

REZONING REPORT

► **FILE #:** 2-D-25-RZ

AGENDA ITEM #: 12

AGENDA DATE: 2/13/2025

► **APPLICANT:** AMY SHERRILL

OWNER(S): Lisa Hill Waller & Timothy Doyle Waller

TAX ID NUMBER: 28 M E 026

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7420 LEDGERWOOD RD

► **LOCATION:** East side of Ledgerwood Rd, north of Maynardville Pike

► **APPX. SIZE OF TRACT:** 1.48 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ledgerwood Road, a local street with 20-ft of pavement width within a 53-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:** CA (General Business)

► **ZONING REQUESTED:** RB (General Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

►
EXTENSION OF ZONE: No, it is not an extension.

HISTORY OF ZONING: In 1991, the subject property was part of a larger rezoning from RA (Low Density Residential) to PR (Planned Residential) with up to 6 du/ac and CA (General Business) (11-D-91-RZ).

SURROUNDING LAND USE AND ZONING: North: Multifamily residential - PR (Planned Residential) up to 6 du/ac

South: Office, commercial - CA (General Business)

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

West: Public/quasi-public land (Halls High School) - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The subject property is directly across the street from Halls High School. It is situated on the edge of the commercial corridor along Maynardville Pike and is roughly half a mile from the commercial node at Norris Freeway. Residential development in the surrounding area primarily features single-family and townhouse developments.

STAFF RECOMMENDATION:

► **Approve the RB (General 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. Development trends in the surrounding area have been primarily residential and commercial in nature. Since the early 1980s, there has been a gradual transition from A (Agricultural) zoning to residential zoning such as RA (Low Density Residential), PR (Planned Residential) with up to 5.5 and 6 du/ac, and commercial zoning such as CA (General Business) and CB (Business and Manufacturing). Commercial development has been concentrated along Maynardville Pike, a commercial corridor roughly 320 ft south of the subject property.
2. In 2022, the Knox County Department of Engineering and Public Works completed a Capital Improvement Project at the intersection of Ledgerwood Road and Maynardville Pike. The improvement project added traffic signals to the intersection and pedestrian safety measures, such as signalized crosswalks on all four corners and sidewalks leading from Halls High School to Maynardville Pike. This intersection improvement was tied into a larger safety improvement project completed along Maynardville Pike, which added curb cuts and sidewalks that extend past E Emory Road.

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

1. The RB (General Residential) zone provides for areas with medium population densities and aims to support a residential environment. The subject property is between commercial properties zoned CA and residential properties zoned RA and PR with up to 6 du/ac. The requested RB zone would provide a buffer between the commercial uses along Maynardville Pike and the residential developments along Ledgerwood Road.
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 principal uses of land in the RB zone range from houses to multi-family developments, as well as other related uses that keep with the residential character of the zone. Certain uses that are more compatible functionally with intensive residential uses than with commercial uses are also permitted.

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. Land uses along Ledgerwood Road progress from commercial uses near Maynardville Pike to medium- and low-density residential developments. As such, the requested RB zone at this location is not anticipated to negatively impact the area as it would further support a gradual transition in land use intensity along Ledgerwood Road.

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 TN (Traditional Neighborhood) in the Knox County Comprehensive Plan. The RB zone is directly related to the TN place type. The housing mix of the TN place type calls for a variety of housing types, including single family dwellings on small to medium lots, duplexes, townhomes, and multi-family developments. The housing types permitted in the RB zone align with the housing mix of TN place type.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is across the street from the Halls Middle and High School Campus and close to the Maynardville Pike commercial corridor, which features an array of civic and commercial amenities.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages compact land development practices. The allowable lot sizes and housing types permitted in the RB zone support the intent of the Planned Growth Area.

