

REZONING REPORT

▶ **FILE #:** 9-N-24-RZ

AGENDA ITEM #: 17

AGENDA DATE: 9/12/2024

▶ **APPLICANT:** **BLAKLEY DANCE PAVLIS**

OWNER(S): Blake Pavlis

TAX ID NUMBER: 39 06, 08, 09

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 5027 CRIPPEN RD (5033, 5039 CRIPPEN RD)

▶ **LOCATION:** **West side of Crippen Rd, southeast of E Emory Road**

▶ **APPX. SIZE OF TRACT:** **8.1 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Crippen Road, a minor collector street with a pavement width varying from 18 - 20 ft within a 40-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:** **RB (General Residential), A (Agricultural), F (Floodway)**

▶ **ZONING REQUESTED:** **RA (Low Density Residential), F (Floodway)**

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

▶ **EXTENSION OF ZONE:** Yes, this is an extension of the RA zone.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential - A (Agricultural)

South: Rural residential - A (Agricultural), F (Floodway)

East: Rural residential, single family residential, multifamily residential - RB (General Residential), RA (Low Density Residential), A (Agricultural)

West: Single family residential, agriculture/forestry/vacant land - RB (General Residential)

NEIGHBORHOOD CONTEXT: The surrounding area is rural in character, with predominantly residential uses and undeveloped agricultural land.

STAFF RECOMMENDATION:

▶ **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive 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. The surrounding area is gradually shifting from agricultural to low-density residential uses. In the past three years, three development requests within .34 miles of the subject property have been approved to rezone from A (Agricultural) to RA (Low Density Residential).
2. In 2021, a rezoning from A (Agricultural) to RA (Low-Density Residential) was approved adjacent to the subject property on the south side (9-F-21-RZ).
3. In 2023, a 91-unit subdivision was built 528 feet north of the subject property.

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

1. The RA zone is intended to provide for residential areas with low population densities. The subject property is surrounded by low-density residential properties and neighborhoods and is a suitable location for the RA zone.
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 AN AMENDMENT.

1. The RA zone is considered a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which is mainly residential in character.
2. The minimum lot area in the RA zone is 10,000 sq ft for single-family houses. Based on the minimum lot area alone, the subject property could yield 35 lots.

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 subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is listed as directly related to the SR place type. The land use mix of the SR place type recommends residential, single-family development as the primary use, with attached residential development and civic uses as secondary.
2. The rezoning complies with the Comprehensive Plan's Implementation Policy 2 to ensure new development is sensitive to existing community character. The allowable uses in the RA zone align with the surrounding area's character.
3. The subject property is located within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development. The lot size requirements of the RA zone support the intent of the Planned Growth Area.

