

REZONING REPORT

▶ **FILE #:** 10-O-24-RZ

AGENDA ITEM #: 35

AGENDA DATE: 10/3/2024

▶ **APPLICANT:** CHARLES R CORLEW

OWNER(S): Eli Corum

TAX ID NUMBER: 110 P E 014, 013

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 0 Sevierville Pike (5122 Sevierville Pike)

▶ **LOCATION:** East side of Sevierville Pike, north of Island Home Pike

▶ **APPX. SIZE OF TRACT:** 2.52 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Sevierville Pike, a major collector street with a pavement width of 18 ft within a right-of-way that varies from 41 ft to 61 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Toll Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Rural Residential, Agriculture/Forestry/Vacant Land



EXTENSION OF ZONE: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential, multifamily residential (multiple single-family homes one one lot) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The area primarily comprises large-lot single-family residences among wooded hillsides.

STAFF RECOMMENDATION:

▶ **Deny the RN-2 (Single-Family Residential Neighborhood) district because it does not meet the criteria for a rezoning.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. There have been no substantial changes in the area that warrants the proposed rezoning. The area is primarily characterized by single-family residences among wooded hillsides on properties zoned RN-1.

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

1. The requested RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks compared to the RN-1 district.
2. The RN-2 district permits all the same uses as the RN-1 district but there are considerable differences in the dimensional standards. For example, rezoning from RN-1 to RN-2 would reduce the minimum lot size for a single-family home from 10,000 to 5,000 sq ft. The surrounding properties are zoned RN-1 and the acreage varies from 10,000 sq ft to several acres. The current RN-1 zoning is consistent with the surrounding development.
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.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There are no significant adverse impacts anticipated with this rezoning. However, if the property were to be subdivided using the minimum lot size standard of the RN-2 districts, the development would be inconsistent with the larger lot sizes in the vicinity. Excluding the lot with the house (lot 4A on the plat/ward map), the property has approximately 2.07 acres. The RN-1 zone permits consideration of up to 9 single-family units with its minimum lot size. This would be doubled to 18 units in the RN-2 zone. The feasibility of this number of units would be limited by road layout and other dimensional standards. However, this dramatic increase in residential intensity is worth noting since the dimensional standards are the primary distinction between the two zoning districts.

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 property has the LDR (Low Density Residential) land use classification as defined in the South City Sector Plan and the One Year Plan, which allows consideration of the RN-2 district.
2. The proposed amendment is not in conflict with the General Plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This is an urbanized area with adequate utility infrastructure and the property is in close proximity to the William Hastie Natural Area. However, this property does not have nearby access to sidewalks, transit, public schools or other community-serving amenities that would support a residential upzoning.