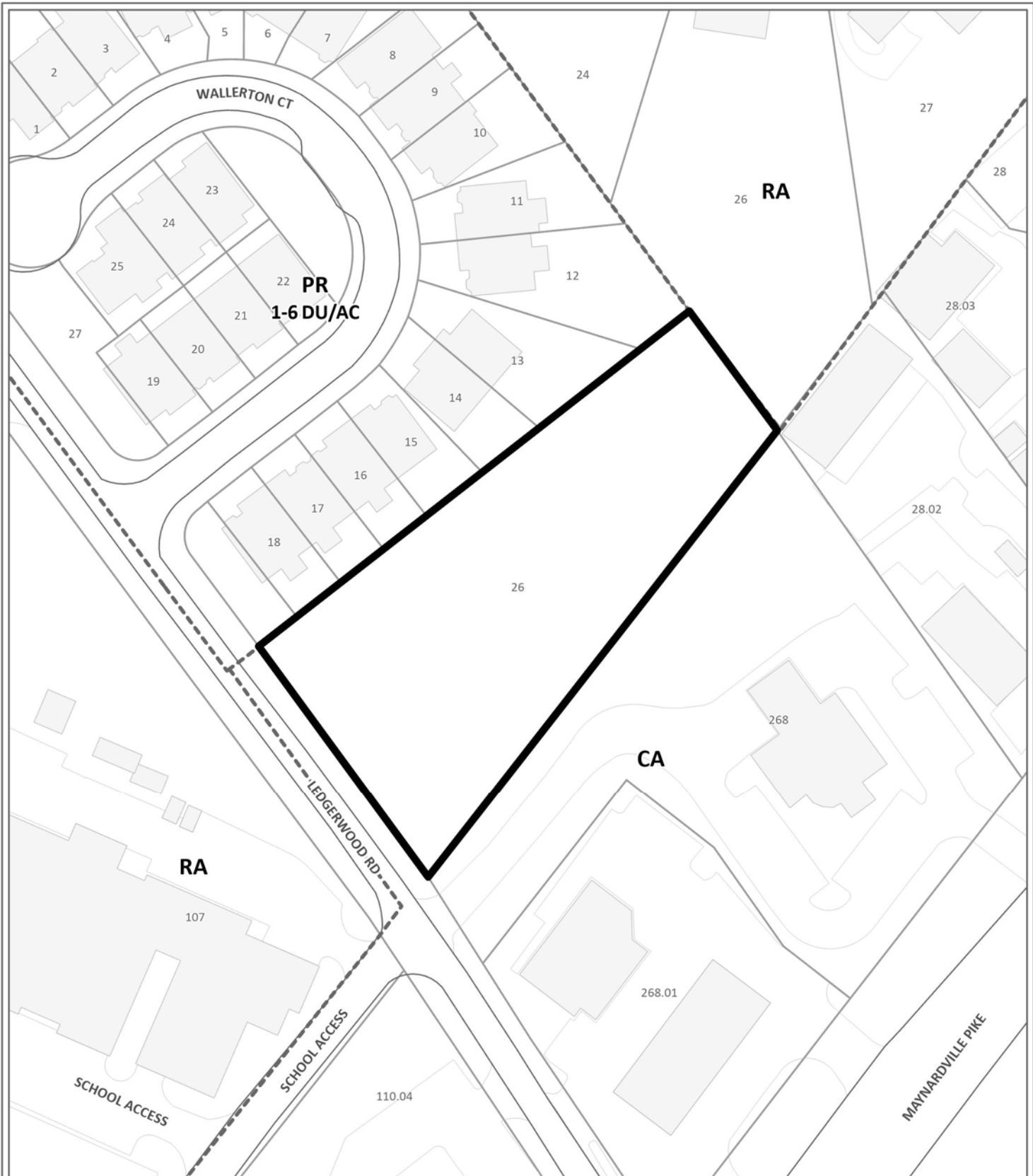
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Halls 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 3/24/2025. 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

2-D-25-RZ

Petitioner: Amy Sherrill



From: CA (General Business)
To: RB (General Residential)