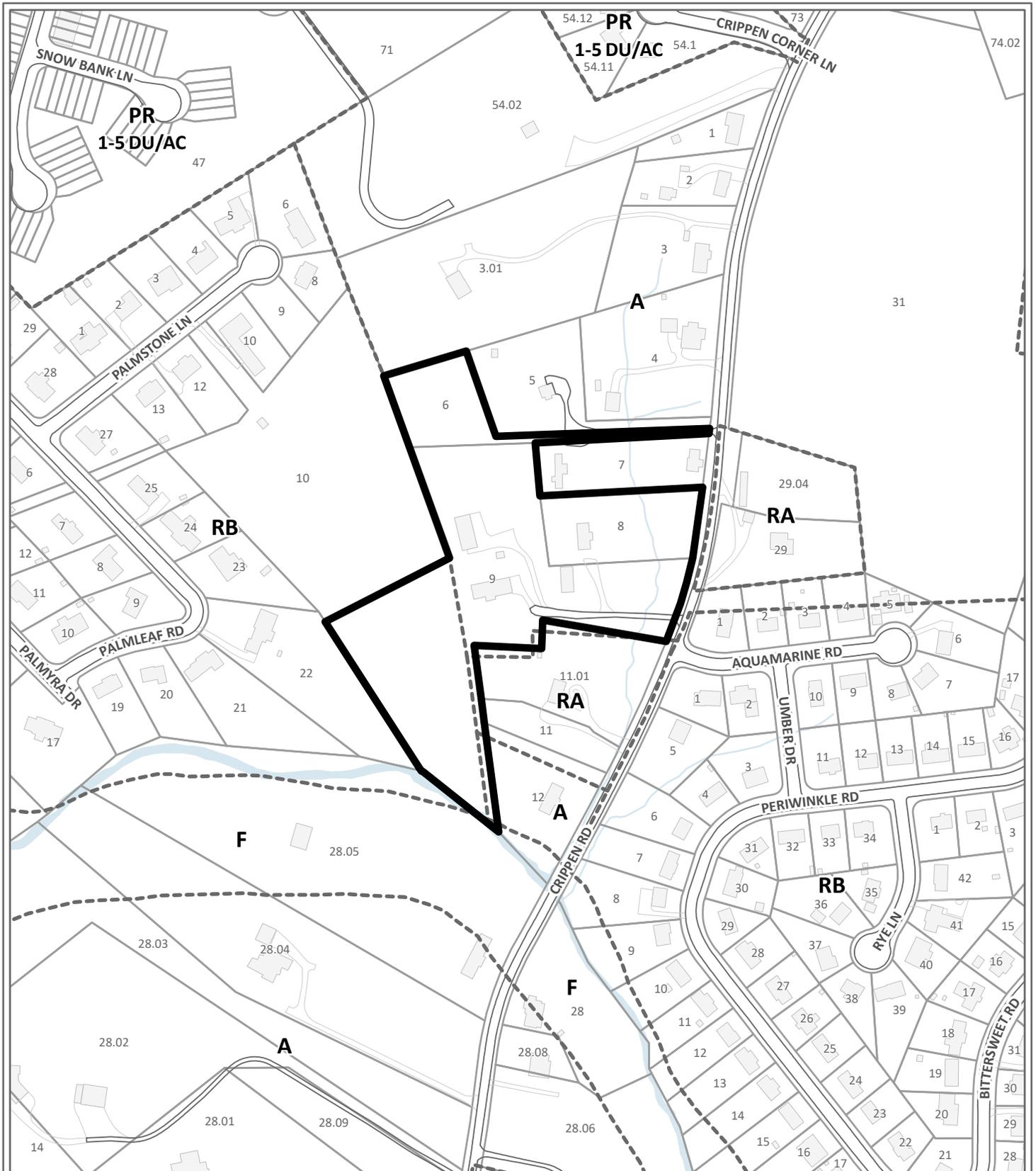
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Gibbs 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 10/21/2024. 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

9-N-24-RZ

Petitioner: Blakley Dance Pavlis



From: RB (General Residential), A (Agricultural), F (Floodway)

To: RA (Low Density Residential), F (Floodway)