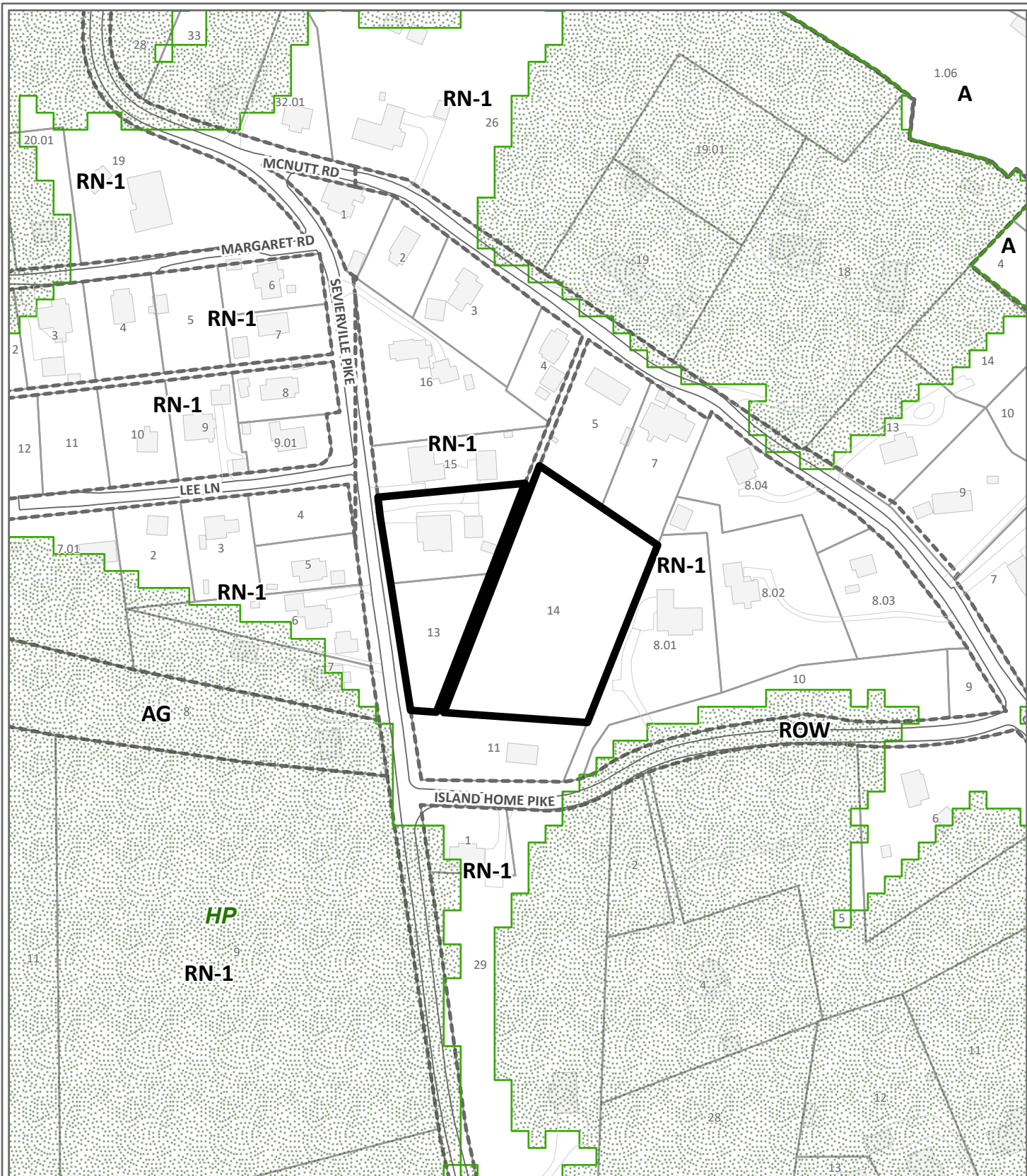
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Dogwood 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 Knoxville City Council for action on 11/12/2024 and 11/26/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



REZONING

10-O-24-RZ

Petitioner: Charles R Corlew



From: RN-1 (Single-Family Residential Neighborhood)

To: RN-2 (Single-Family Residential Neighborhood)

Map No: 110
Jurisdiction: City

Original Print Date: 8/26/2024
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

