

# REZONING REPORT

► **FILE #:** 11-J-24-RZ

**AGENDA ITEM #:** 45

**AGENDA DATE:** 11/14/2024

► **APPLICANT:** CHARLES DANIEL PADGETT (OWNER)

OWNER(S): Charles Daniel Padgett Padgett Properties, LLC

TAX ID NUMBER: 28 075

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8015 ANDERSONVILLE PIKE (8017)

► **LOCATION:** West side of Andersonville Pike, northwest of Ingram Ln

► **APPX. SIZE OF TRACT:** 2.2 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Andersonville Pike, a major collector road with a pavement width of 19 ft within a 30-33 ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

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

► **ZONING REQUESTED:** PR (Planned Residential)

► **EXISTING LAND USE:** Rural Residential

► **DENSITY PROPOSED:** up to 1.5 du/ac

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

HISTORY OF ZONING: None noted

SURROUNDING LAND North: Agriculture/forestry/vacant land, rural residential - A (Agricultural)

USE AND ZONING:

South: Single family residential - A (Agricultural)

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural), PR (Planned Residential)  
up to 4 du/ac

NEIGHBORHOOD CONTEXT: This area is rural in character and contains a mix of detached single family subdivisions off of side streets, multifamily residential developments, and large, undeveloped tracts.

## STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 1.5 du/ac because it is consistent with the Knox County Comprehensive Plan and the Growth Policy Plan.**

## 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. Since the early 1990s, the surrounding area has steadily transitioned from the A (Agricultural) zone to the PR (Planned Residential) zone with densities ranging from up to 2 du/ac to up to 4 du/a and the RA (Low Density Residential) zone.
2. Development trends in the vicinity have mainly been residential in nature. Single-family subdivisions with varying lot sizes and attached-dwelling developments have been constructed within 0.75 miles of the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional land development methods that encourage more imaginative solutions to environmental design problems. A blue-line stream runs along the western property line of the subject property, and it is relatively steep, with slopes between 25% and 40% and above 40% (Exhibit B).
2. The PR zone also calls for compatibility with adjacent zones. The PR zone, with a density of up to 1.5 du/ac, is consistent with the surrounding zones, which include the A, RA, and PR zone with densities ranging from 1 to 4 du/ac.

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 proposed density of 1.5 du/ac could yield up to 3 lots. The requested density is compatible with the low-density residential developments in the area. As such, the rezoning is not anticipated to impact the surrounding area adversely.
2. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction can begin. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.

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 Comprehensive Plan designates this property as the RL (Rural Living) place type, which allows for the consideration of the PR zone with a density of up to 1.5 du/ac.
2. The PR zone is partially related to the RL place type. Per Appendix H of the Comprehensive Plan, additional approval criteria are required for partially related zones. The rezoning meets the first one, as the allowed land uses in the PR zone align with the RL place type's preferred housing mix, which primarily features single-family homes on a wide range of lot sizes.
3. The subject property is within the Rural area of the Growth Policy Plan, but the Planned Growth Area is across the street. Most of the higher density PR zones cited earlier occur in the Planned Growth Area. The Growth Policy Plan limits density to up to 2 du/ac in the County's Rural Areas, so this request is consistent with the maximum density allowed.
4. The rezoning complies with Policy 4.3 of the Growth Policy Plan, which requires future residential development in a rural area to have access to adequate utility and roadway infrastructure. The subject property is served by the Hallsdale-Powell Utility District for water and sewer services. It is accessed from Andersonville Pike, a striped major collector road with a 19-ft pavement width.
5. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The requested density of up to 1.5 du/ac aligns with the surrounding development, which consists of residential uses on varying lot sizes.

