

REZONING REPORT

► **FILE #:** 2-J-25-RZ

AGENDA ITEM #: 17

AGENDA DATE: 2/13/2025

► **APPLICANT:** ADRIAN PERJU

OWNER(S): Adrian Perju

TAX ID NUMBER: 56 F E 030

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 SHARP RD

► **LOCATION:** East side of Sharp Rd, northwest side of Granville Conner Rd

► **APPX. SIZE OF TRACT:** 2.77 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sharp Road, a local street with 18-20-ft of pavement width within a 50-ft right-of-way. Access is also via Granville Conner Road, a local street with 18-ft of pavement width within a 50-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:** RA (Low Density Residential)

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

►

EXTENSION OF ZONE: Yes, it is an extension.

HISTORY OF ZONING: None noted.

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

South: Agriculture/forestry/vacant land, single family residential - RA (Low Density Residential)

East: Single family residential - A (Agricultural)

West: Agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: The surrounding area primarily features single-family dwellings on a range of lot sizes, with a condo development to the west. Commercial and office uses are located along nearby W Emory Road. First Baptist Academy and Powell Elementary lie to the southwest of the property. Beaver Creek and railroad tracks run approximately 0.25 miles south of the property.

STAFF RECOMMENDATION:

► Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

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 primarily been residential and civic in nature, consisting largely of single-family, duplex, and townhouse developments. South of the subject property, small-scale commercial developments have been concentrated along W Emory Road.
2. Since the early 1990s, there has been a gradual transition from A (Agricultural) zoning to residential zoning, such as RA (Low Density Residential), RB (General Residential), and PR (Planned Residential) with up to 4 to 8 du/ac.

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

1. The RA zone provides for residential areas with low population densities. The RA zone is compatible with the surrounding zoning, which consists of properties zoned A, RA, RB, and PR with up to 4 to 8 du/ac.
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 allowable uses in the RA zone, which are primarily residential and civic in nature, align with the surrounding area's character.

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 intended to protect the residential environment from the encroachment of uses that do not perform a necessary function to the residential environment. As such, it is not anticipated to adversely impact the surrounding area, which is mainly residential.
2. The subject property is relatively steep, with slopes in the 15-25%, 25-40%, and above 40% ranges (Exhibit B). All proposed developments must comply with the Knox County Stormwater Management Ordinance.

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 directly related to the SR Place Type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types in 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: Powell 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 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-J-25-RZ