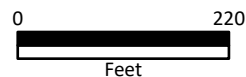
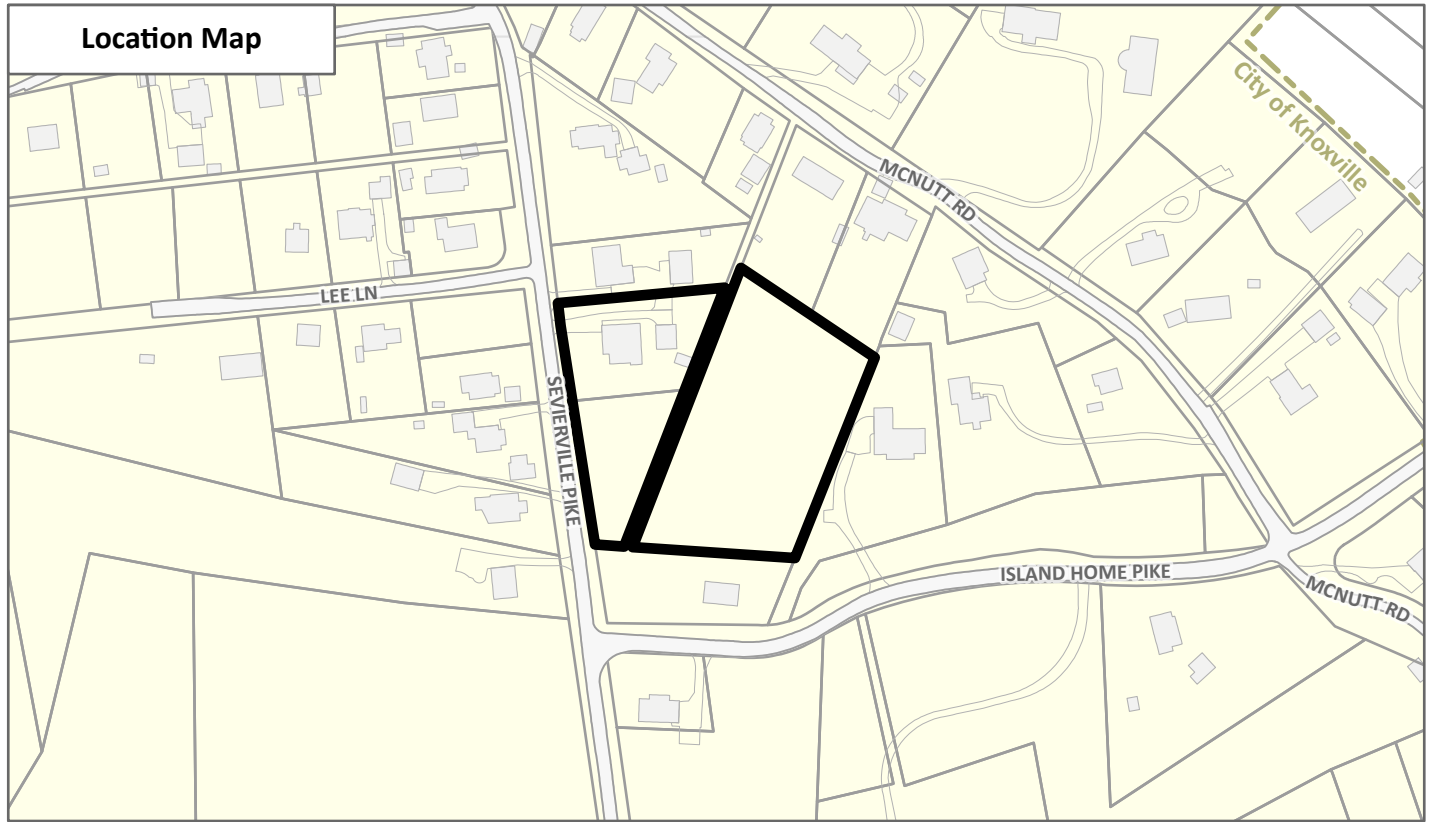