ESTIMATED TRAFFIC IMPACT: 40 (average daily vehicle trips)

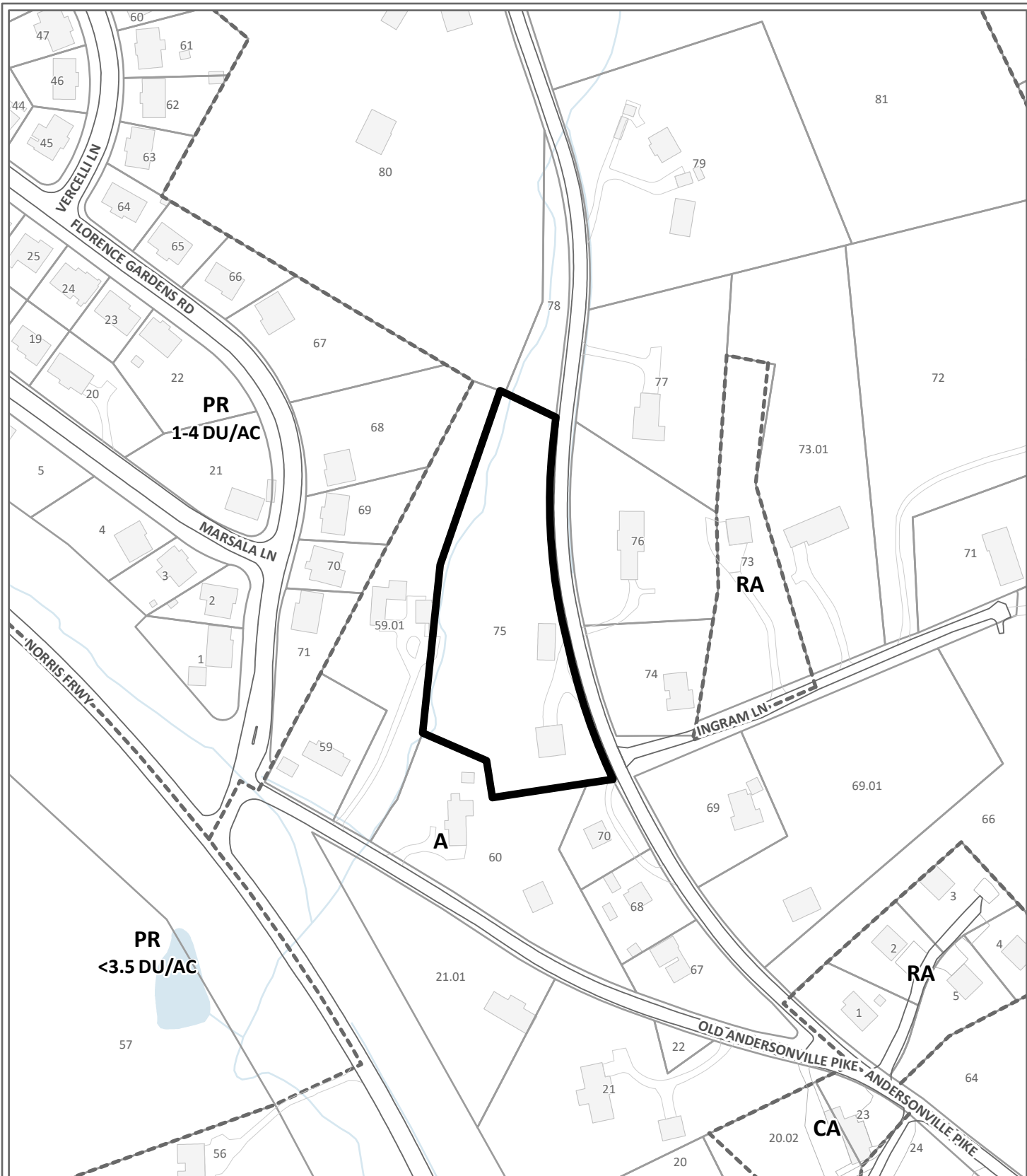
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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

Schools affected by this proposal: Copper Ridge Elementary, Halls Middle, and Halls 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 12/9/2024. 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

