

# REZONING REPORT

► **FILE #:** 10-E-24-RZ

**AGENDA ITEM #:** 16

**AGENDA DATE:** 10/3/2024

► **APPLICANT:** NATALIE NORDSTROM

OWNER(S): Natalie Nordstrom

TAX ID NUMBER: 122 K C 014, 01403, 01402, 01401

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2008 THURMAN LN (2012, 2016, 2020 THURMAN LN)

► **LOCATION:** South side of Thurman Lane, west of Woodson Drive

► **APPX. SIZE OF TRACT:** 1.89 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Thurman Ln, a local street with a 20-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Tennessee River

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

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

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

► **DENSITY PROPOSED:** up to 6 du/ac

EXTENSION OF ZONE: PR up to 3 du/ac is to the west.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, single family residential - RA (Low Density Residential)

South: Rural residential - RA (Low Density Residential)

East: Single family residential - RA (Low Density Residential)

West: Multifamily residential - PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: This property is within an older residential area, mostly under RA zoning. To the west, there is a planned neighborhood with detached and attached dwellings. Maryville Pike is a quarter of a mile away, which includes a range of commercial and industrial uses.

## STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.**

## 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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The PR-zoned development to the west was rezoned in 2008 and has 7 detached and 6 attached dwellings at a density of 2.86 du/ac. In 2010, Thurman Rd was extended in front of this property and widened toward the intersection with Woodson Drive to approximately 20 ft.
2. The other planned neighborhood in the area, Woodson Trail, has been developing since 2007 with both attached and detached houses.

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

1. The PR zone provides flexibility for residential development. The PR zone with up to 4 du/ac is similar to the surrounding PR with up to 3 du/ac and RA zone, which allows 10,000 sq ft lots and duplexes on 20,000 sq ft lots.
2. Houses, duplexes, multi dwelling structures, and developments are permitted in the PR zone. At the recommended density of 4 du/ac, this 1.89-acre property could have up to 7 units or an additional 3 units.
3. 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.

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. There's a crest on Woodson Dr where the hill blocks the view at Thurman Ln. In 2009, some vegetation was taken down on adjacent properties and a sight distance easement was recorded across their property. The infill development of 3 more units along Thurman Lane is not anticipated to adversely affect the surrounding environment.
2. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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 SR place type allows the PR zone to be considered as a partially related zone. When the proposed district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. The proposed PR zoning is compatible with the current RA and PR zoning of up to 3 du/ac of neighboring sites.
2. The SR (Suburban Residential) place type calls for primarily single family residential development with a range of lot sizes, including some attached dwellings. The area features a range of lot sizes, including attached homes of the scale of a single family home.
3. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5.2, which creates standards that encourage neighborhoods in certain place types to include a mix of housing types. The PR zone allows houses, duplexes, and multifamily developments and is just over a mile from Mount Olive Elementary School and 3 parks.

ESTIMATED TRAFFIC IMPACT: 87 (average daily vehicle trips)