Exhibit A. Contextual Images

Location Map



Aerial Map

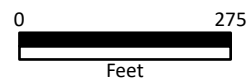


CONTEXTUAL MAPS 1

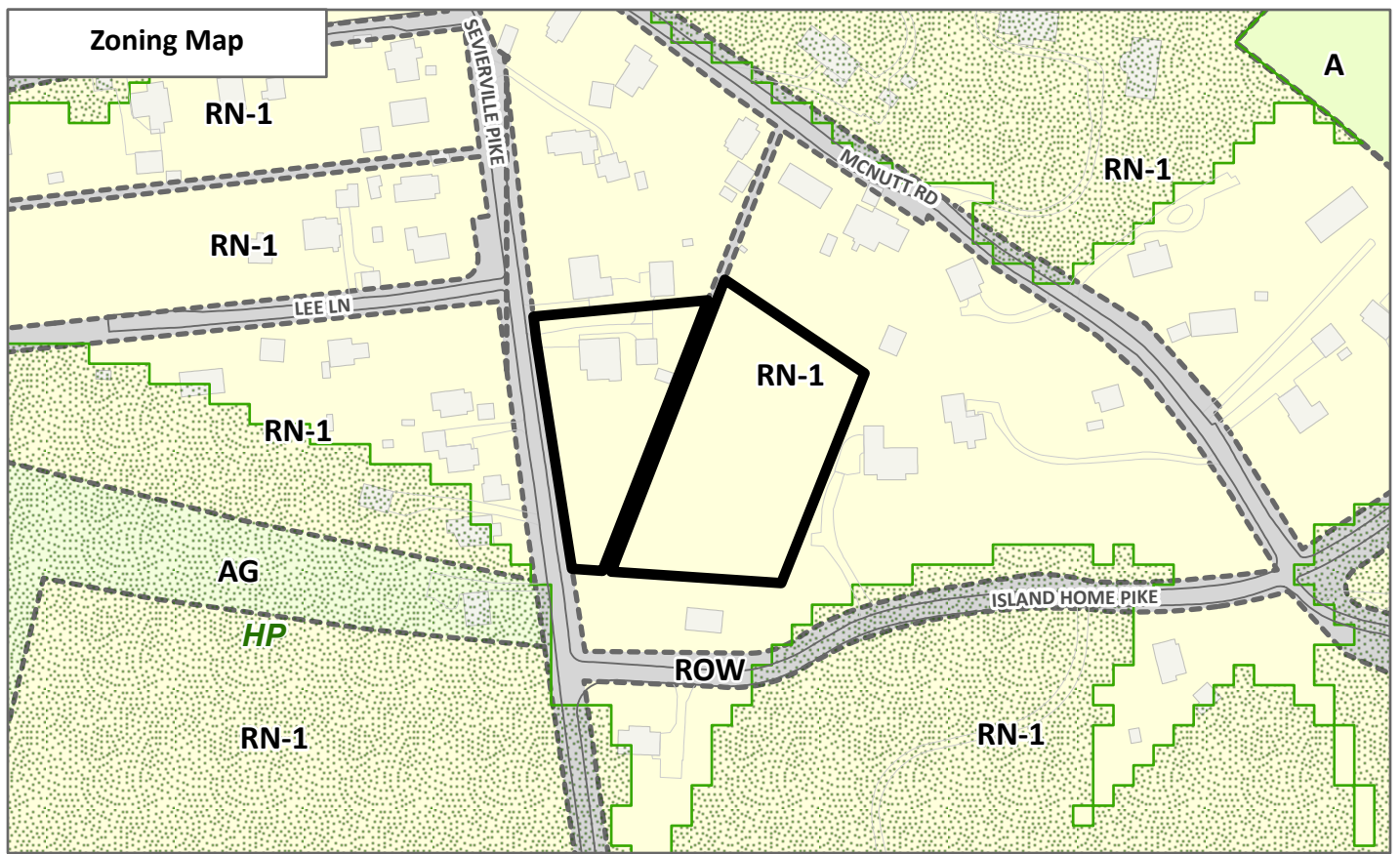