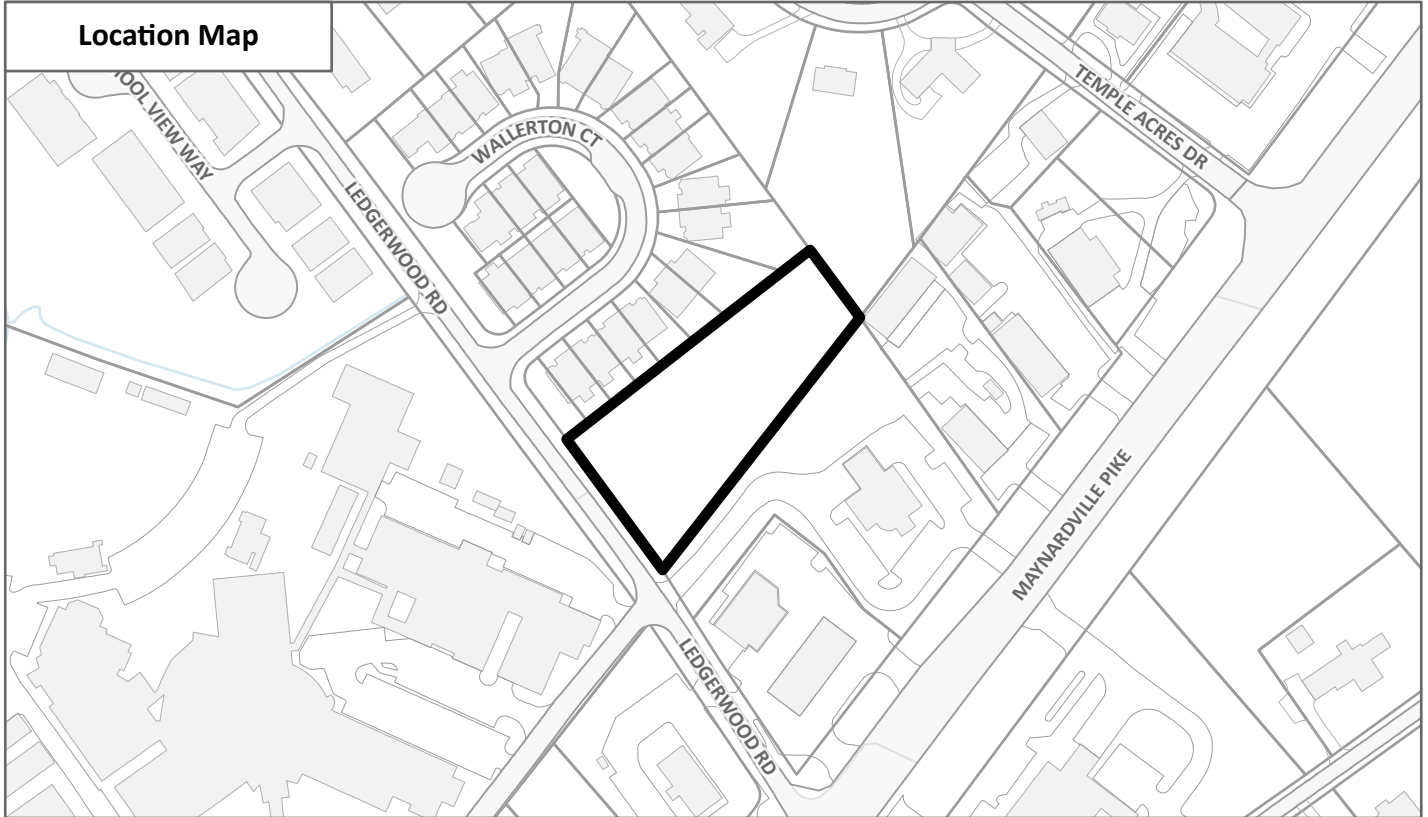
Original Print Date: 1/7/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 28
Jurisdiction: County