Petitioner: Adrian Perju



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 1/3/2025

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

Map No: 56

Jurisdiction: County

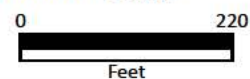
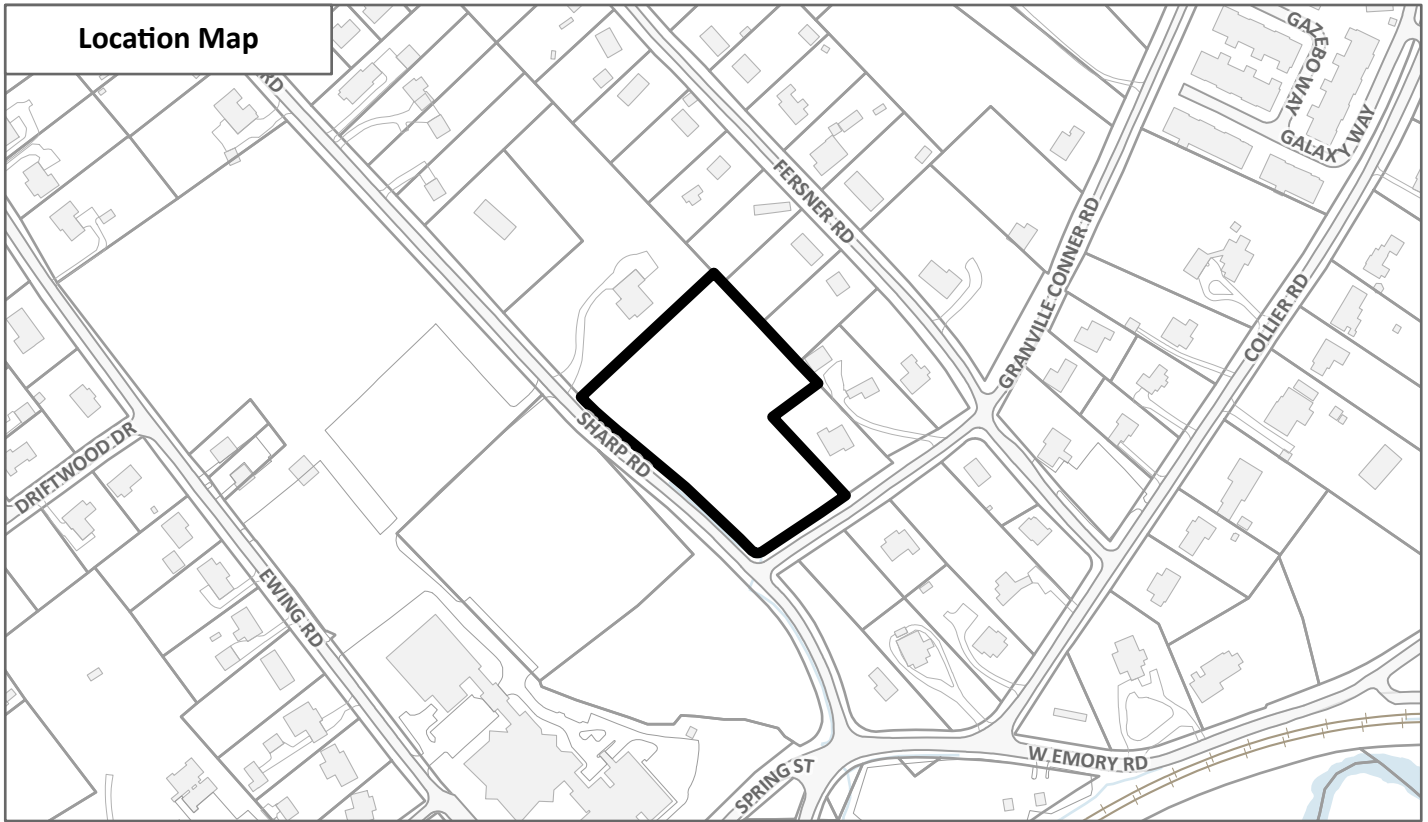
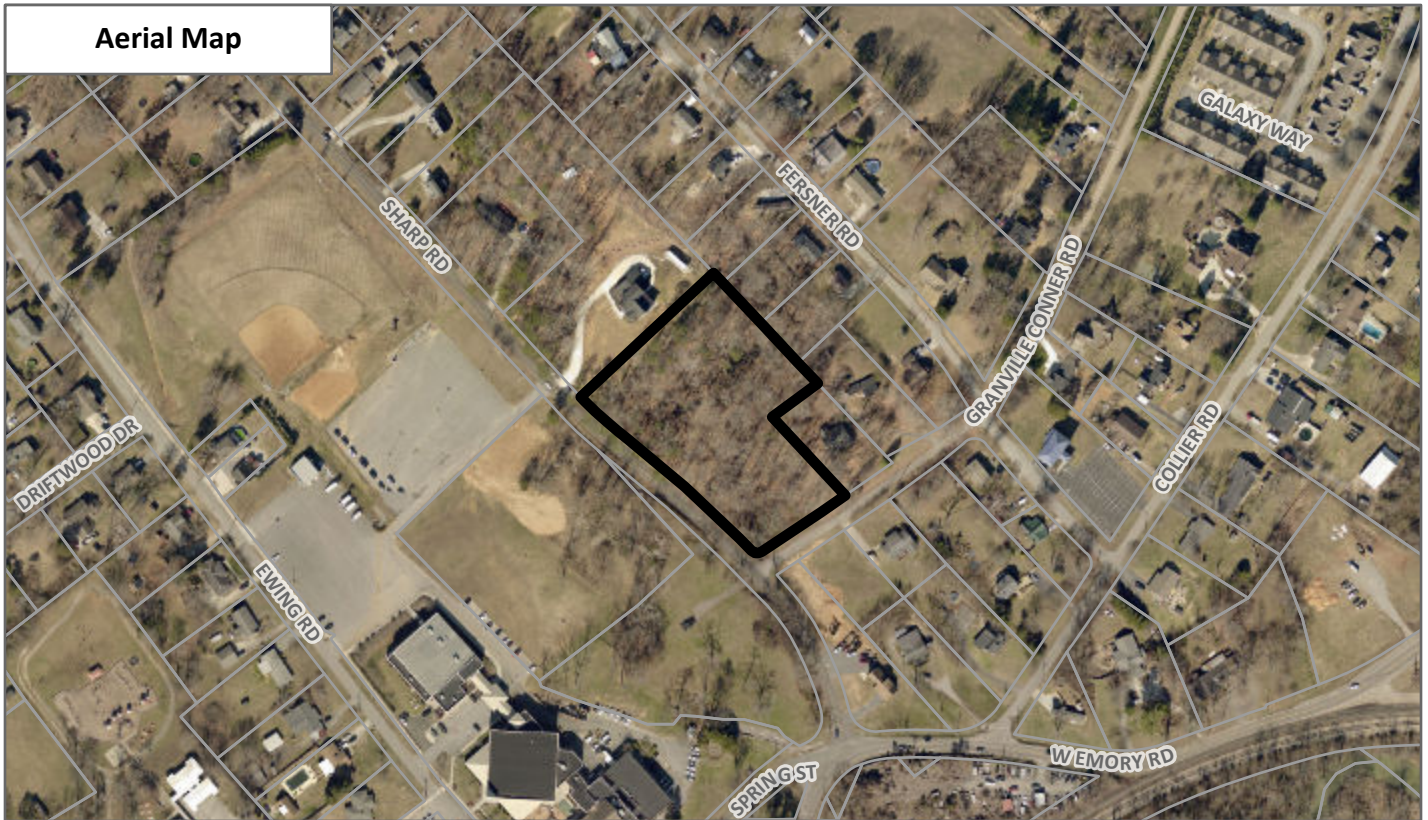