**11-J-24-RZ**

**Petitioner:** Charles Daniel Padgett



**From:** A (Agricultural)

**To:** PR (Planned Residential) up to 1.5 du/ac

**Map No:** 28

**Jurisdiction:** County

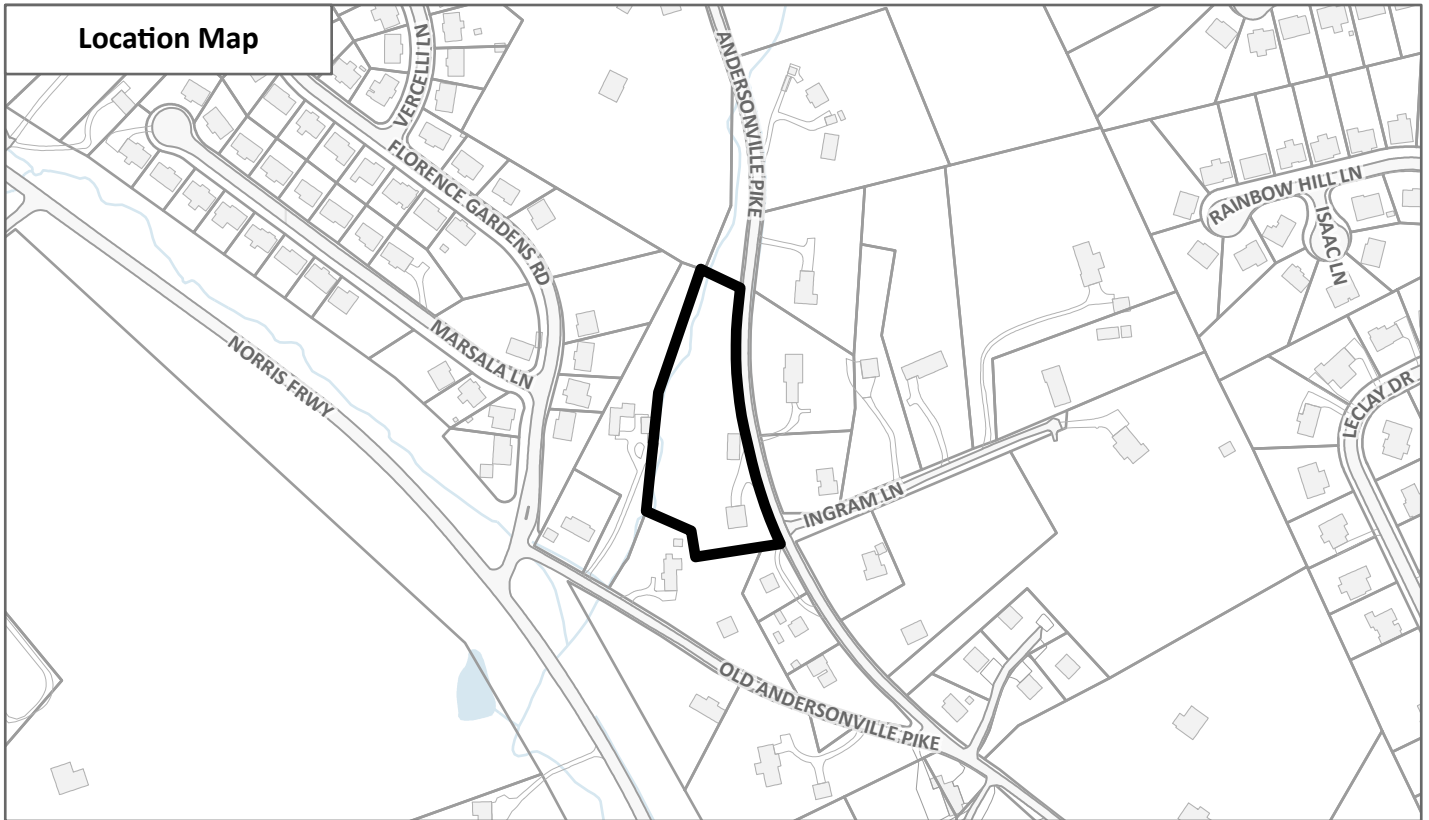


**Original Print Date:** 10/9/2024

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

## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-J-24-RZ



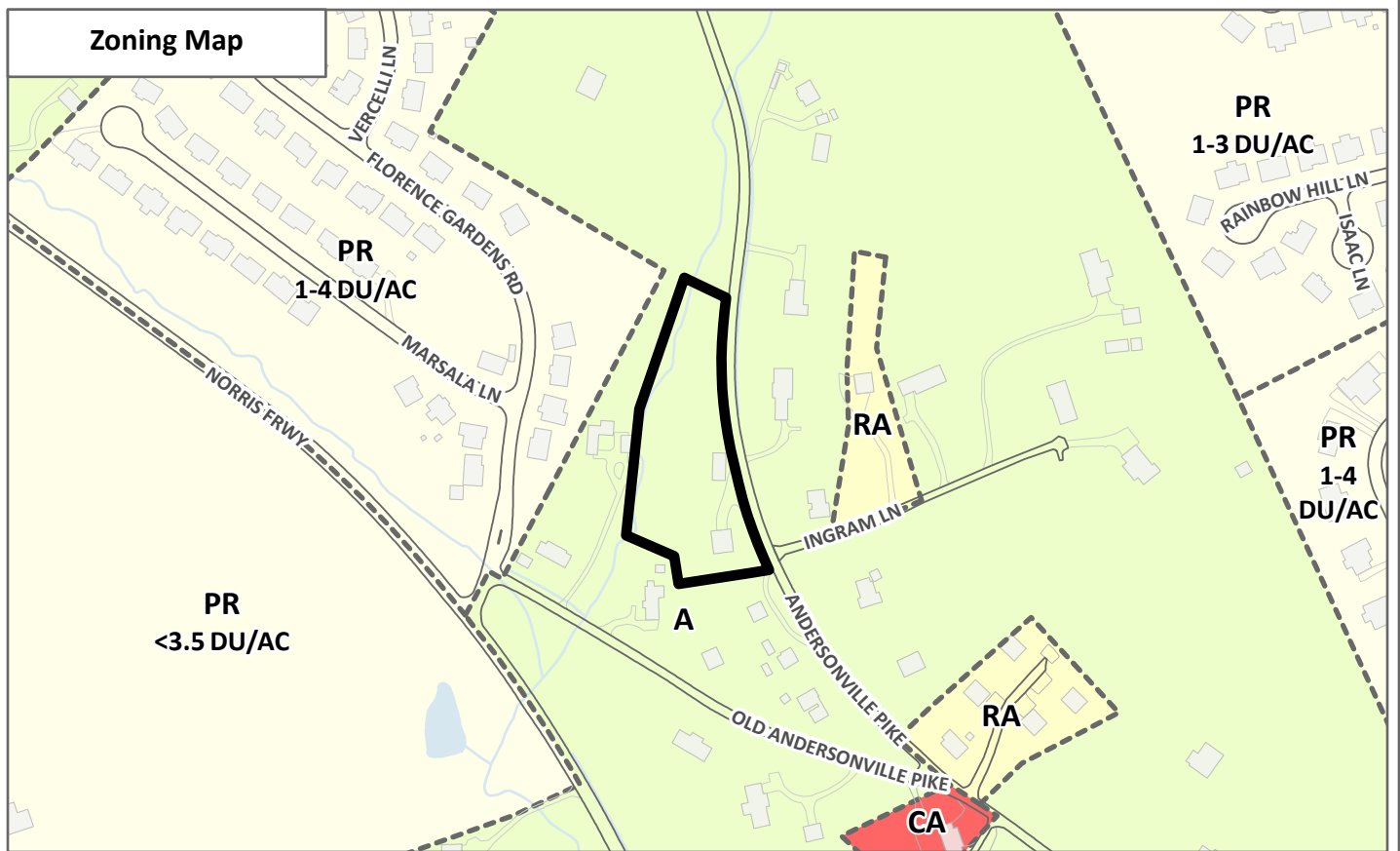
Case boundary

0 440  
Feet

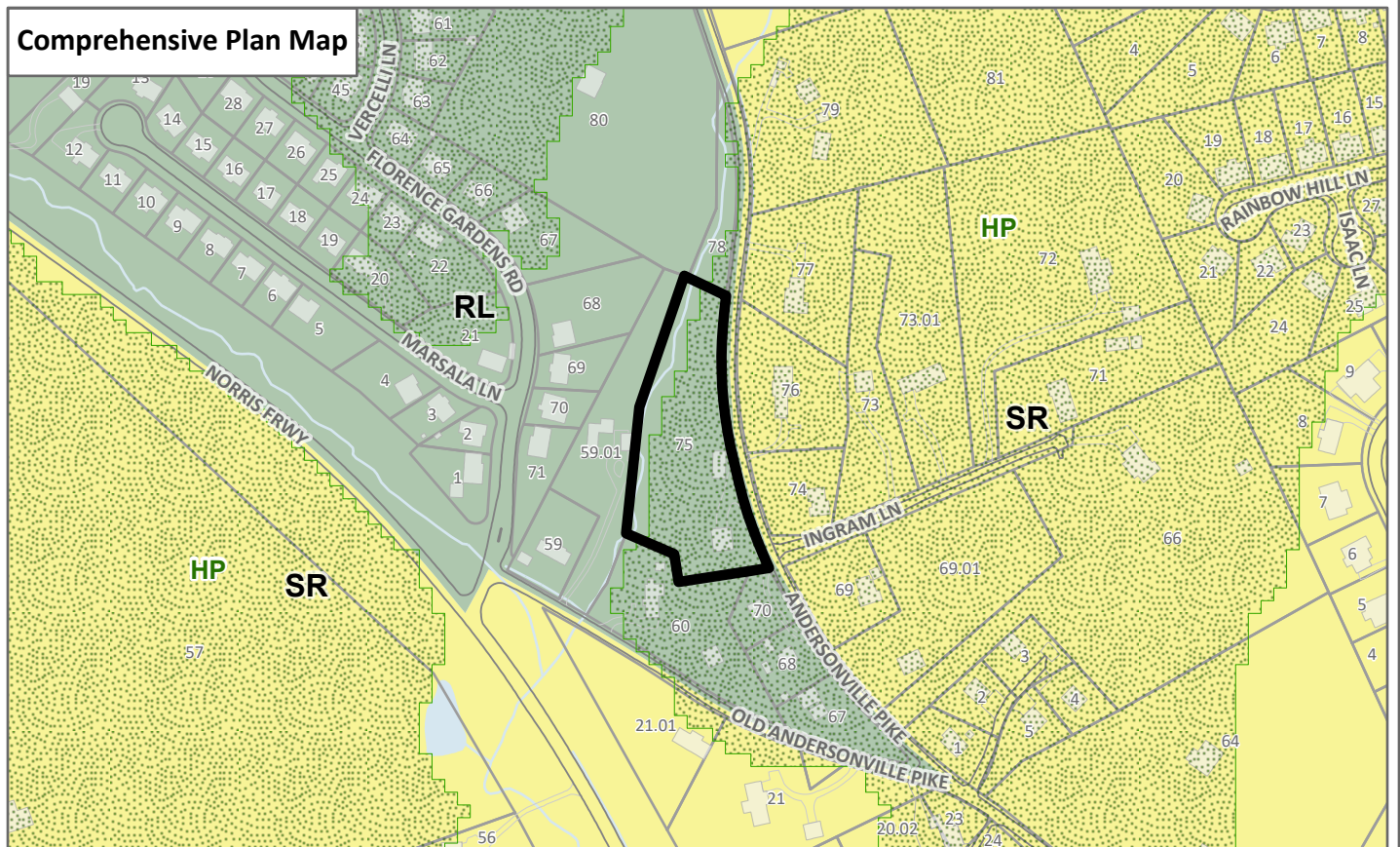




## Zoning Map



## Comprehensive Plan Map

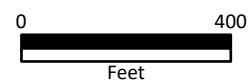


## CONTEXTUAL MAPS 2

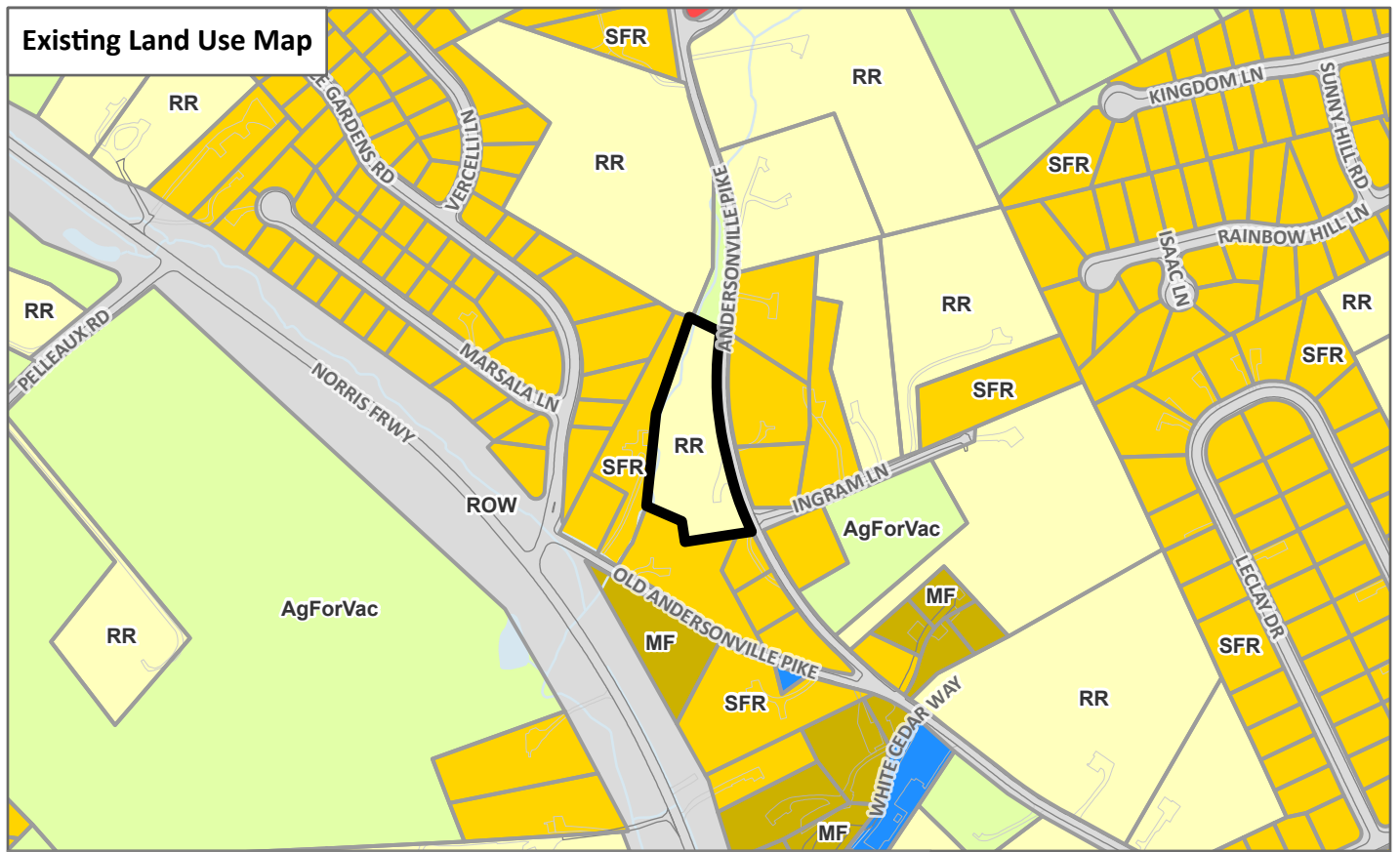
11-J-24-RZ



Case boundary



Existing Land Use Map

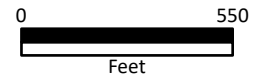