Map No: 39

Jurisdiction: County

Original Print Date: 8/8/2024

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

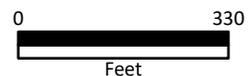
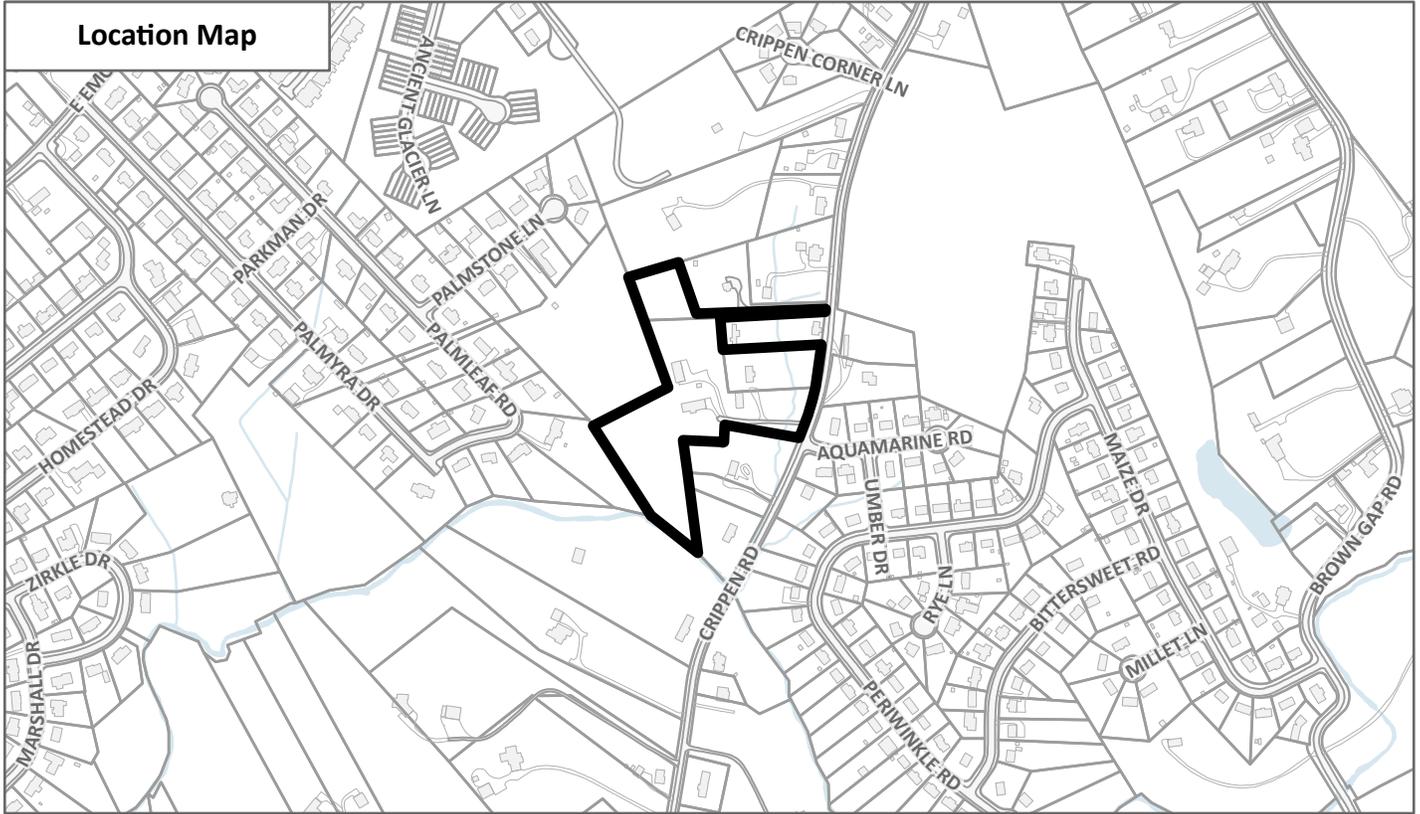
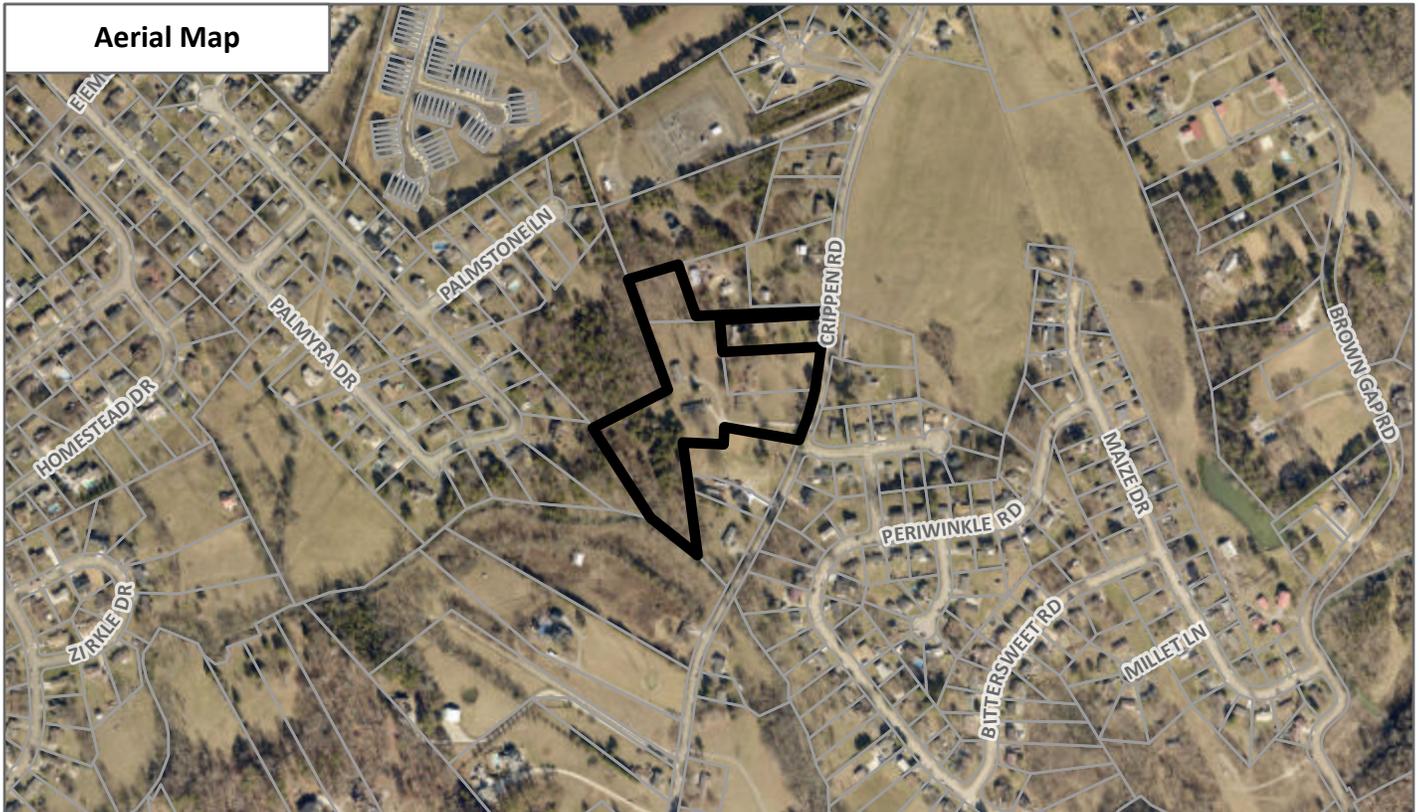