Exhibit A. Contextual Images

Location Map



Aerial Map

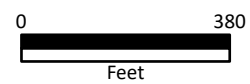


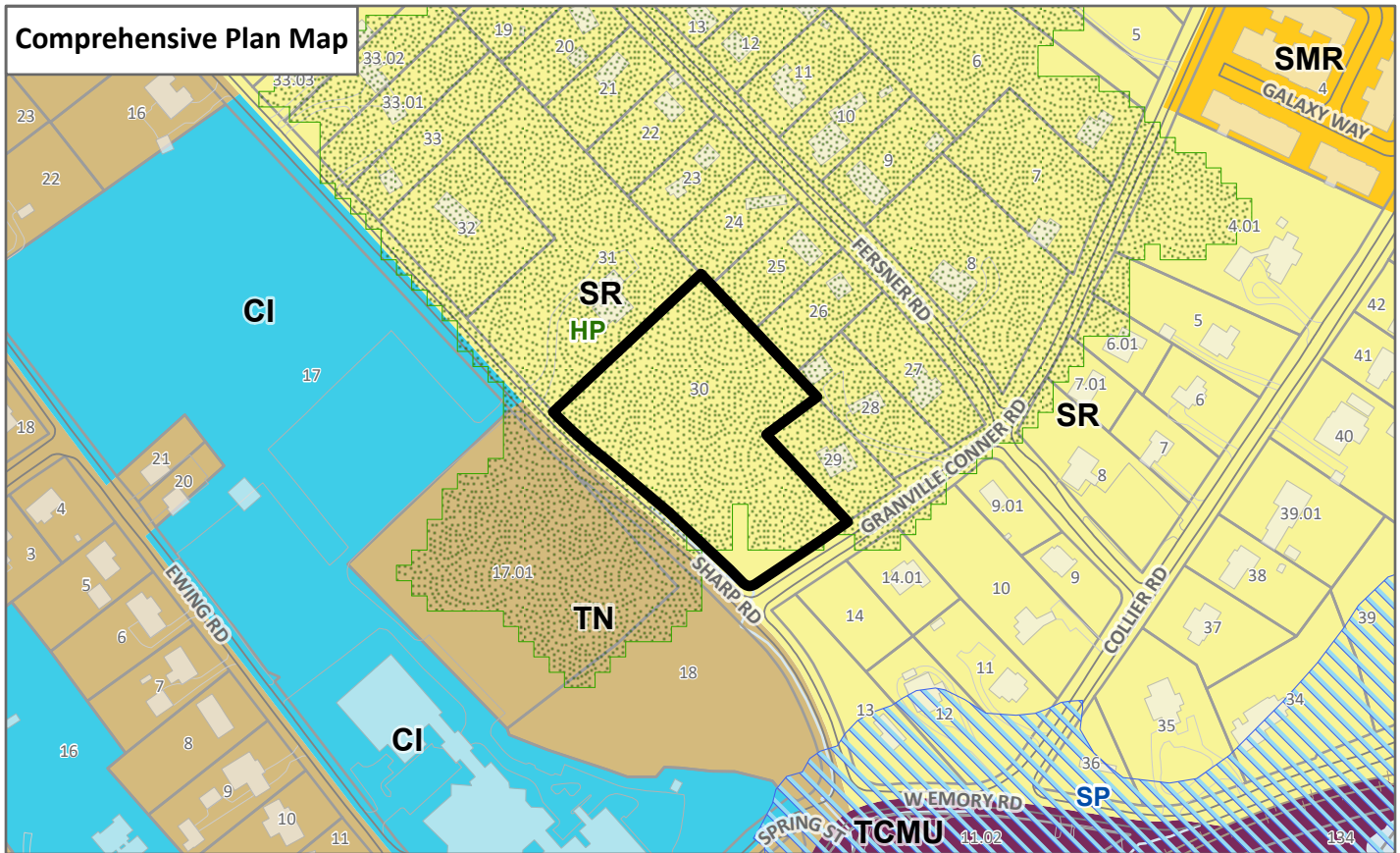
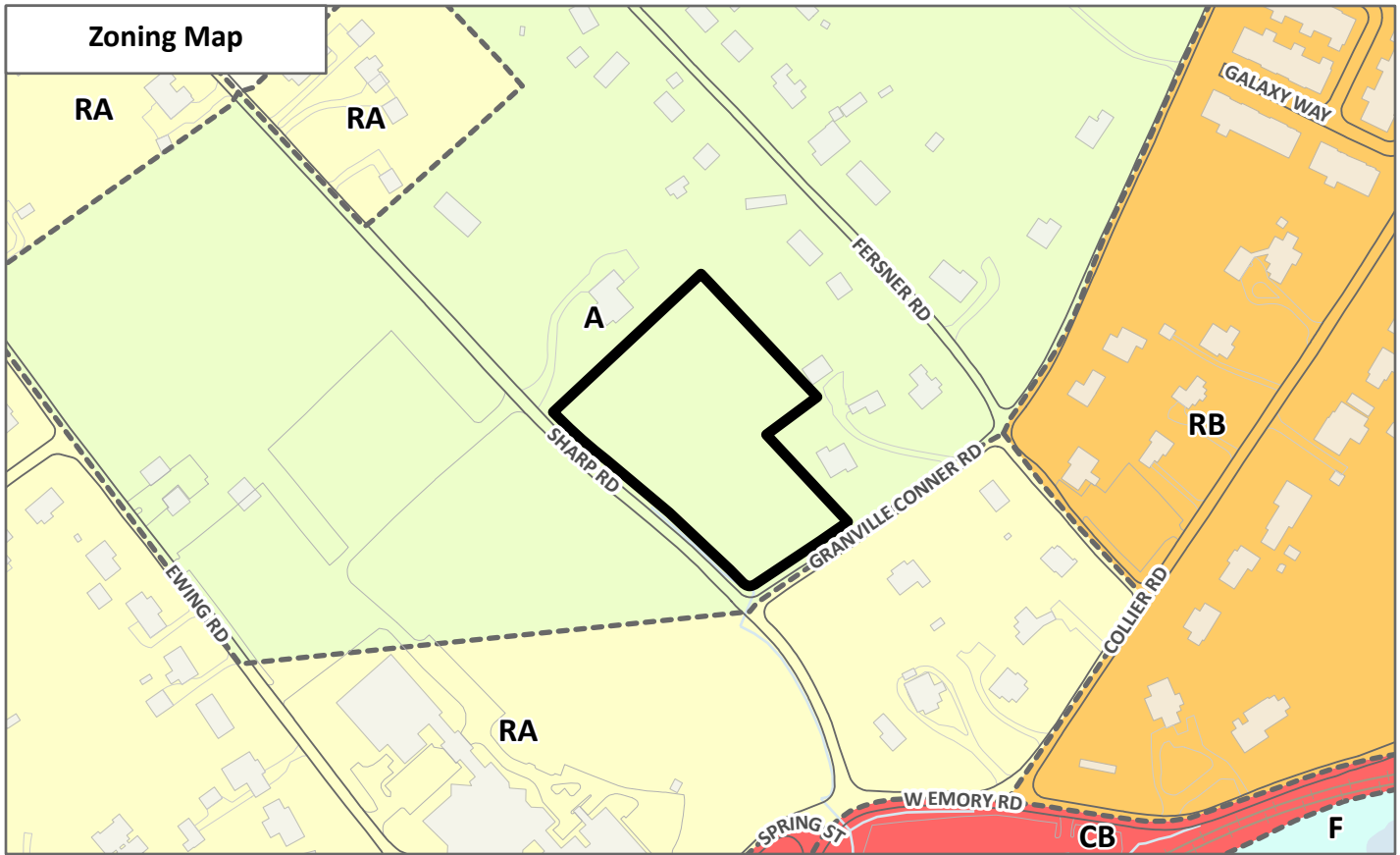
CONTEXTUAL MAPS 1