10-O-24-RZ



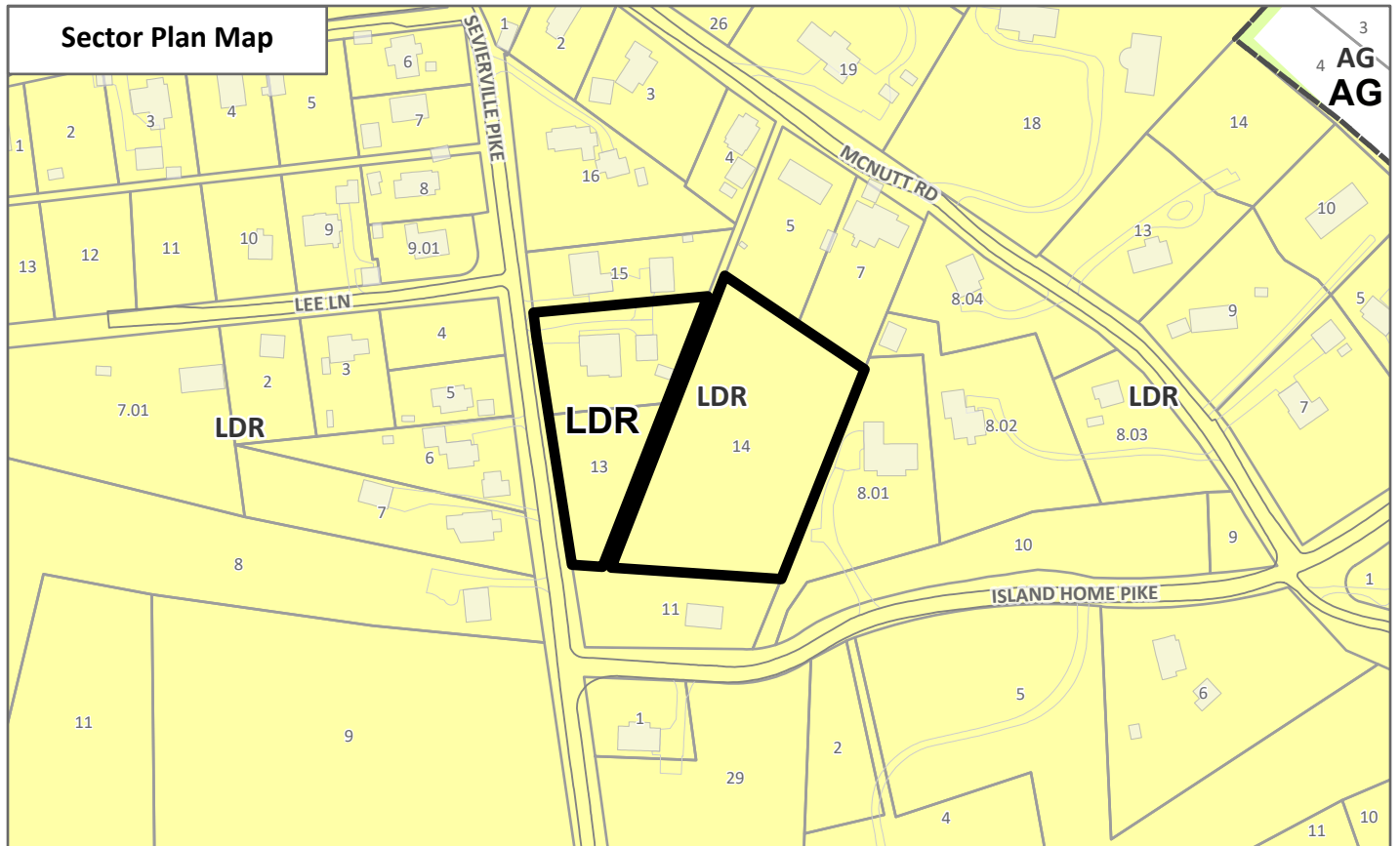
Case boundary



Zoning Map



Sector Plan Map

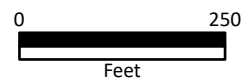


CONTEXTUAL MAPS 2

