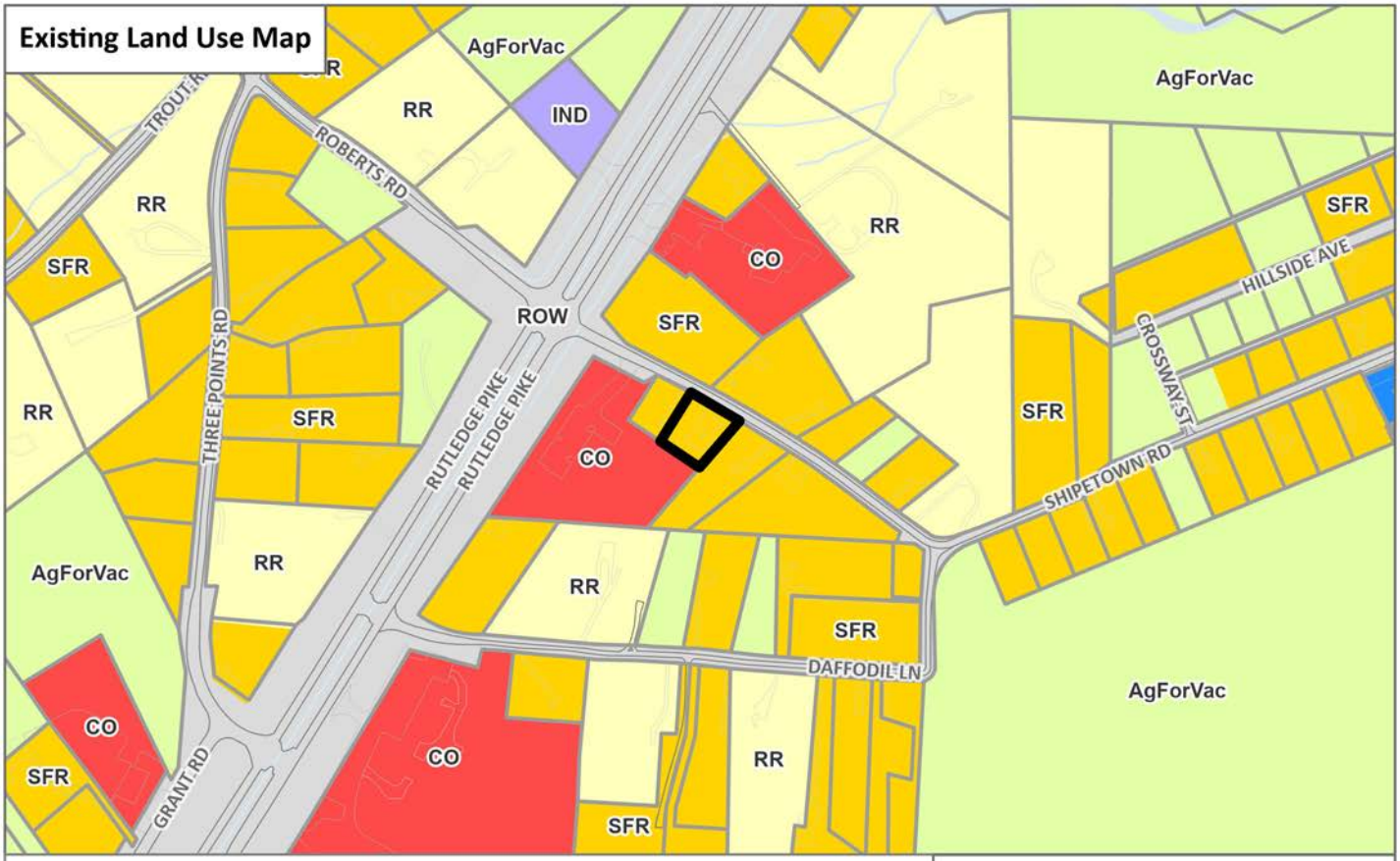


CONTEXTUAL MAPS 2 5-D-24-RZ

Case boundary

0 330
Feet

N


Existing Land Use Map
AgForVac
IND
RR
ROBERTS RD
TROUT R
SFR
THREE POINTS RD
ROW
RUTLEDGE PIKE
CO
HILLSIDE AVE
CROSSWAY ST
SHIPETOWN RD
DAFFODIL LN
GRANT RD
CONTEXTUAL MAPS 3
5-D-24-RZ
Case boundary
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550