2-J-25-RZ



Case boundary





CONTEXTUAL MAPS 2

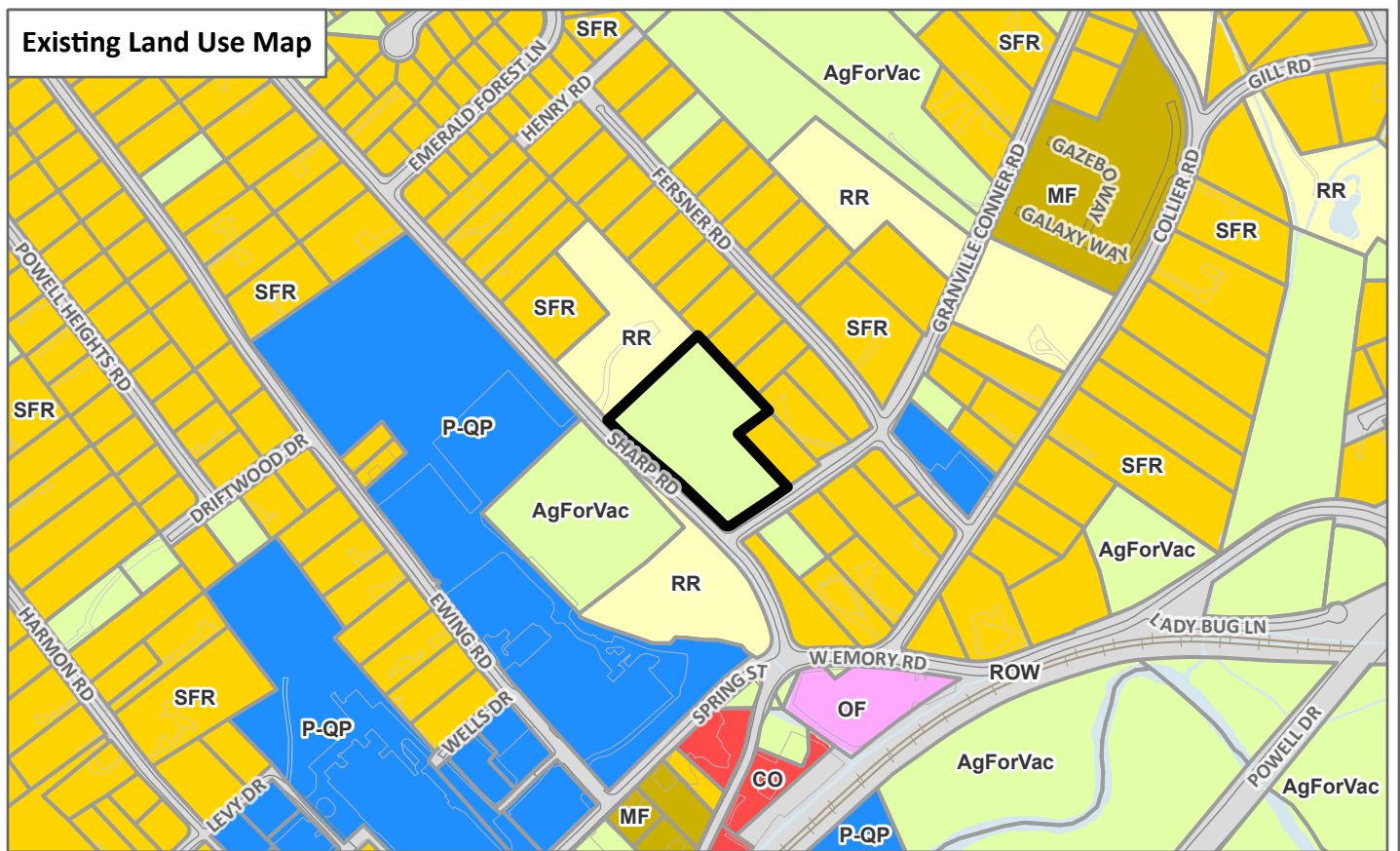
2-J-25-RZ



Case boundary



Existing Land Use Map

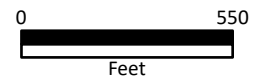


CONTEXTUAL MAPS 3

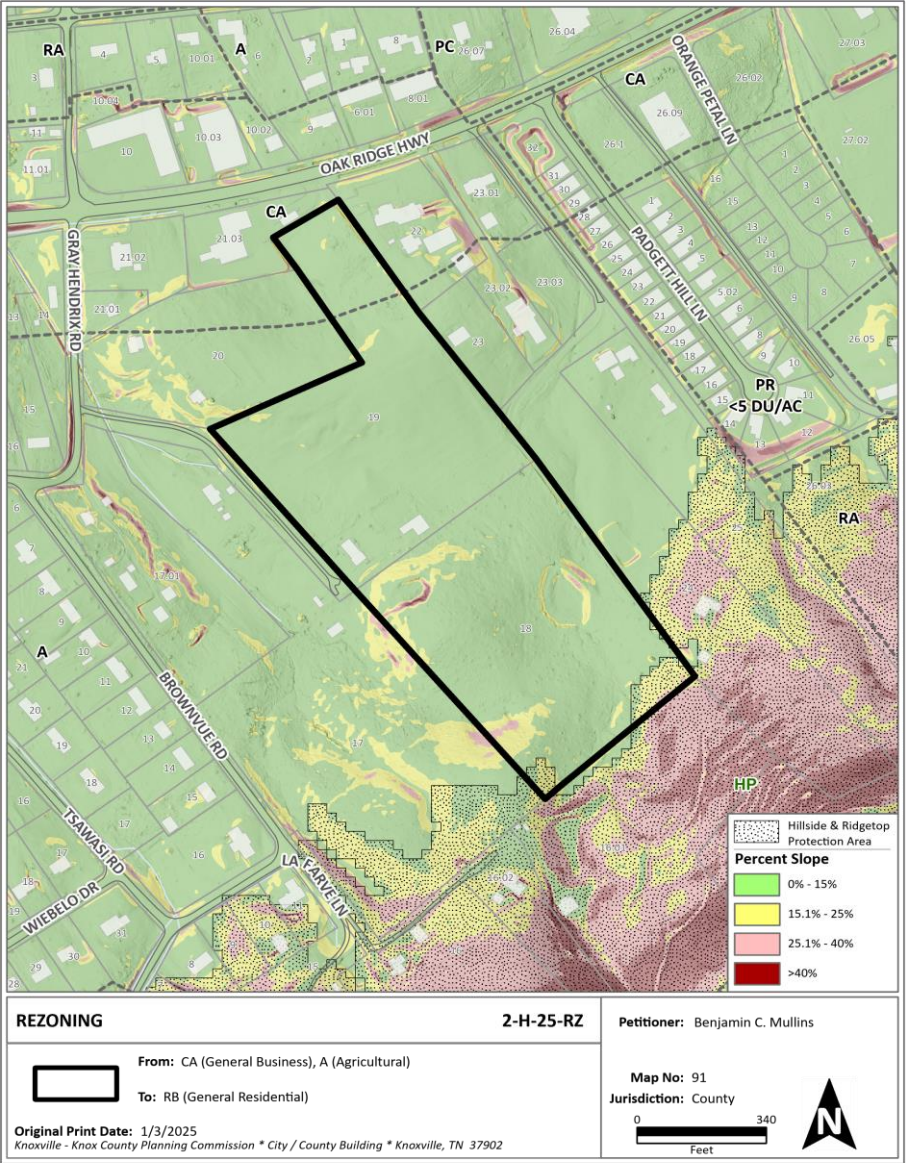
2-J-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	18.54		
Non-Hillside	18.03	N/A	
0-15% Slope	0.10	100%	0.10
15-25% Slope	0.35	50%	0.18
25-40% Slope	0.05	20%	0.01
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.5	Recommended disturbance budget within HP Area (acres)	0.3
		Percent of HP Area	57.1%