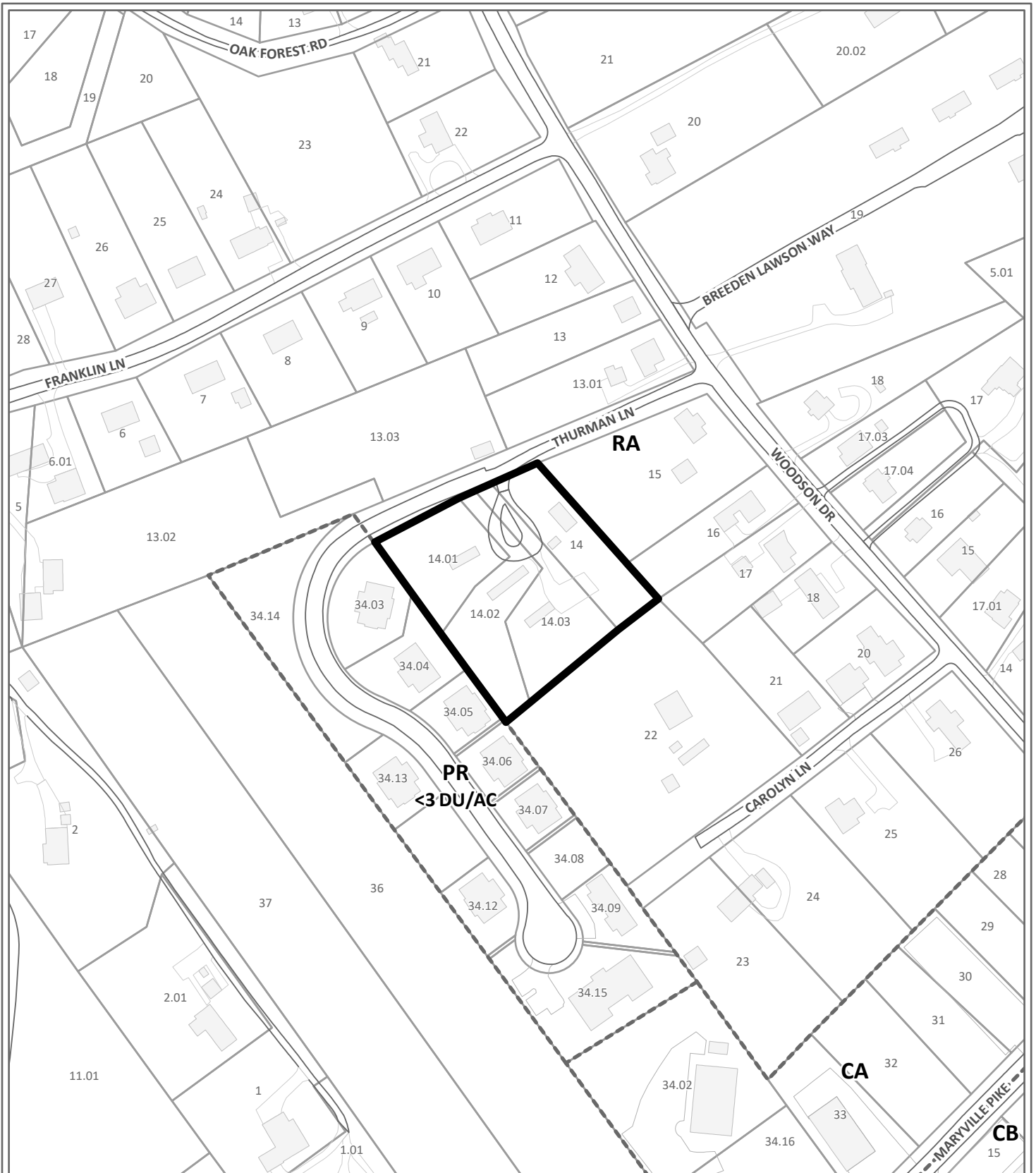
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle 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 11/12/2024. 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**

**10-E-24-RZ**

**Petitioner:** Natalie Nordstrom



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

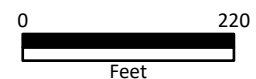
**To:** PR (Planned Residential) 6 du/ac