Feet
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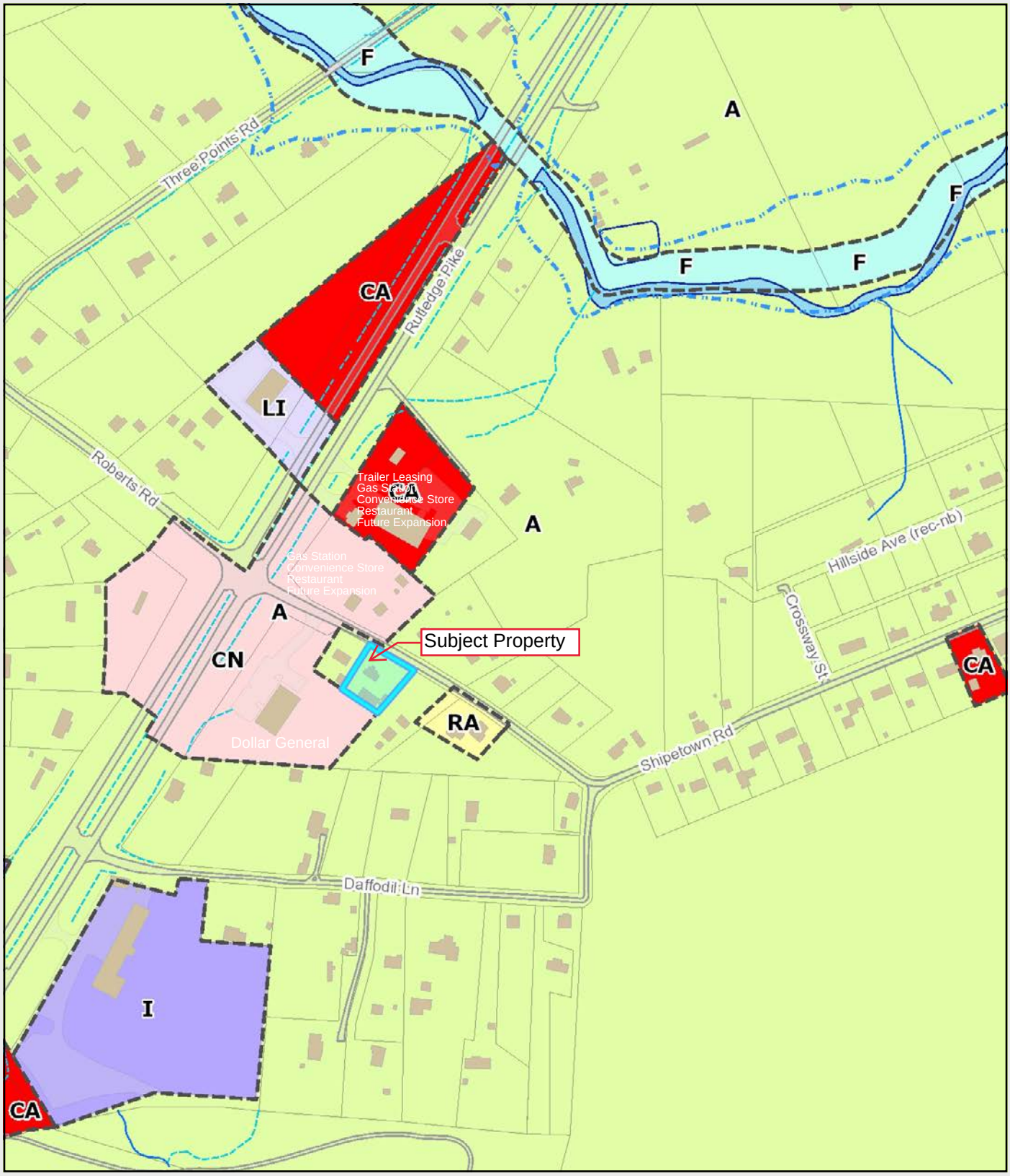

5-D-24-RZ

Exhibit A

2705 Shipetown Road

0 200 400 800

Feet

KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

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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

