

# REZONING REPORT

► **FILE #:** 2-E-25-RZ

**AGENDA ITEM #:** 13

**AGENDA DATE:** 2/13/2025

► **APPLICANT:** ANDREW BAKER

OWNER(S): Barbara Baker

TAX ID NUMBER: 46 06701

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 8509 HEISKELL RD

► **LOCATION:** Southwest side of Heiskell Rd, northwest of W Copeland Dr

► **APPX. SIZE OF TRACT:** 0.71 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Heiskell Road, a minor arterial street with a pavement width of 19-ft within a 63-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:** Agriculture/Forestry/Vacant Land

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

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 5 du/ac

South: Rural residential, single family residential - A (Agricultural)

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The surrounding area is rural in character and features undeveloped forested land and single family residential uses on large 1+ acre lots, with the exception of a small subdivision across the street. There are a few single family suburban developments to the east and south of the subject property off of side streets. I-75 lies approximately 1.5 miles to the east.

## STAFF RECOMMENDATION:

► Postpone the application for 30 days to be heard at the March 13, 2025 Planning Commission meeting, as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Copper Ridge Elementary, Powell Middle, and Powell 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 4/21/2025. 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.



# Request to Postpone • Table • Withdraw

Andrew Baker

1/17/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

February 13, 2025

Scheduled Meeting Date

File Number(s)

2-E-25-RZ

## POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the March 13, 2025 Planning Commission Meeting.

## WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Andrew Baker  
Applicant Signature

Andrew Baker  
Please Print

865-692-7908  
Phone Number

qzzyei2004@gmail.com  
Email

## STAFF ONLY

Kelsey Bousquet  
Staff Signature

Kelsey Bousquet  
Please Print

-  
Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:           

Kelsey Bousquet

1/23/2025

Approved by:

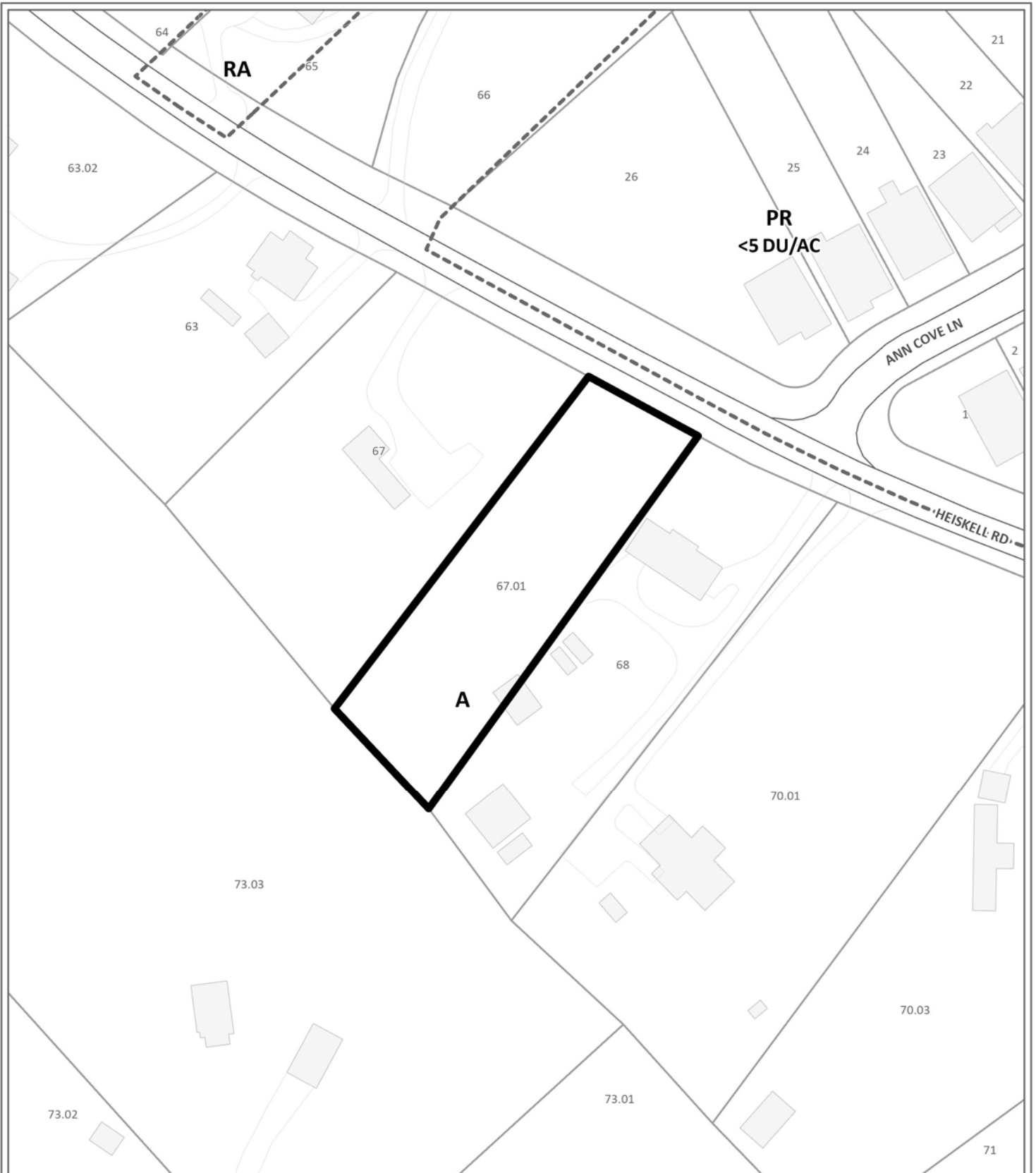
Date:

Payee Name

Payee Phone

Payee Address

October 2022



## REZONING

**2-E-25-RZ**

**Petitioner:** Andrew Baker



**From:** A (Agricultural)

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

**Map No:** 46

**Jurisdiction:** County



**Original Print Date:** 1/7/2025

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



## Exhibit A. Contextual Images

Location Map



Aerial Map

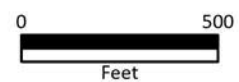


CONTEXTUAL MAPS 1

2-E-25-RZ

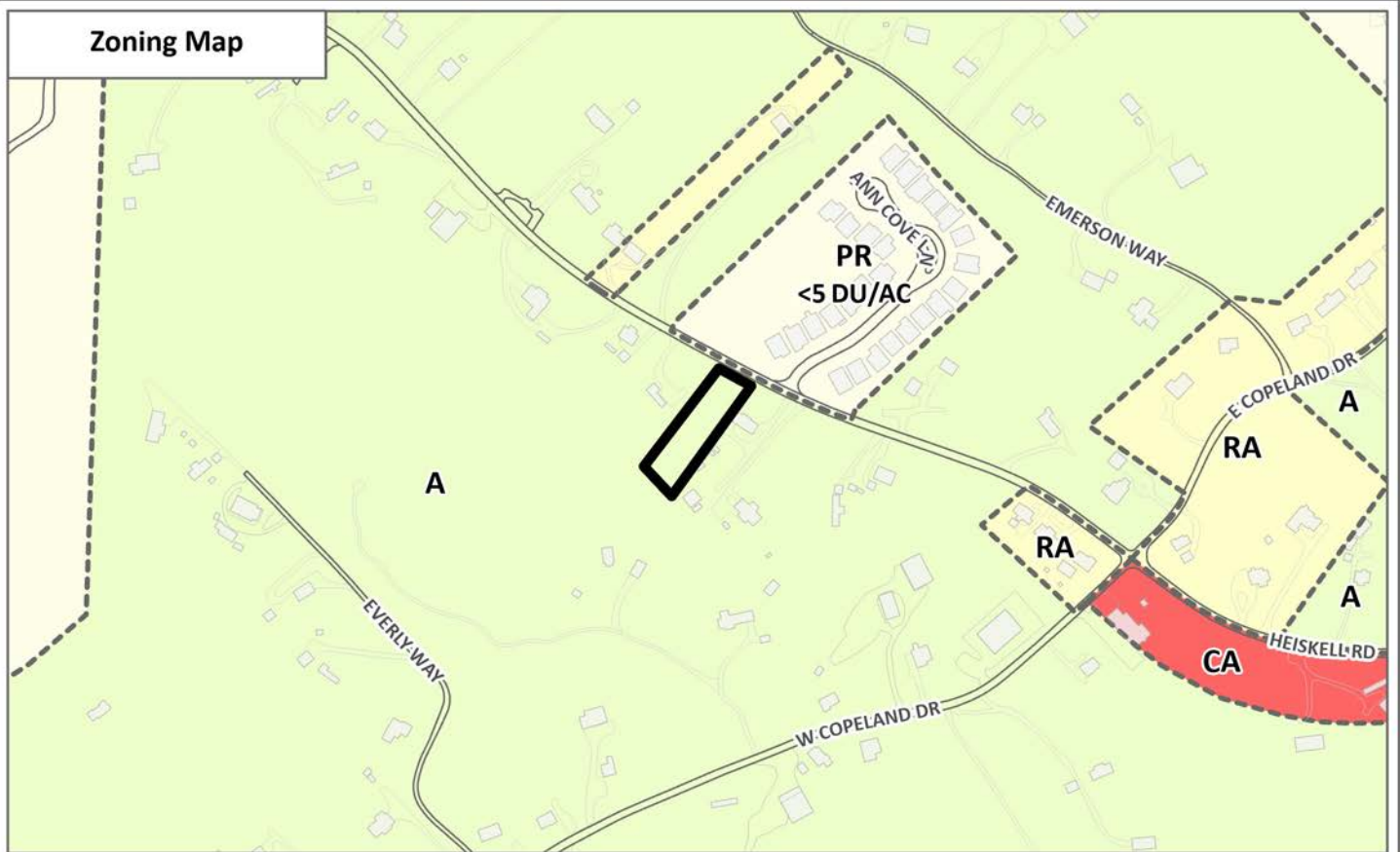


Case boundary