**Original Print Date:** 8/26/2024

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

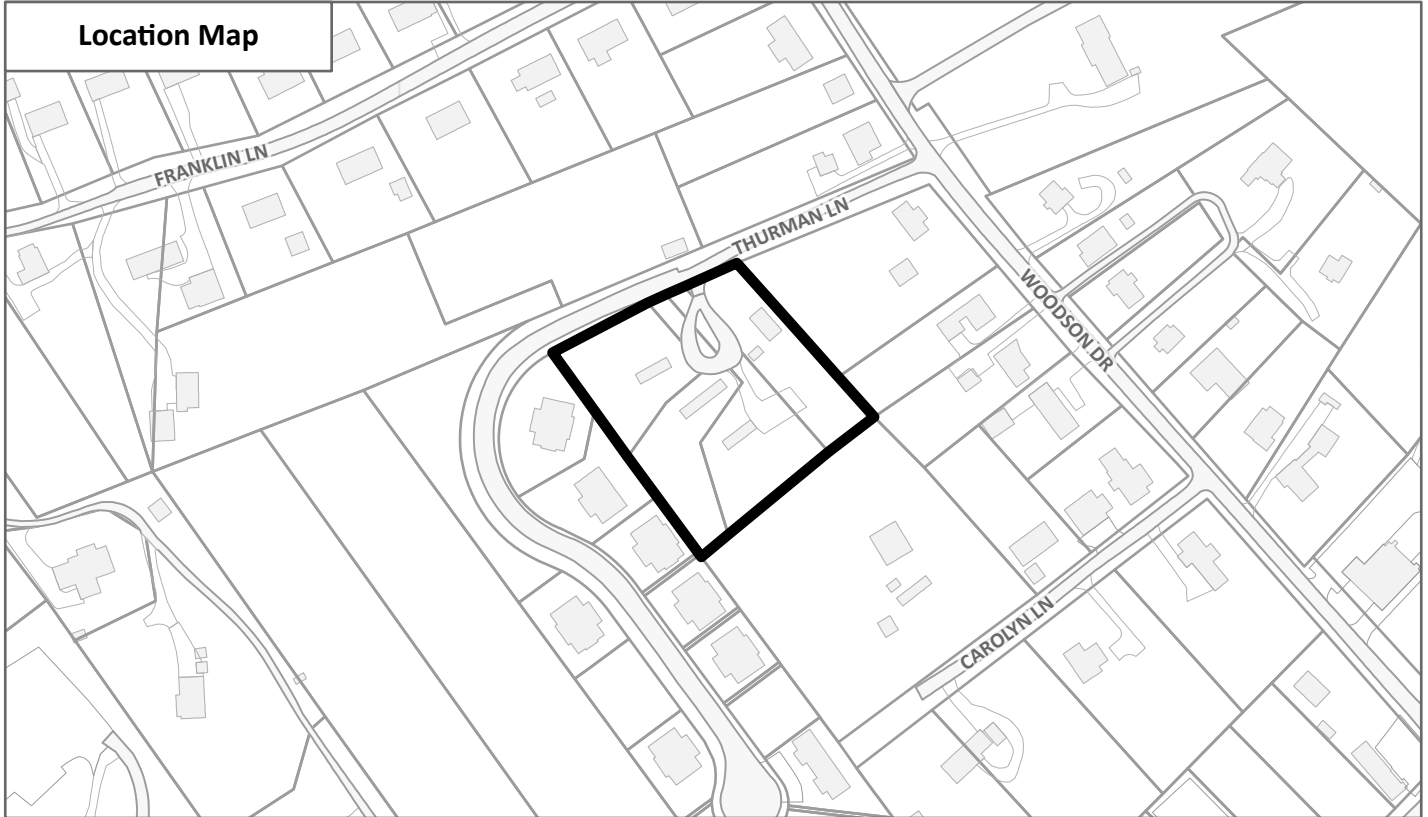
**Map No:** 122

**Jurisdiction:** County



## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

10-E-24-RZ

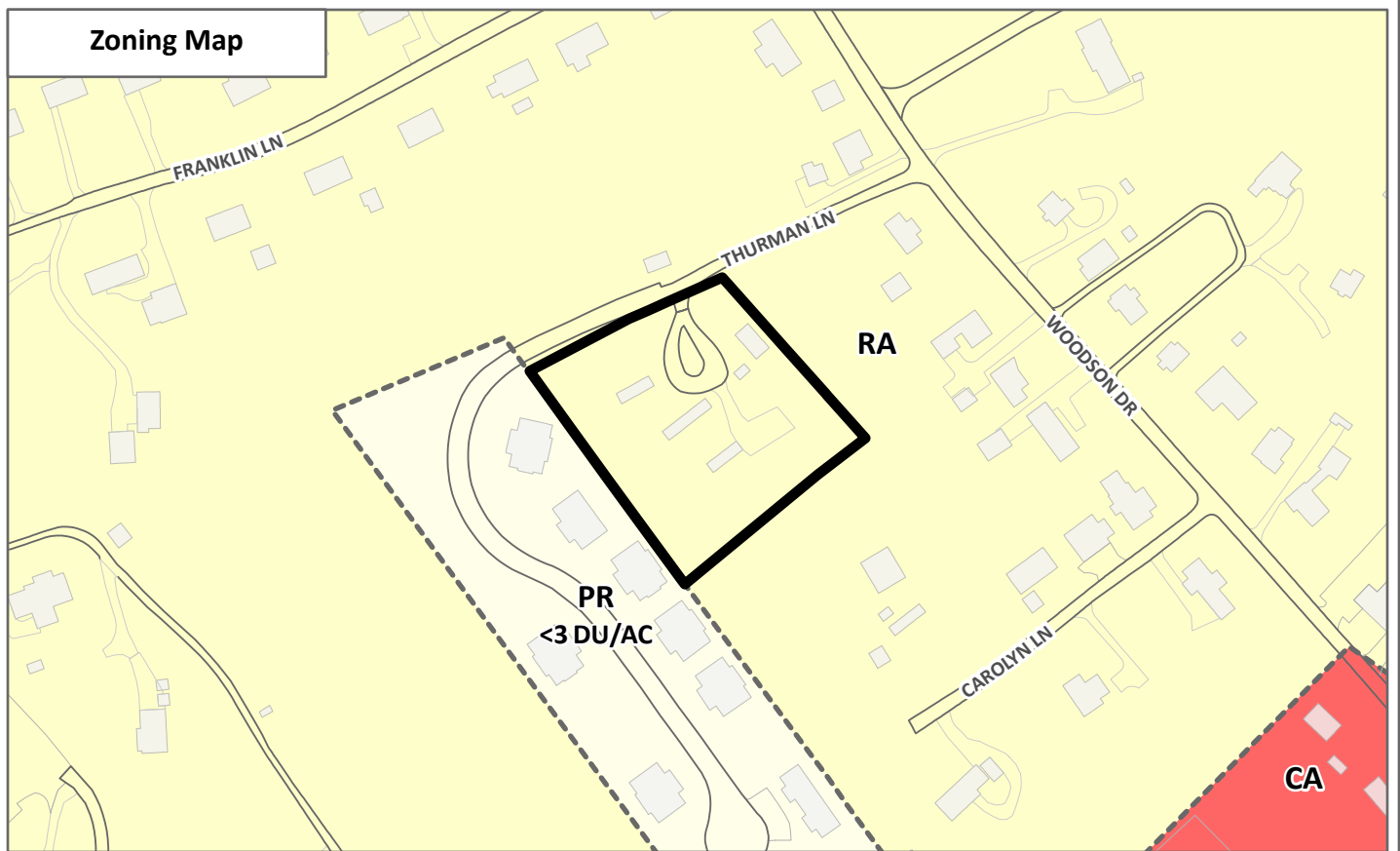


Case boundary

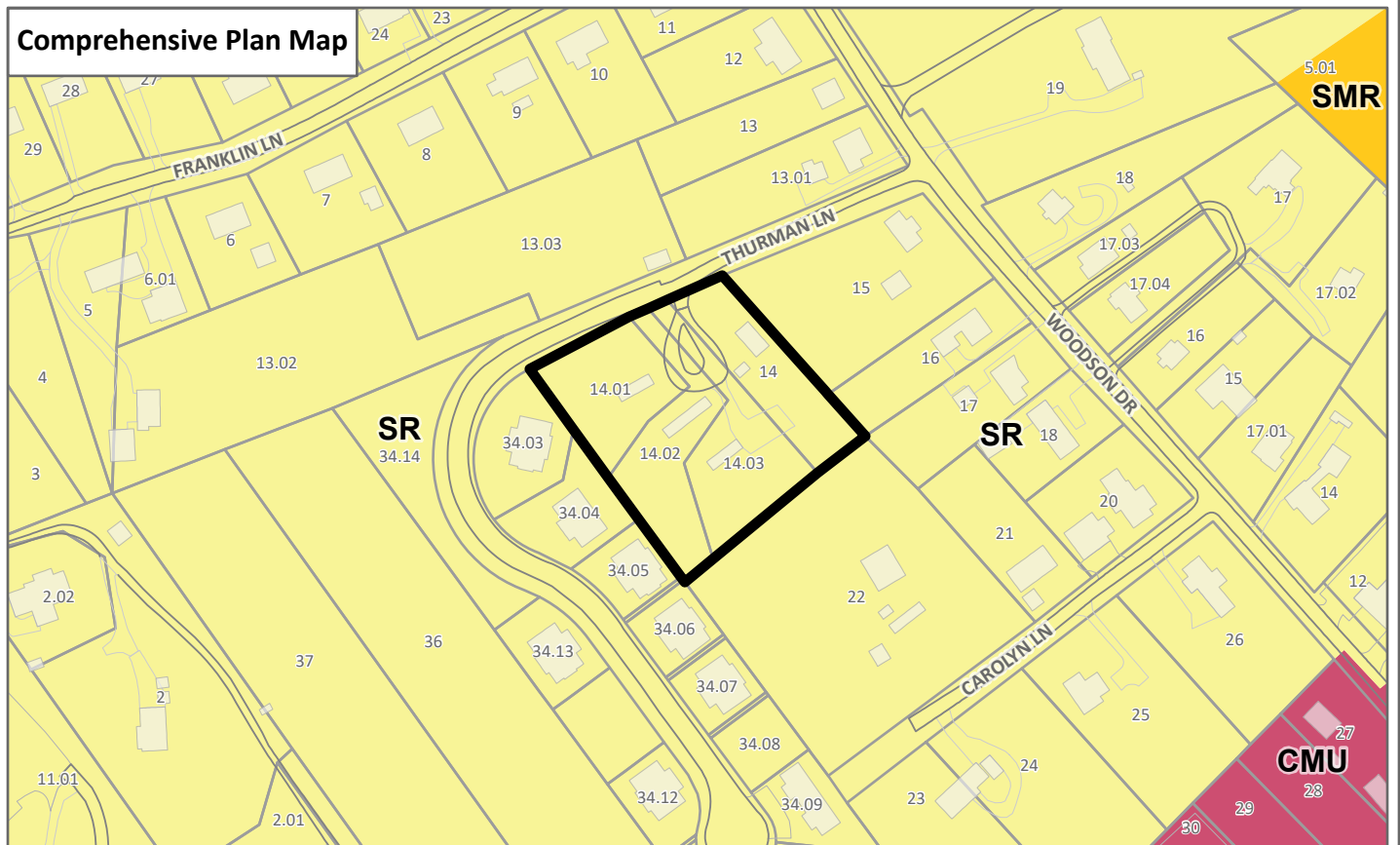
0 275  
Feet