Applicant Name	Affiliation
Jonathan Harper	

Date Filed	Meeting Date (if applicable)	File Number(s)
3/15/2024	**5/9/2024**	**5-D-24-RZ**

CORRESPONDENCE

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

Jonathan Harper
Name / Company

7038 Rising Rd Knoxville TN 37924
Address

865-347-4454 / jonathanharper@kw.com
Phone / Email

CURRENT PROPERTY INFO

Owner Name (if different)	Owner Address	Owner Phone / Email
Jonathan Harper	**7038 Rising Rd Knoxville TN 37924**	**865-347-4454 / jonathanharper**

2705 SHIPETOWN RD
Property Address

Parcel ID	Part of Parcel (Y/N)?	Tract Size
42 047		**0.49 acres**

Sewer Provider	Water Provider	Septic (Y/N)
Northeast Knox Utility District	**Northeast Knox Utility District**	

STAFF USE ONLY

Southwest side of Shipetown Rd, east of Rutledge Pike
General Location

☐ City	**Commission District 8**	**A (Agricultural)**	**Single Family Residential**
☑ County	District	Zoning District	Existing Land Use

Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Northeast County	**LDR (Low Density Residential)**	**Planned Growth Area**

DEVELOPMENT REQUEST

☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use

☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVSION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

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 Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ COA Checklist (Hillside Protection)

☐ Design Plan Certification (Final Plat)

☐ Site Plan (Development Request)

☐ Traffic Impact Study

☐ Use on Review / Special Use (Concept Plan)

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.**

Jonathan Harper	**3/15/2024**
Applicant Signature	Please Print	Date

Phone / Email

Jonathan Harper	**3/15/2024**
Property Owner Signature	Please Print	Date

DocuSign Envelope ID: 8A42167-1 7BE1-EE11-85FB-6045BDBDA249

(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

Planning
KNOXVILLE | KNOX COUNTY

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

Jonathan Harper
Applicant Name | Affiliation

03/13/2024 | May 9, 2024
Date Filed | Meeting Date (if applicable)

File Number(s): 5-D-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

jonathan harper
Name | Company

7038 rising rd | Knoxville | TN | 37924
Address | City | State | ZIP

8653474454 | jonathanharper@kw.com
Phone | Email

CURRENT PROPERTY INFO

Jonathan Harper | 7038 Rising Rd, knoxville, tn 37924 | 8653474454
Property Owner Name (if different) | Property Owner Address | Property Owner Phone

2705 Shipetown Rd, Mascot, tn 37806 | 042047
Property Address | Parcel ID

KUB | Nekud | n
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

Authentisign ID: 8A421671-75E1-EE11-85FB-6045BDDAA143

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

Related Rezoning File Number

☐ Other (specify)

☐ Attachments / Additional Requirements

ZONING REQUEST

■ Zoning Change RA

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify)

Pending Plat File Number

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*

Authentisign Jonathan D Harper 03/13/24 — Applicant Signature

Jonathan Harper — Please Print

03/13/2024 — Date

8653474454 — Phone Number

jonathanharper@kw.com — Email

Authentisign Jonathan D Harper 03/13/24 — Property Owner Signature

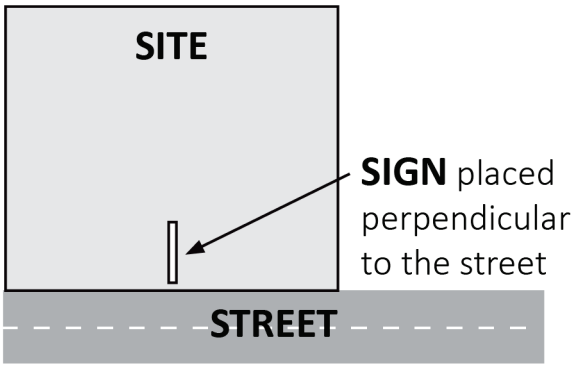
Jonathan Harper — Please Print

03/15/2024, SG — Date Paid

Sign Posting & Removal Requirement

Revised April 2021

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:

04/26/2024 and 05/10/2024

(applicant or staff to post sign) **(applicant to remove sign)**

Applicant Name: Jonathan Harper

Date: 03/15/2024

File Number: 5-D-24-RZ

☒ Sign posted by Staff

☐ Sign posted by Applicant