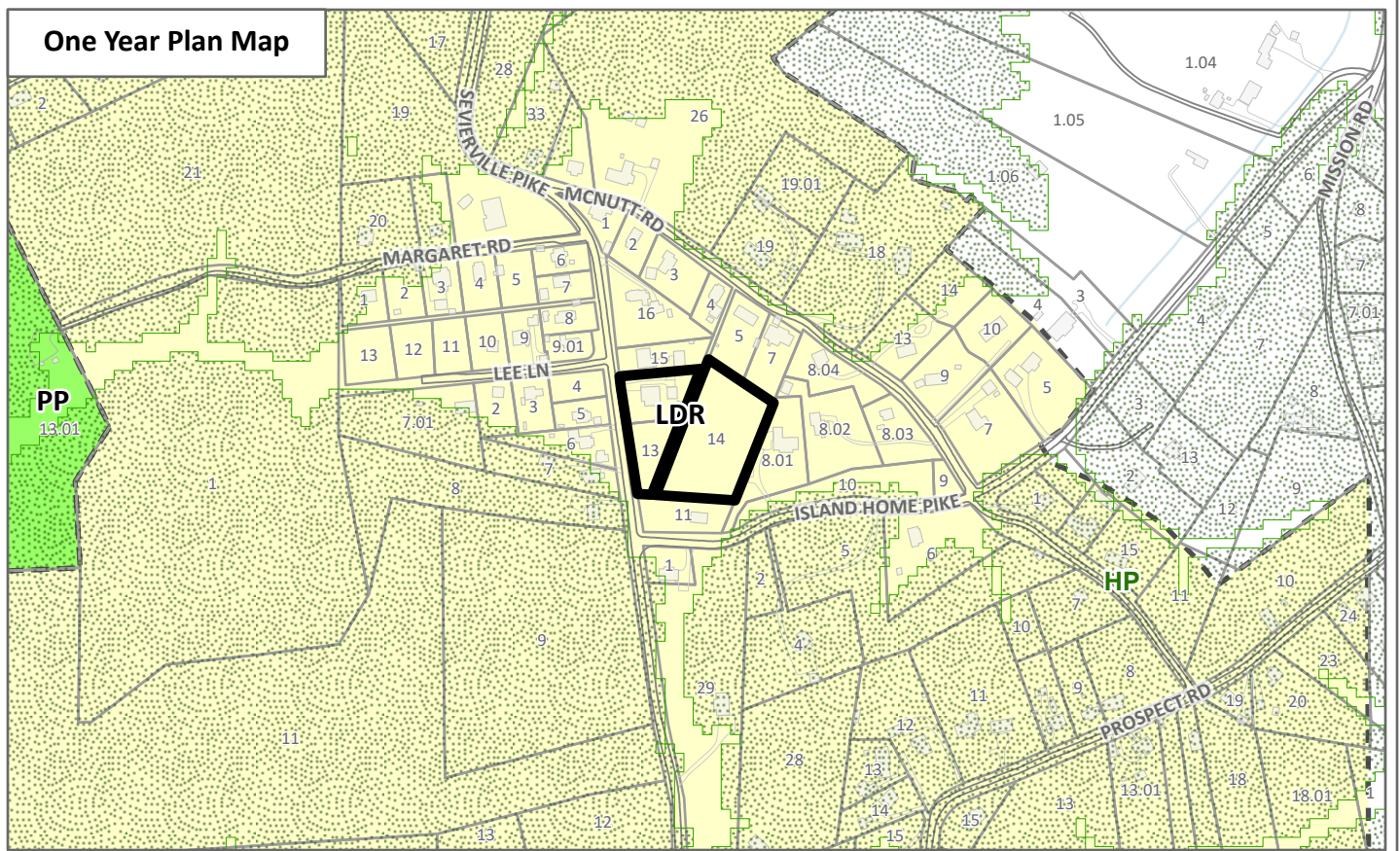
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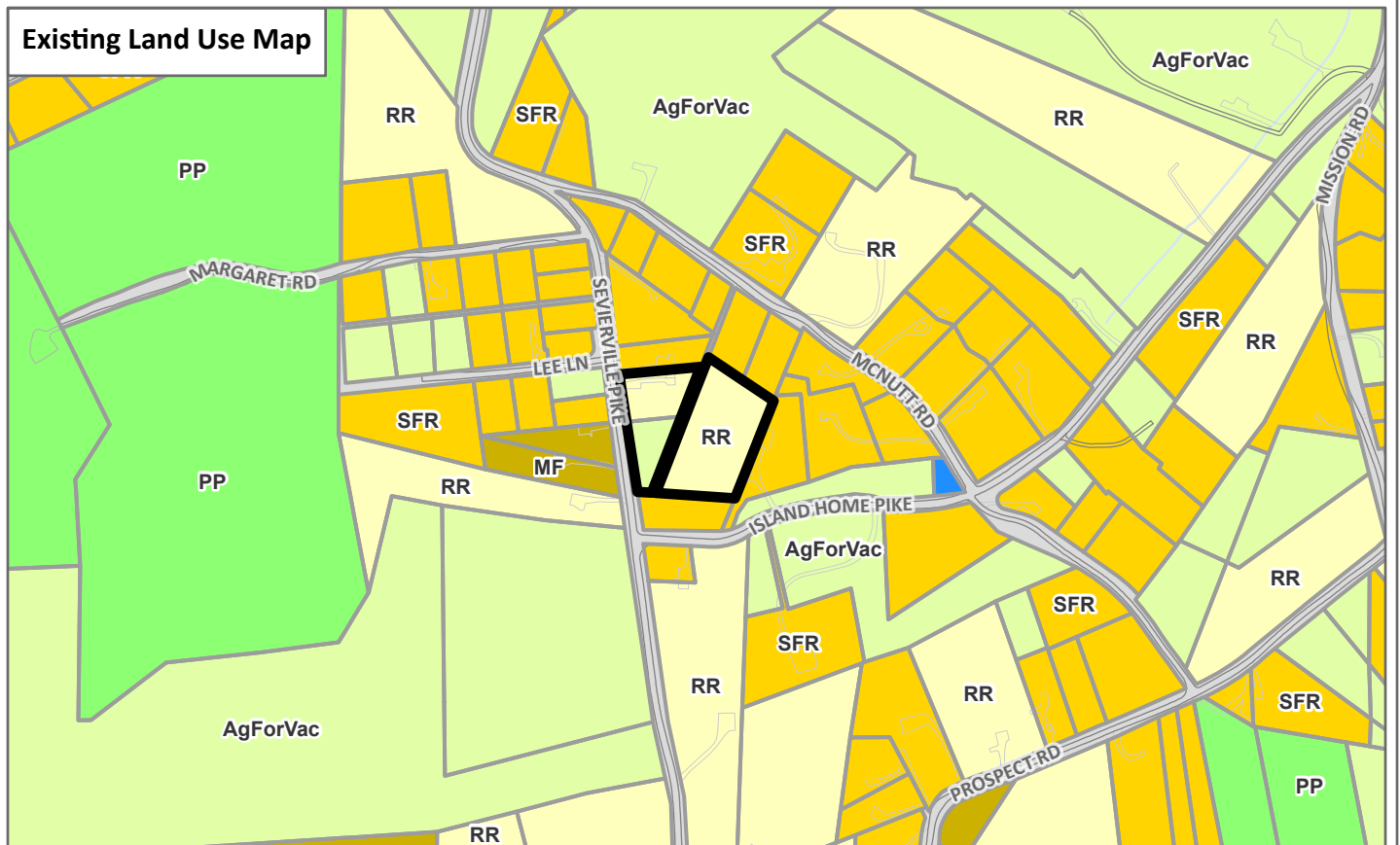
Case boundary