## Zoning Map



## Comprehensive Plan Map

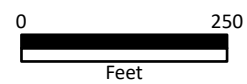


## CONTEXTUAL MAPS 2

10-E-24-RZ

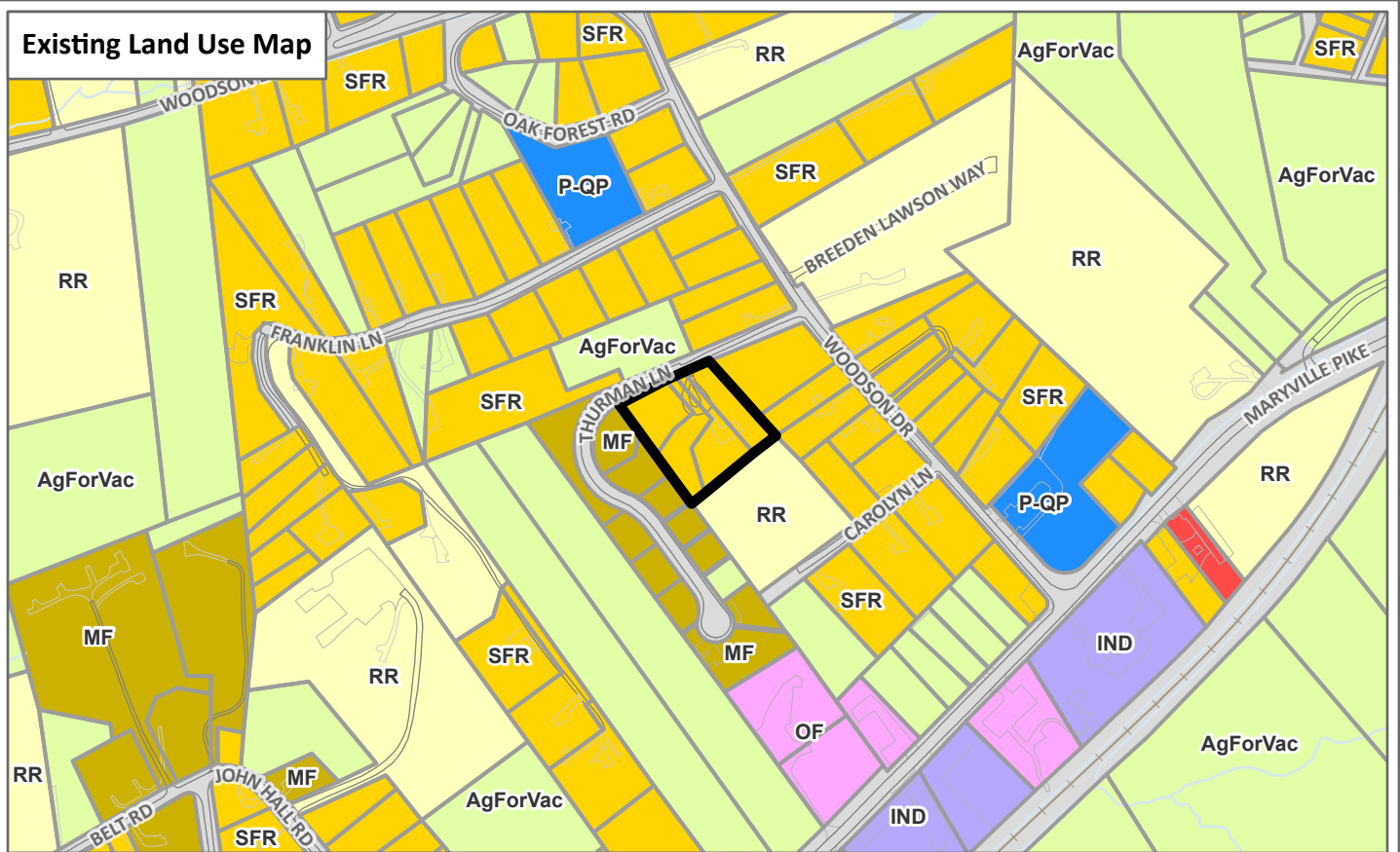


Case boundary





Existing Land Use Map



CONTEXTUAL MAPS 3

10-E-24-RZ



Case boundary



**EXHIBIT "B"**

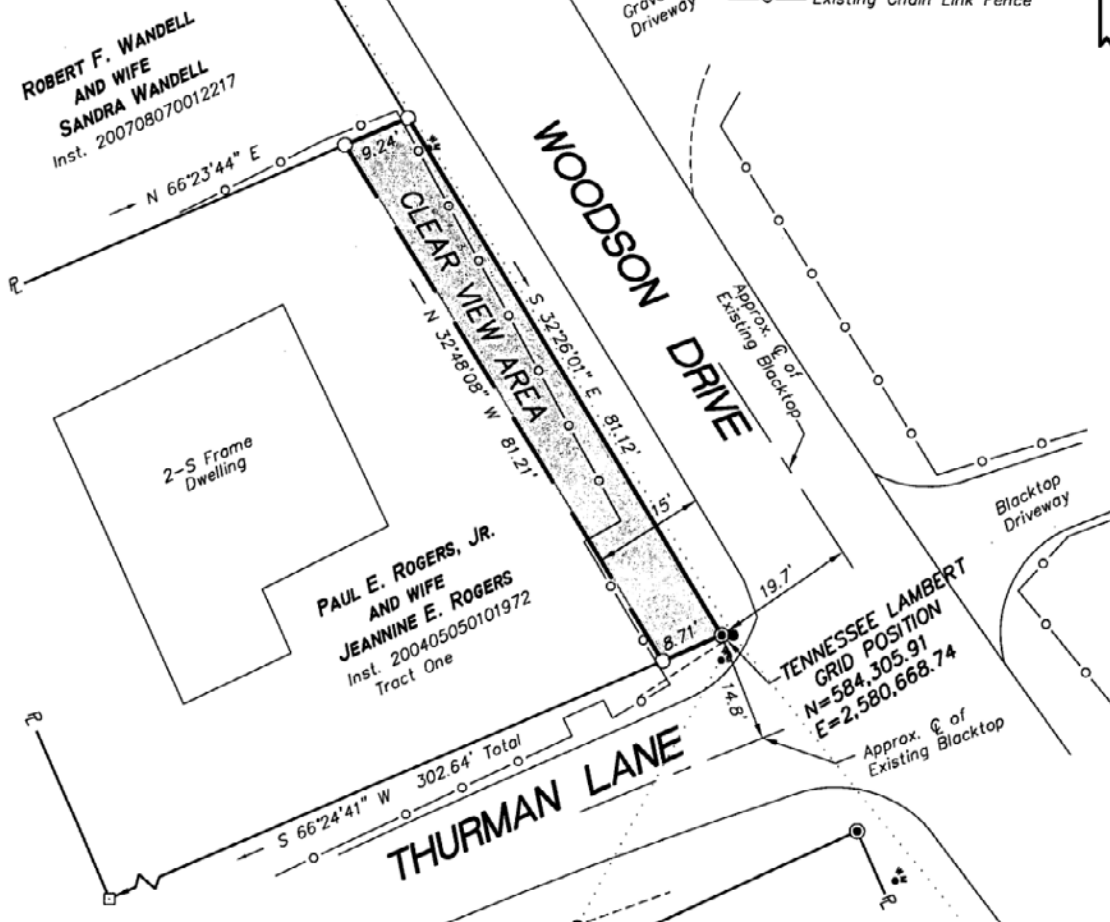
**GENERAL NOTES**

1. Easement is Located Within the Property Owned by Paul E. Rogers, Jr. and Wife, Jeannine E. Rogers as Tract 1 Under a Warranty Deed Recorded as Instrument 200405050101972 in the Office of the Register of Deeds for Knox County, Tennessee.
2. Easement is Located Within Parcel 13.01, Group "C" on Knox County Tax Map 122-K.
3. Paul E. Rogers, Jr., and Wife, Jeannine E. Rogers (Inst. 200405050101972) Hereby Conveys Clear View Easement of 15' in Width From the Edge of Traveled Roadway for Woodson Drive Across the Front of Their Property. This Easement Will Require Paul E. Rogers, Jr., and Wife, Jeannine E. Rogers to Prohibit Parking of Any Vehicles Within the Area of the Easement. This Easement is in Favor of Knox County Highway Department. An Agreement Executed With This Easement Will Grant Breakthrough Corporation the Right to Remove Trees, Fence and Shrubs in Said Easement Which are Blocking Roadway Visibility at Thurman Lane Entrance Into Woodson Drive.

Note: North for This Survey and Map is Tennessee Lambert Grid North. Position Co-ordinates Shown are Reduced to Grid Datum. Reference is North American Datum 1983(95). Distances Shown on this Map are Not Reduced to Grid Datum and No Geodetic Corrections were Applied. Reference City of Knoxville Control Monuments 913 and 914.