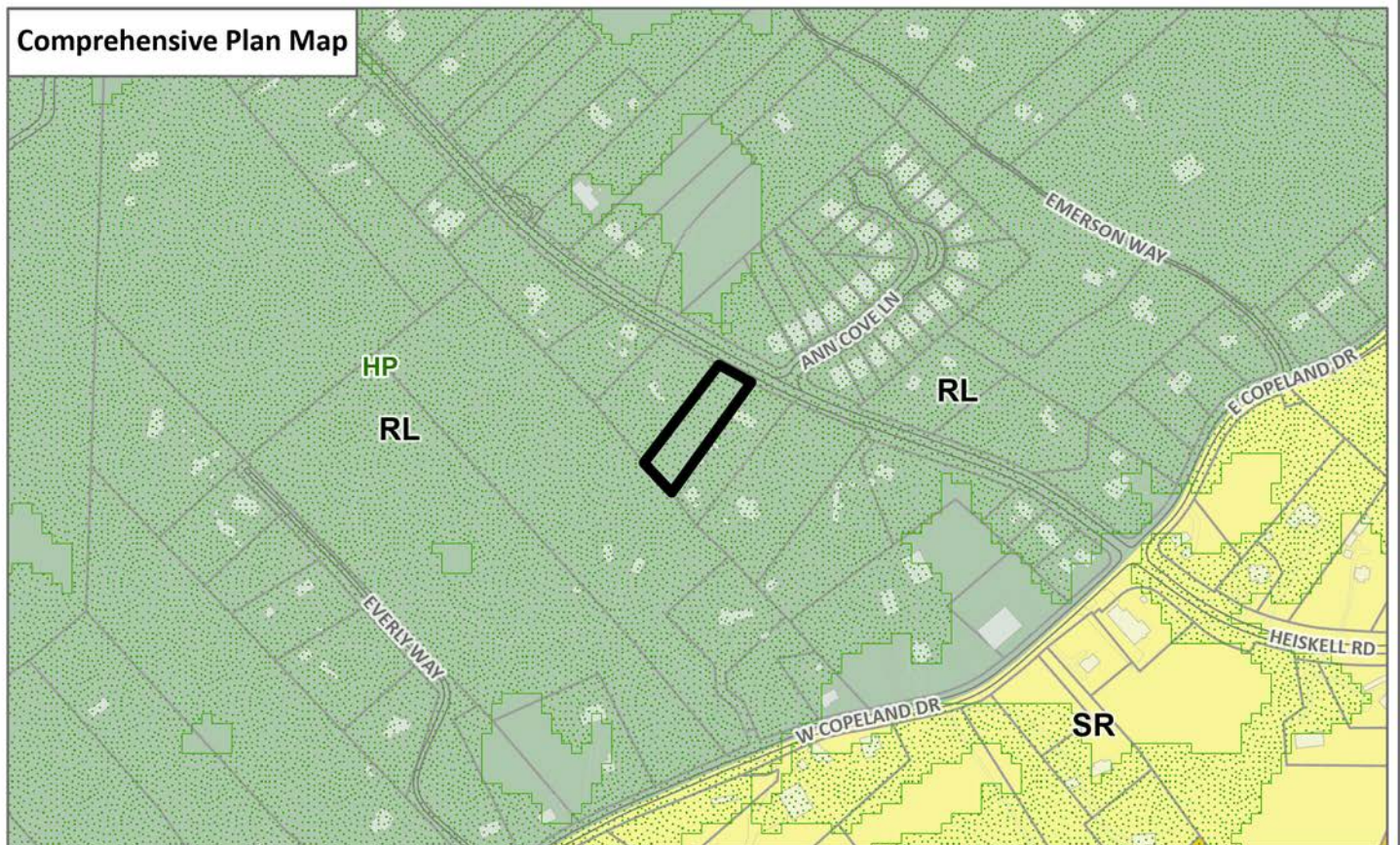




## Zoning Map



## Comprehensive Plan Map

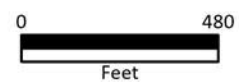


## CONTEXTUAL MAPS 2

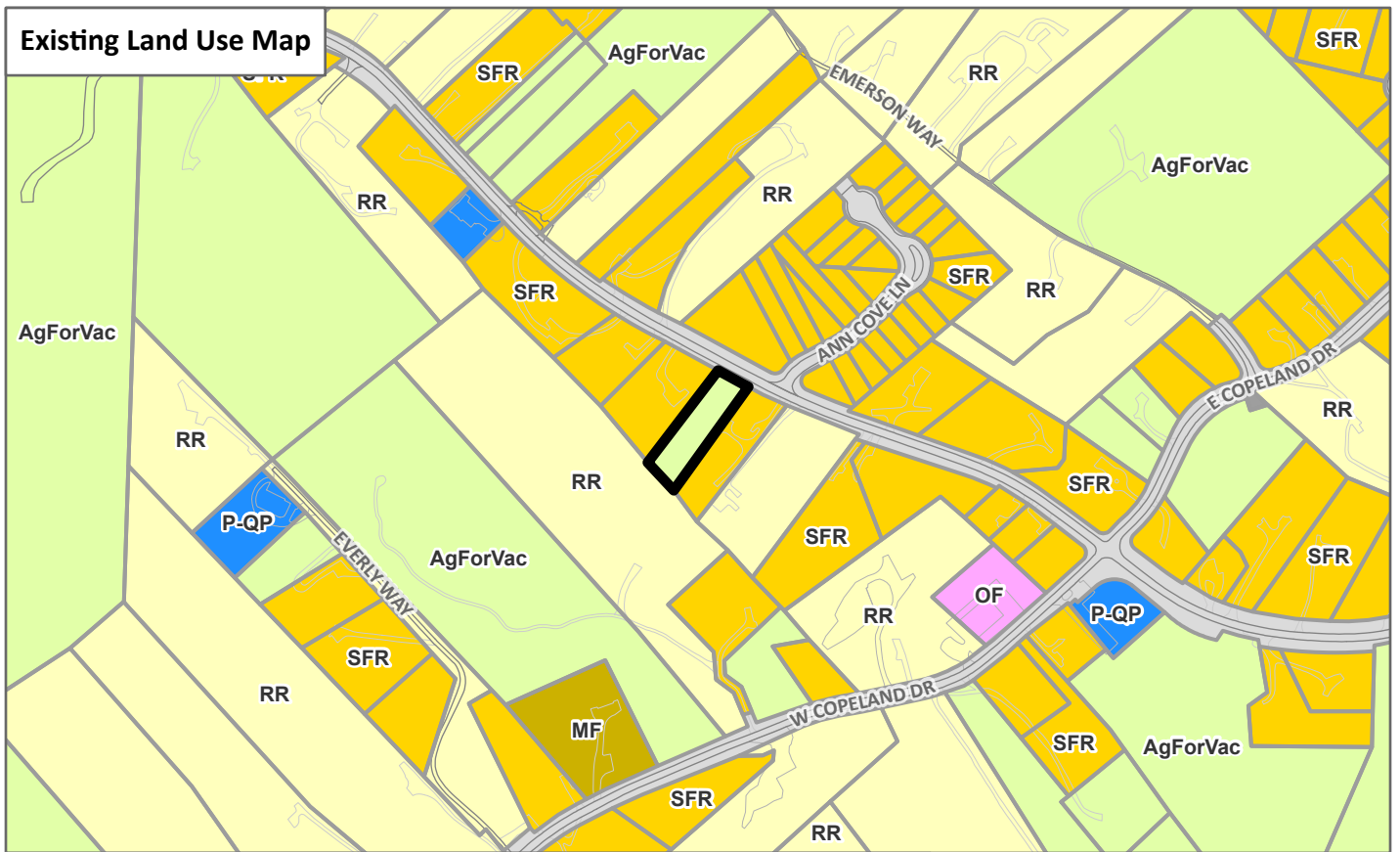
2-E-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