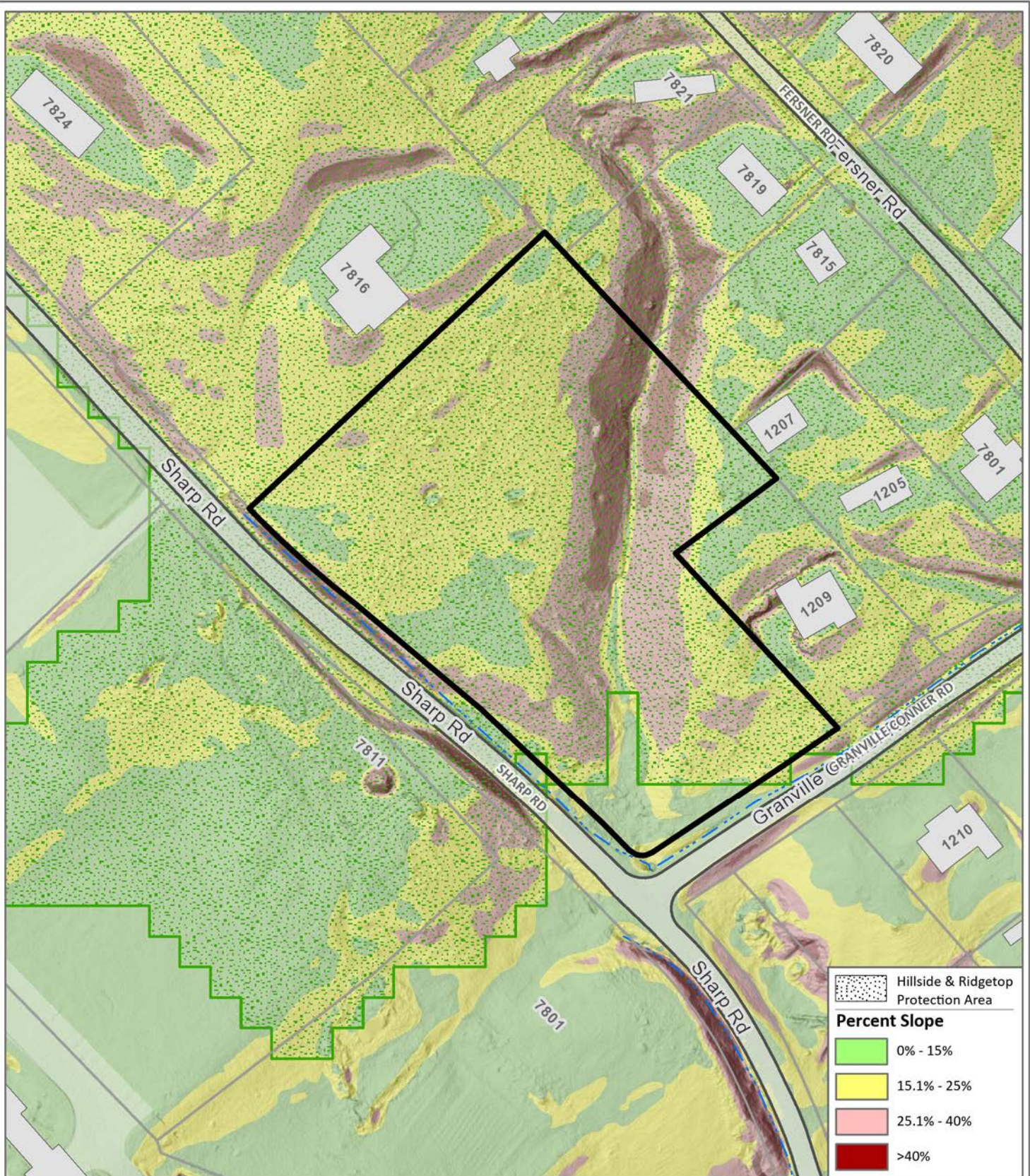


Exhibit B: Slope and Hillside Map

2-J-25-RZ

Petitioner: Adrian Perju

 Case Boundary

Map No: 56

Jurisdiction: County

Original Print Date: 1/31/2025

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

0 110
Feet



(2) Sign the application digitally (or print, sign, and scan)

Knoxville Knox County Planning Offices
OR email it to applications@knoxplanning.org

Reest 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

Applicant Name Adrian Perju Dumitru Perju

Affiliation

Date Filed 12-30-24

Meeting Date (if applicable) 02-13-25

File Number (if S)

2-J-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

Name Adrian Perju

Company

Address 148 Utsesti way

City Loudon

State TN

ZIP 37774

Phone 865 323 2332

Email

CURRENT PROPERTY INFO

Property Owner Name (if different) Adrian Perju Property Owner Address 148 Utsesti way Loudon TN 37774 Property Owner Phone 865 323 2332

Property Address 0 Sharp rd Powell, TN 37849

Parcel ID 056 FE 030

Sewer Provider Hallsdale - Powell Utility District Water Provider Hallsdale - Powell Utility District Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the Public Notice & Community Engagement form with this application.

View Form

JULY 2024

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non Residential
Home Occupation (specify) _____

Related City Permit Number(s) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number _____

Unit / Phase Number _____

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____**ZONING REQUEST**☒ Zoning ChangeRA
Proposed Zoning

Pending Plat File Number _____

☐ 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

\$650.00

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

Applicant Signature

Please Print

Adrian Perju

Date

12-30-24

Phone Number

Email

Property Owner Signature

Please Print

Adrian Perju
Dumitru Perju

Date Paid

12/30/2024, SG

12-30-24

12-30-2024



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

2/14/2025

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


Applicant Signature

Adrian Perju
Applicant Name

12-30-24
Date

2-J-25-RZ
FILE NUMBER