Exhibit A. Contextual Images

Location Map



Aerial Map

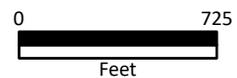


CONTEXTUAL MAPS 1

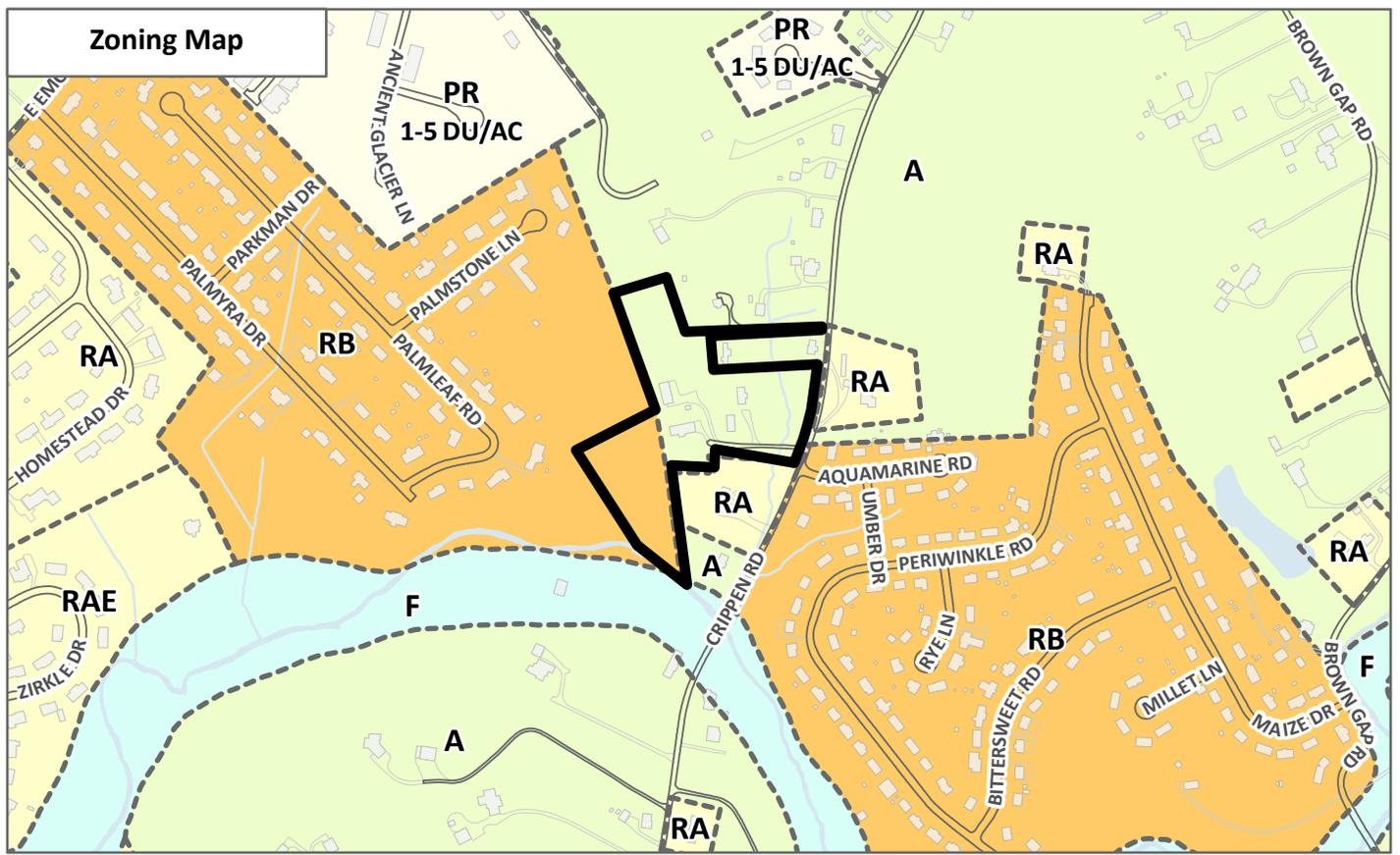
9-N-24-RZ



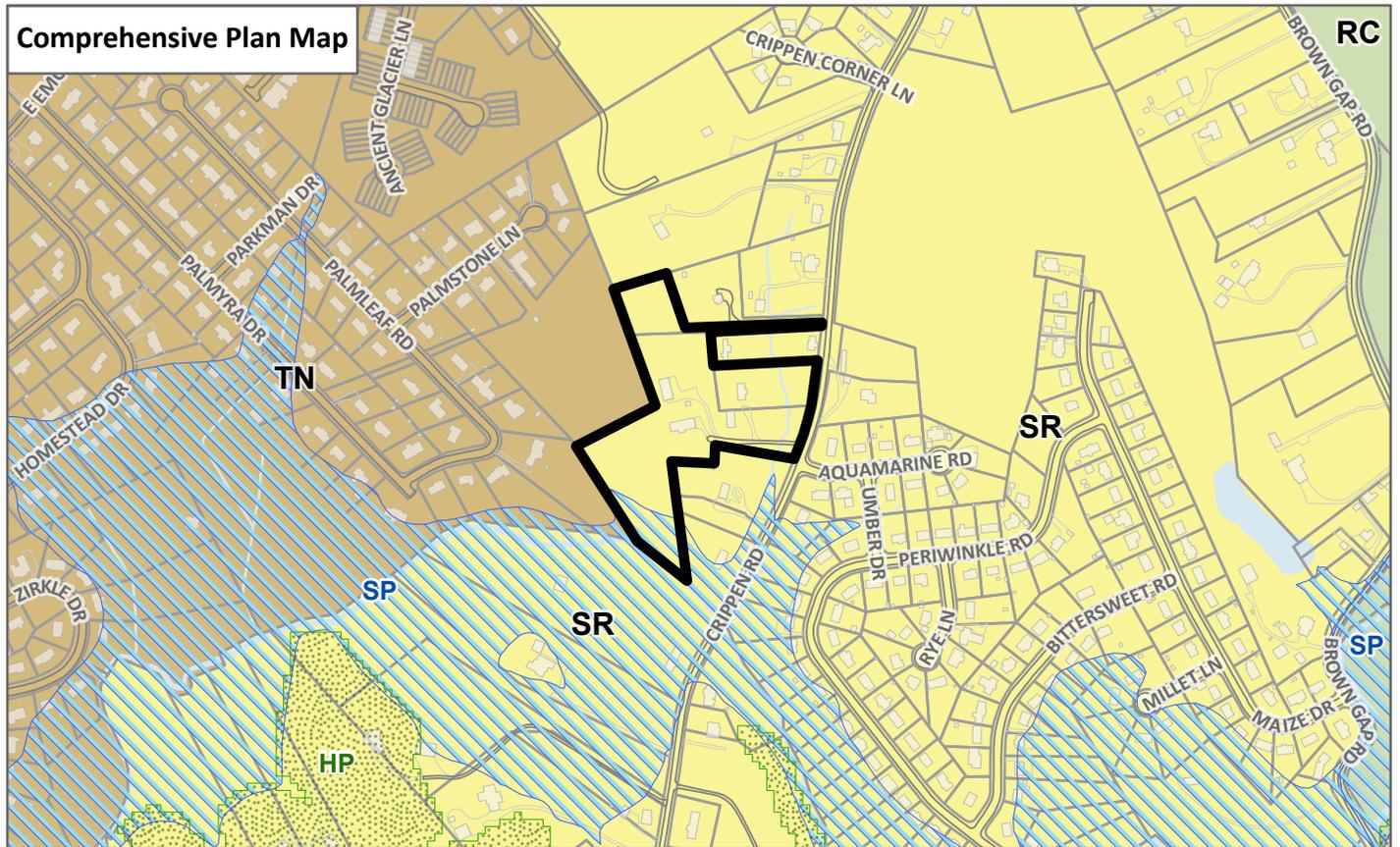
Case boundary



Zoning Map



Comprehensive Plan Map

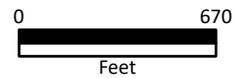


CONTEXTUAL MAPS 2

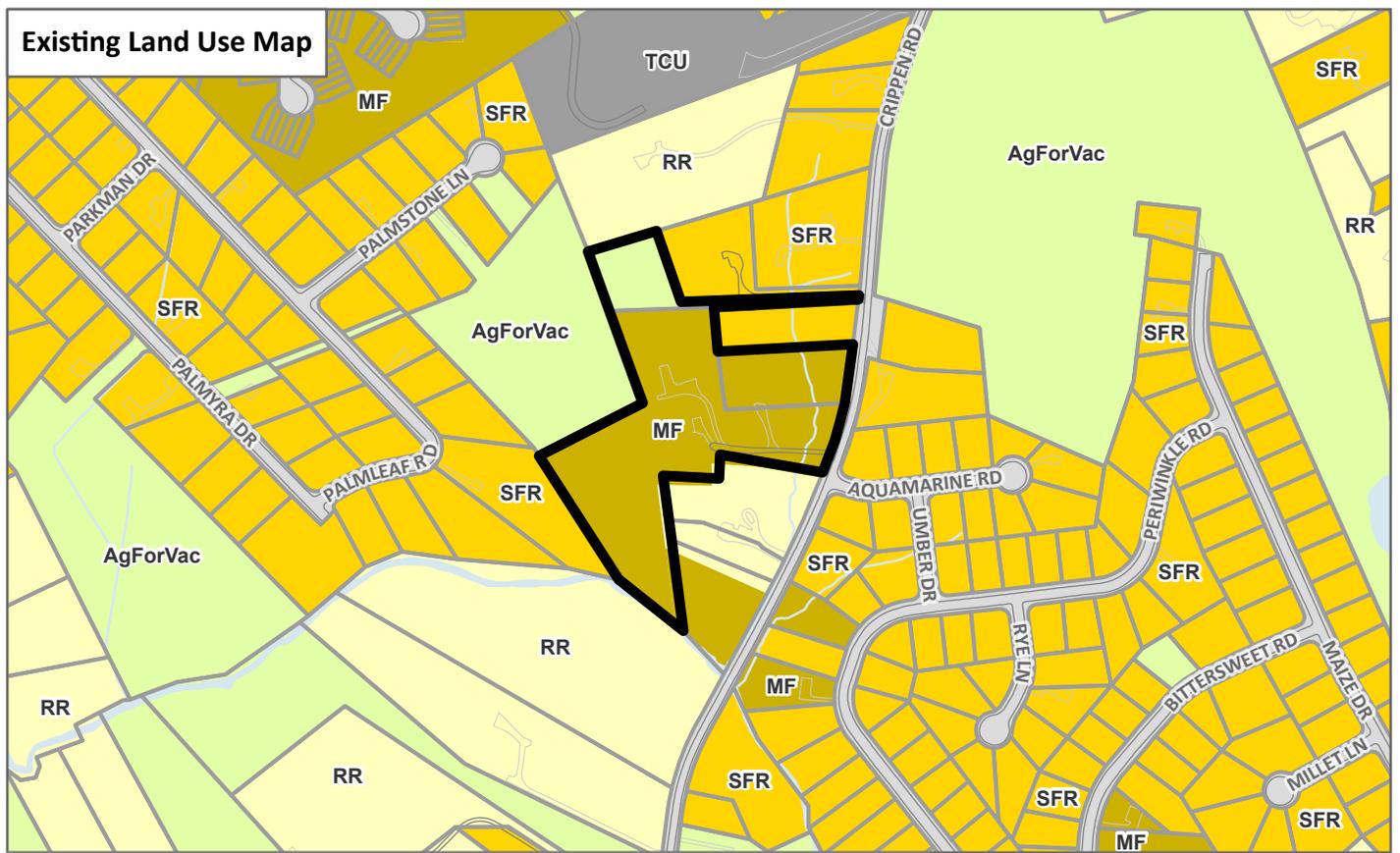
9-N-24-RZ



Case boundary



Existing Land Use Map

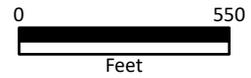


CONTEXTUAL MAPS 3

9-N-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

Blakley Dance Pavlis

Applicant Name

Affiliation

7/26/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-N-24-RZ

File Number(s)

CORRESPONDENCE

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

Blake Pavlis

Name / Company

5027 Crippen Rd Knoxville TN 37918

Address

865-314-9448 / blakedance88@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Blake Pavlis

Owner Name (if different)

5027 Crippen Rd Knoxville TN 37918

Owner Address

865-314-9448 / blakedance88@

Owner Phone / Email