**MAP LEGEND**

- Iron Pin (Found)
- Unmonumented Point
- Concrete Monument (Found)
- ⊕ Water Meter
- Power Pole
- Overhead Power Line
- - - - - Guy Anchor
- Existing Chain Link Fence



**CERTIFICATION OF ACCURACY**

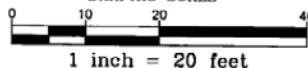
This is to Certify that the Property Surveyed is a "Category 2", Suburban and Subdivision Survey, with an Acceptable Linear Error of Closure Not to Exceed 1 in 7,500 and an Acceptable Angular Error of Closure Not to Exceed 25 Seconds Times the Square Root of the Number of Angles Turned. The Unadjusted Field Closure of the Survey Shown on this Map Does Meet or Exceeds Requirements.

**CERTIFICATION OF SURVEY**

This is to Certify that I am a Registered Land Surveyor, Duly Licensed to Practice Surveying in the State of Tennessee and that I Have Made this Survey and Prepared this Map from Said Survey and that Both are True and Correct to the Best of My Knowledge and Belief.



GRAPHIC SCALE



**CLEAR VIEW EASEMENT FOR:  
KNOX COUNTY**

**HIGHWAY DEPARTMENT**

**NINTH CIVIL DISTRICT ~ KNOX COUNTY, TENNESSEE**

**SCALE: 1 INCH = 20 FEET  
DATE: JUNE 3, 2008**

**SURVEY BY:  
LACKEY AND ASSOCIATES, INC.  
214 MAIN STREET  
OLIVER SPRINGS, TN 37840  
PHONE: (865) 435-7663**

**DRAWING NO. 08-751**





# 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

Natalie Nordstrom

Applicant Name

Affiliation

8/13/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-E-24-RZ

File Number(s)

## CORRESPONDENCE

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

Natalie Nordstrom

Name / Company

1536 Cliffside Ln Knoxville TN 37914

Address

618-303-8830 / natalieanne91@gmail.com

Phone / Email

## CURRENT PROPERTY INFO

Natalie Nordstrom

Owner Name (if different)

1536 Cliffside Ln Knoxville TN 37914

Owner Address

618-303-8830 / natalieanne91

Owner Phone / Email

2008 THURMAN LN / 2012, 2016, 2020 THURMAN LN

Property Address

122 K C 014,01403,01402,01401

Parcel ID

Part of Parcel (Y/N)?

1.89 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

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

<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	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>PR (Planned Residential)</b>	Pending Plat File Number
	Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

### up to 6 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	Total
<b>\$650.00</b>	
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.

	<b>Natalie Nordstrom</b>	<b>8/13/2024</b>
Applicant Signature	Please Print	Date

Phone / Email

	<b>Natalie Nordstrom</b>	<b>8/13/2024</b>
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

Natalie Nordstrom

Applicant Name		Affiliation
08/12/2024	10/03/2024	File Number(s)
Date Filed	Meeting Date (if applicable)	10-E-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

Natalie Nordstrom

Name		Company	
1536 Cliffside Lane	Knoxville	TN	37914
Address	City	State	ZIP
6183038830	natalieanne91@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
2008,2012,2016,2020 Thurman Lane	122KC014, 01403, 01402, and 01401	
Property Address	Parcel ID	
Septic	KUB	Y
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

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

☐ Zoning Change **Planned Residential**

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

**6 du/ac**

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) **I want to remove the trailers & block house and do a small home development to provide mo**

Pending Plat File Number

## 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

Fee 2

Fee 3

Total

**\$650.00**

## 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

Natalie Nordstrom

Please Print

08/12/2024

Date

6183038830

Phone Number

natalieanne91@gmail.com

Email

  
Property Owner Signature

Natalie Nordstrom

Please Print

**08/13/2024, SG**

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.*

09/20/2024

10/4/2024

Date to be Posted

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

Natalie Nordstrom

Applicant Name

08/12/2024

Date

10-E-24-RZ

FILE NUMBER