One Year Plan Map



Existing Land Use Map

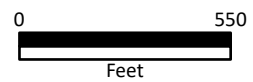


CONTEXTUAL MAPS 3

10-O-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

Charles R Corlew

Applicant Name

Affiliation

8/20/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-O-24-RZ

File Number(s)

CORRESPONDENCE

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

Charles R. (Randy) Corlew Welrocenterprises, LLC

Name / Company

376 Lochmere Dr. Dr. Morristown TN 37814

Address

423-312-8371 / rcorlew@welrocenterprises.com

Phone / Email

CURRENT PROPERTY INFO

Eli Corum

Owner Name (if different)

900 Phillips Ave Ste 100 Knoxville TN 37920

Owner Address

865-223-1791

Owner Phone / Email

0 Sevierville Pike / 5122 Sevierville Pike

Property Address

110 P E 014,013

Parcel ID

2.52 acres

Tract Size

Part of Parcel (Y/N)?

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	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	RN-2 (Single-Family Residential Neighborhood) 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 <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	Charles R Corlew Please Print	8/20/2024 Date
Phone / Email		
Property Owner Signature	Eli Corum Please Print	8/20/2024 Date



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Charles R Corlew	376 Lochmere Dr Morristown, TN 37814	



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 R Corlew

Welrocenterprises LLC

Applicant Name

Affiliation

August 19, 2024

10/03/2024

~~October 2024~~

File Number(s)

Date Filed

Meeting Date (if applicable)

10-O-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 R (Randy) Corlew

Welrocenterprises LLC

Name

Company

376 Lochmere Drive

Morristown

TN

37814

Address

City

State

ZIP

423-312-8371

rcorlew@welrocenterprises.com

Phone

Email

CURRENT PROPERTY INFO

Eli Corum

~~2402 Nadine Street~~
900 Phillips Ave, 101 Knoxville, Tn 37920

~~865-902-6666~~
865-223-1791

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Sevierville Pike 5122 Sevierville Pike, 0 Sevierville Pike

~~110PE011~~

110PE014, 110PE013

Property Address

Parcel ID

Knoxville Utilities Board

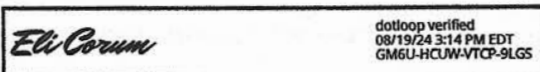
Knoxville Utilities Board

No

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.

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

Combine Parcels
 Divide Parcel
 Total Number of Lots Created

Unit / Phase Number

Other (specify) variance will be needed for distance between ^{Subdivision} Island Home Road

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

RN2

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

5.68/acre

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify)

See Attached Plat by Trueline Land Surveying

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

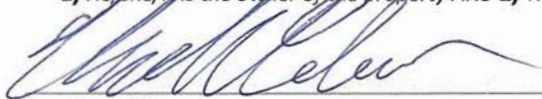
- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

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



Charles R Corlew

August 19, 2024

Applicant Signature

Please Print

Date

423-312-8371

rcorlew@welrocenterprises.com

Phone Number

Email



dotloop verified
08/19/24 3:18 PM EDT
HMLZ-YZCM-RWZH-IHMP

Eli Corum

08/20/2024, SG

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.

~~09/20/2024~~

~~9/19/2024~~

10/4/2024

Date to be Posted

Date to be Removed

Applicant Signature

Charles R Corlew

Applicant Name

08/20/2024

Date

10-O-24-RZ

FILE NUMBER

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

Yes No

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