CONTEXTUAL MAPS 3

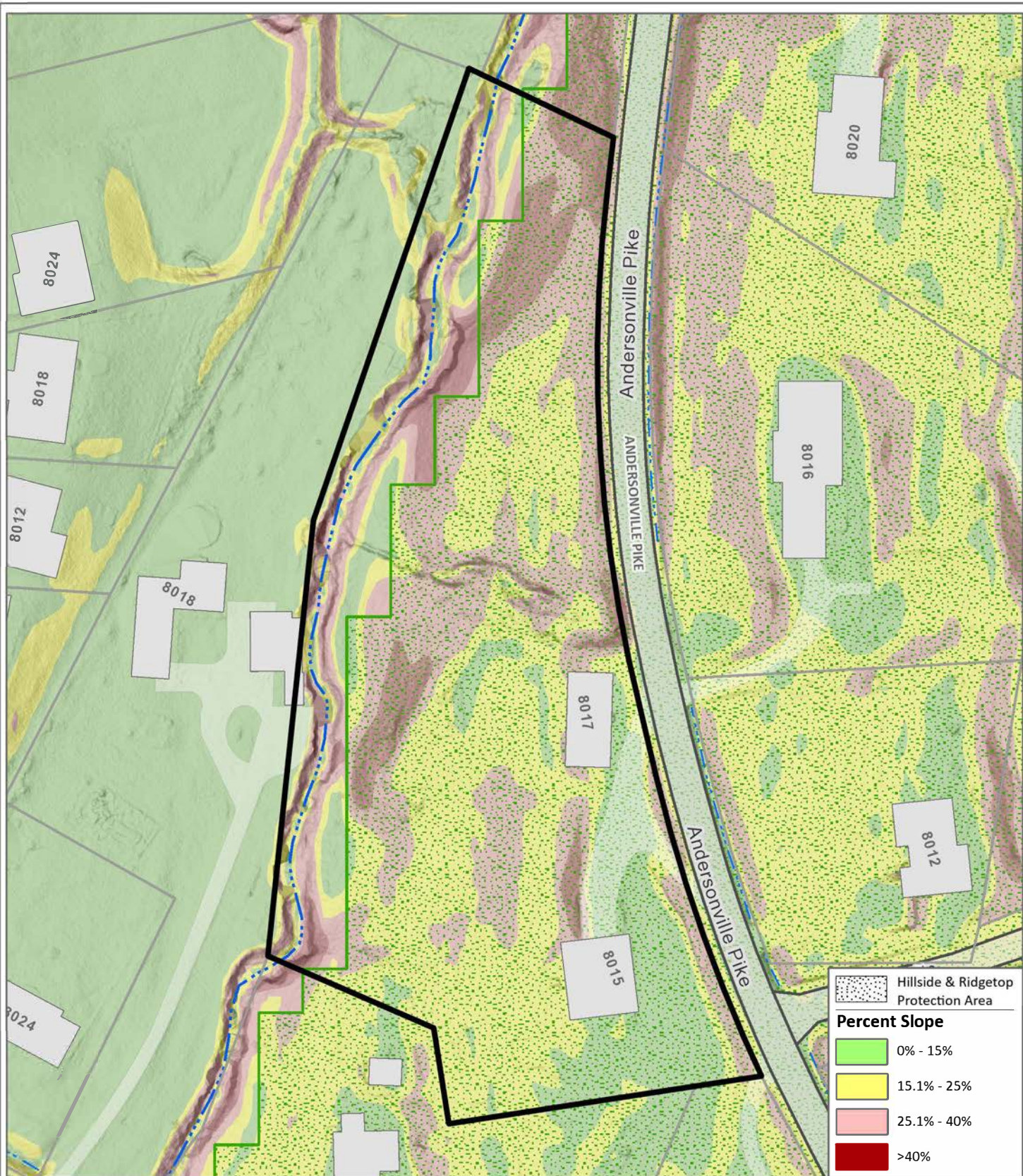
11-J-24-RZ



Case boundary







## Exhibit B: Slope Map

11-J-24-RZ

Petitioner: Charles Daniel Padgett

 Case Boundary

Original Print Date: 10/16/2024

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

Map No: 28

Jurisdiction: County

0 80  
Feet







# 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

Charles Daniel Padgett

Applicant Name

Owner

Affiliation

9/25/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-J-24-RZ

File Number(s)

## CORRESPONDENCE

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

Charles Daniel Padgett Padgett Properties, LLC

Name / Company

PO Box 420 Norris TN 37828

Address

865-748-4247 / danp@padgettprop.com