Exhibit A. Contextual Images

Location Map



Aerial Map

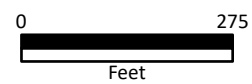


CONTEXTUAL MAPS 1

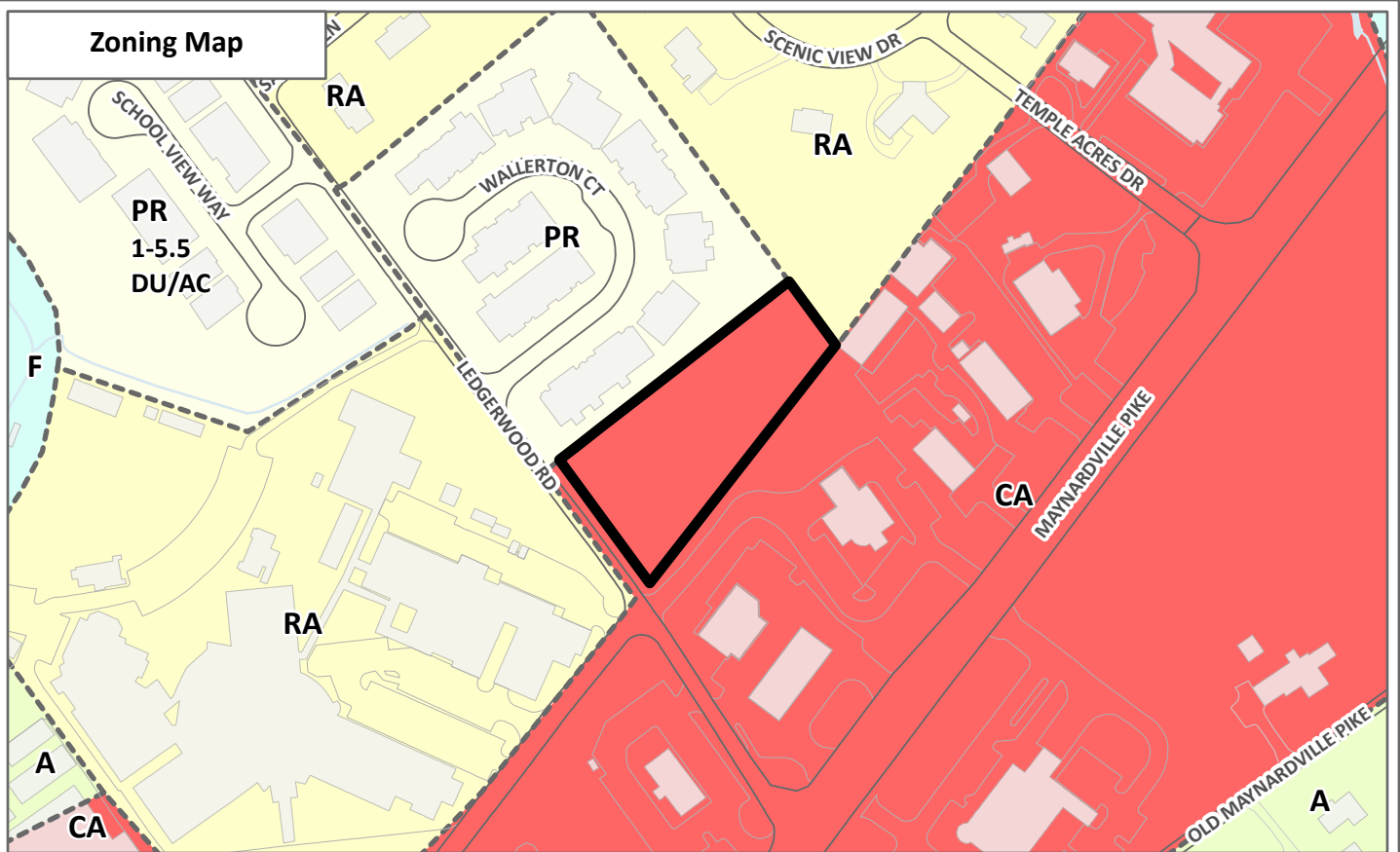
2-D-25-RZ



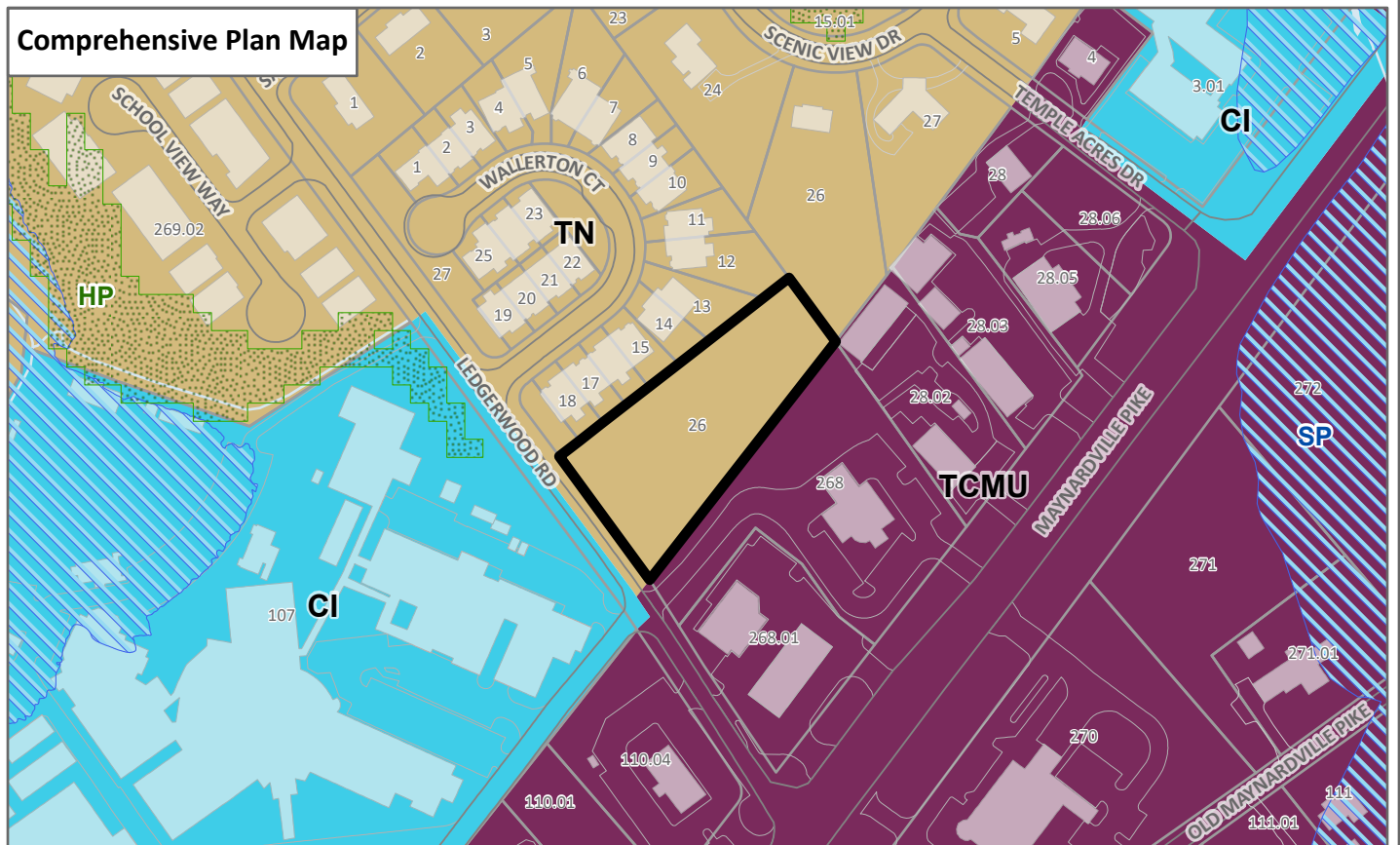
Case boundary



Zoning Map



Comprehensive Plan Map

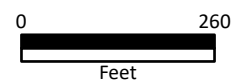


CONTEXTUAL MAPS 2

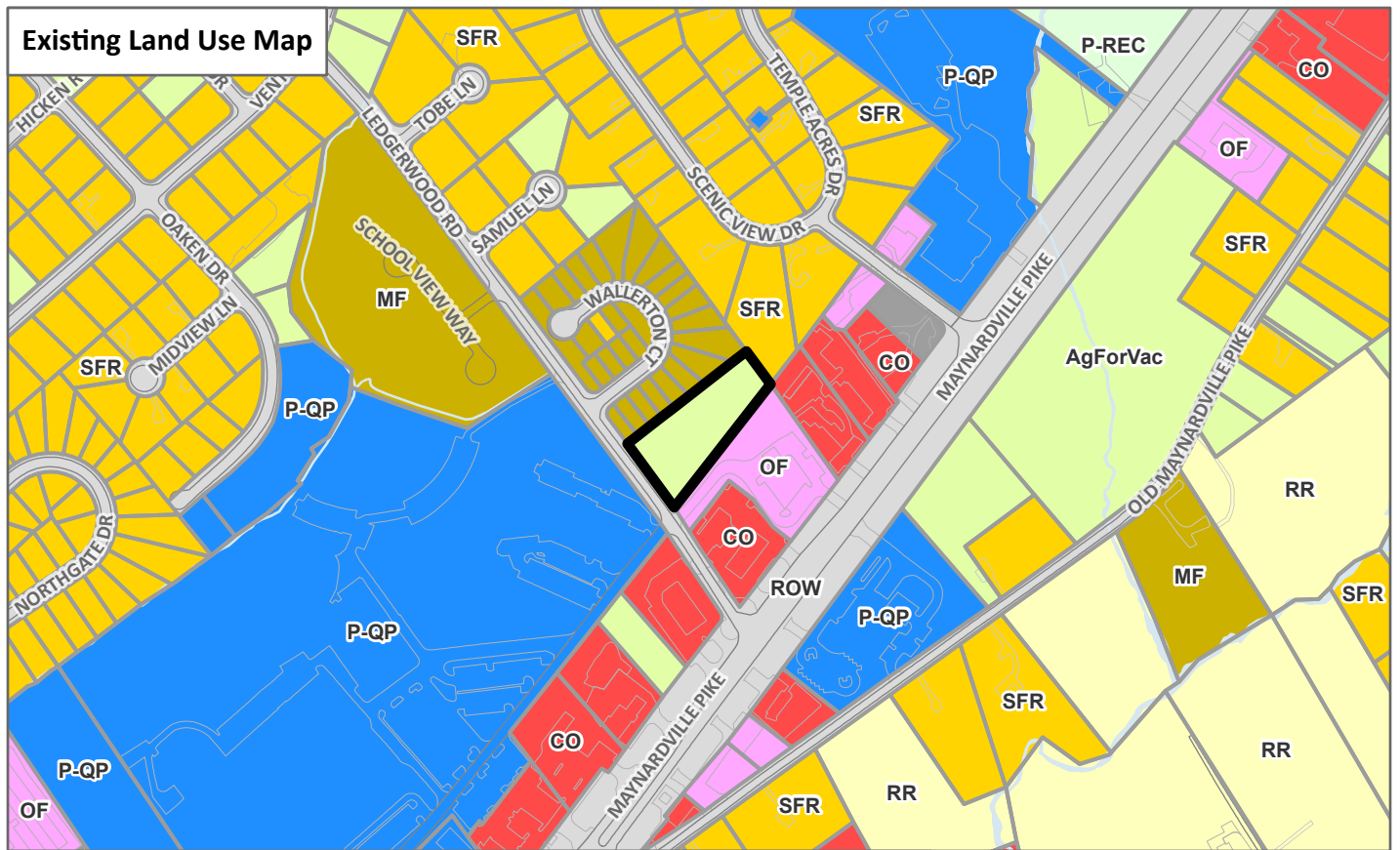
2-D-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

2-D-25-RZ



Case boundary



'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



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

Amy Sherrill

Architect

Applicant Name

Affiliation

12/11/2024

February 13, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

2-D-25-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

Amy Sherrill

Benefeld Richters

Name

Company

902 N Central St

Knoxville

TN

37919

Address

City

State

ZIP

(865) 637-7009

Phone

Email

CURRENT PROPERTY INFO

HILL LISE WALLER @ WALLER TIMOTHY DO 7317 JUBILEE COURT, KNOXVILLE, TN 3791:

865-963-6408

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7420 LEDGERWOOD ROAD, KNOXVILLE, TN 37938

028ME026

Property Address

Parcel ID

KUB

KUB

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 _____

Unit / Phase Number _____

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change

RB

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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

\$650.00

Fee 3

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Amy H Sherrill

Digitally signed by Amy H Sherrill
Date: 2024.12.11 14:06:31 -05'00'

Amy Sherrill

12/11/2024

Applicant Signature

Print Name / Affiliation

Date

865-637-7009

Phone Number

Email

12/26/2024, 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.

1/31/2025

02/14/2025

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

Amy Sherrill

Digitally signed by Amy Sherrill
Date: 2024.12.26 10:48:08 -05'00'

Amy Sherrill

12/26/2024

Applicant Signature

Applicant Name

Date

2-D-25-RZ

FILE NUMBER