5027 CRIPPEN RD / 5033, 5039 CRIPPEN RD

Property Address

39 06,08,09

Parcel ID

8.1 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

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	RA (Low Density Residential), F (Floodway) 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)	\$1,055.00	
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: **Blakley Dance Pavlis** Date: **7/26/2024**
Please Print

Phone / Email

Property Owner Signature: **Blake Pavlis** Date: **7/26/2024**
Please Print



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

Blakley Dance Pavlis

Owner

Applicant Name

Affiliation

7/22/2024

September 12, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

7-N-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

Blake Pavlis

Name

Company

5027 Crippen Rd

Address

Knoxville

City

TN

State

37918

ZIP

865-314-9448

Phone

Blakledance88@gmail.com

Email

CURRENT PROPERTY INFO

5027 Crippen Rd Knoxville, TN 37918

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5027,5027 Apt1, Apt2, 5033 Apt1, Apt 2 5039 Crippen Rd Knoxv

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

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

Land Use / Place Type
CITY COUNTY

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 _____

- Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

- Zoning Change
 RA
 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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1

Total

Fee 2

\$1,055.00

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

[Signature]
Applicant Signature

Blakley Dance Pavlis

Please Print

Date **July 22, 2024**

865-314-9448
Phone Number

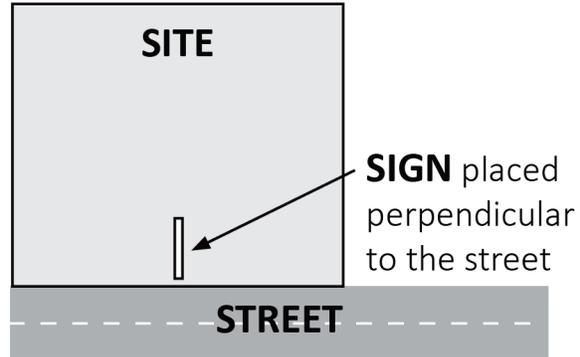
Email **Blakledance88@gmail.com**

[Signature]
Property Owner Signature

Blakley Dance Pavlis
Please Print

Date Paid **07/26/2024, SG**

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:

_____ 08/30/2024 _____ and _____ 09/13/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Blakley Dance Pavlis

Date: 07/26/2024

File Number: 9-N-24-RZ

- Sign posted by Staff
- Sign posted by Applicant