Phone / Email

## CURRENT PROPERTY INFO

Charles Daniel Padgett Padgett Properti

Owner Name (if different)

PO Box 420 Norris TN 37828

Owner Address

865-748-4247 / danp@padgettp

Owner Phone / Email

8015 ANDERSONVILLE PIKE / 8017

Property Address

28 075

Parcel ID

2.2 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

No

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## 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   **PR (Planned Residential)**  
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment   Proposed Plan Designation(s)

**up to 1.5 du/ac**

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.

Charles Daniel Padgett

9/25/2024

Applicant Signature

Please Print

Date

Phone / Email

Charles Daniel Padgett Padgett Properties, LLC

9/25/2024

Property Owner Signature

Please Print

Date

1) Download and fill out this form at your convenience.  
2) Sign the application digitally (or print, sign, and scan).  
(2) Sign the application digitally (or print, sign, and scan).

(2) Either print the completed form and bring it to the Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# 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

Charles Daniel Padgett

Owner

Applicant Name

Affiliation

09/24/24

November 14, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-J-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

Charles Daniel Padgett

Padgett Properties

Name

Company

PO Box 420

Norris

TN

37828

Address

City

State

ZIP

865-748-4247

[danp@padgettprop.com](mailto:danp@padgettprop.com)

Phone

Email

## CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8015 and 8017 Andersonville Pike

028 075

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

N

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024



## 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

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

## ZONING REQUEST

☒ Zoning Change

Planned Residential

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

1.5 units per acre

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
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



Charles Daniel Padgett

9/24/24

Applicant Signature

Please Print

Date

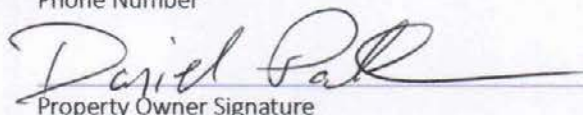
865-748-4247

Danp@padgettprop.com

Phone Number

Email

09/25/2024, SG



Charles Daniel Padgett

9/24/24

Property Owner Signature

Please Print

Date Paid



# Public Notice and Community Engagement

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

**By signing below,** you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

Date to be Posted

11/15/2024

Date to be Removed

**Have you engaged the  
surrounding property owners  
to discuss your request?**

☐ Yes ☒ No

☐ No, but I plan to prior to the  
Planning Commission meeting

  
Applicant Signature

Charles Daniel Padgett 9/24/24  
Applicant Name Date

11-J-24-RZ

FILE NUMBER