2-E-25-RZ

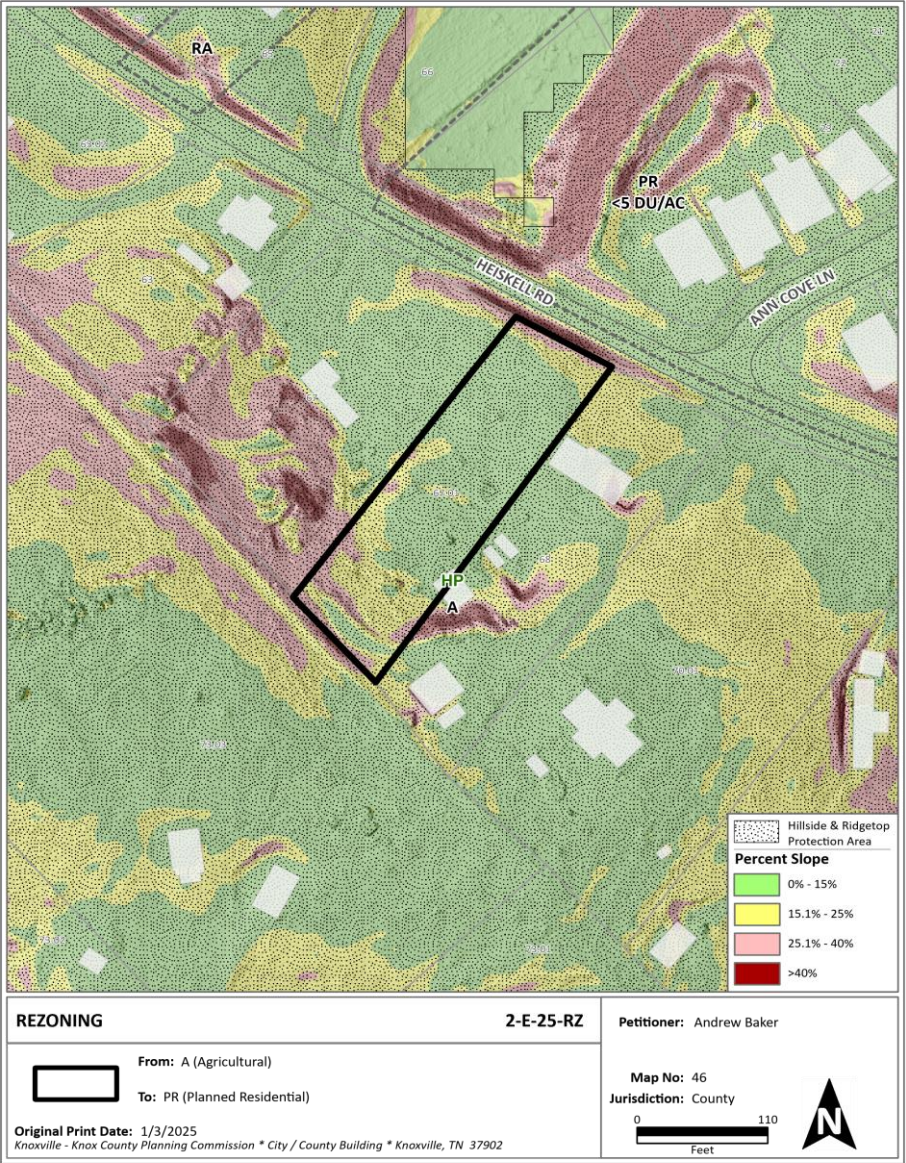


Case boundary





CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	0.71		
Non-Hillside	0.00	N/A	
0-15% Slope	0.44	100%	0.44
15-25% Slope	0.19	50%	0.10
25-40% Slope	0.08	20%	0.02
Greater than 40% Slope	0.01	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.7	Recommended disturbance budget within HP Area (acres)	0.6
		Percent of HP Area	77.4%







# 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

Andrew Baker

Applicant Name

Affiliation

12/20/2024

2/13/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

2-E-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

Andrew Baker

Name

Company

8505 Heiskell Rd.

Powell

TN

37849

Address

City

State

ZIP

865-692-7908

Phone

Email

## CURRENT PROPERTY INFO

Barbara Baker

8505 Heiskell Rd. Powell TN

865-938-1688

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8509 Heiskell Rd. Powell TN, 37849

04606701

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.**

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   **Planned Residential 1.5 du/ac**  
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*)

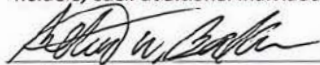
**ADDITIONAL REQUIREMENTS**

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

Fee 1	Total  <b>\$650.00</b>
Fee 2	
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.



Andrew Baker

12/20/2024

Applicant Signature

Print Name / Affiliation

Date

865-692-7908

Phone Number

Email



Barbara Baker

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.*

~~12/20/2024~~ 1/31/2025

Date to be Posted

~~2/21/2024~~ 2/14/2025

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

Andrew Baker

Applicant Name

12/20/2024

Date

2-E-25-RZ

FILE NUMBER