

# REZONING REPORT

► **FILE #:** 6-B-25-RZ

**AGENDA ITEM #:** 33

**AGENDA DATE:** 6/12/2025

► **APPLICANT:** JOHN JULIES

OWNER(S): John Julies

TAX ID NUMBER: 144 04006

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 1307 MOURFIELD RD

► **LOCATION:** South side of Mourfield Rd, northeast of Zachary Taylor Rd

► **APPX. SIZE OF TRACT:** 2.41 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mourfield Road, a minor collector with a pavement width of 18 ft within a right-of-way which varies from 55 ft to 85 ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: Septic

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking Creek

► **PRESENT ZONING:** A (Agricultural)

► **ZONING REQUESTED:** RA (Low Density Residential)

► **EXISTING LAND USE:** Rural Residential

►  
EXTENSION OF ZONE: Yes, this would be an extension of the zoning.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural), RA (Low Density Residential)

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

East: Rural Residential - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings on a mix of small suburban lots and larger rural lots. Frontage on Mourfield Road largely consists of forested land.

## 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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. Development trends in the surrounding area have been mainly residential, consisting of single family residential dwellings on small lots within developments concentrated along classified roads.
2. Since 2003, a number of large properties in the area formerly zoned A (Agricultural) have been rezoned and developed under the PR (Planned Residential) zone.

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 areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA and PR with up to 3 and 4 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The RA zone allows primarily residential and civic uses, which align with the character of the surrounding area.

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 consists largely of single-family dwellings

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 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.
3. 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 surrounding area's character.

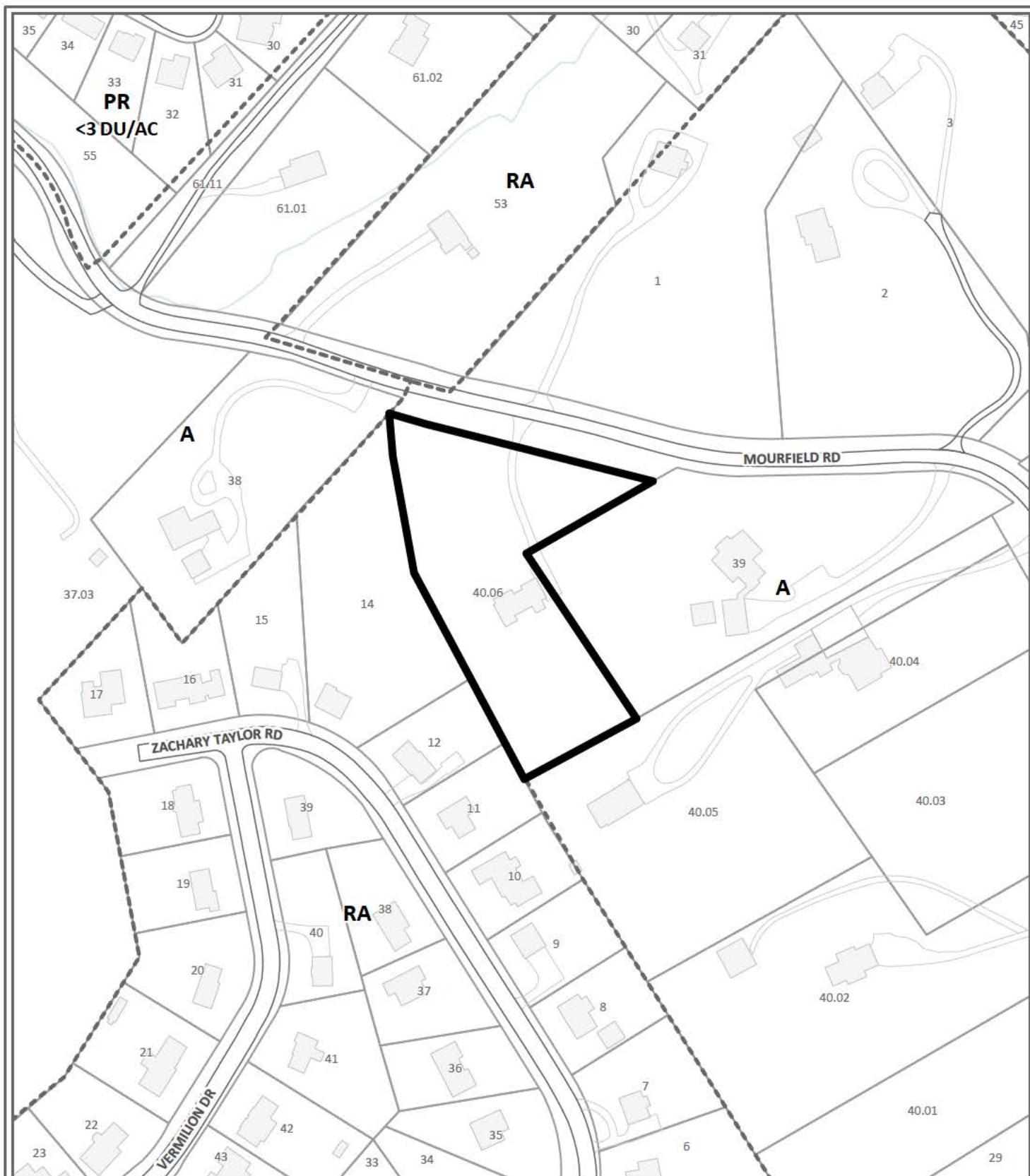
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden 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 7/21/2025. 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.



# REZONING

6-B-25-RZ

Petitioner: John Julies

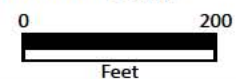


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 144

Jurisdiction: County



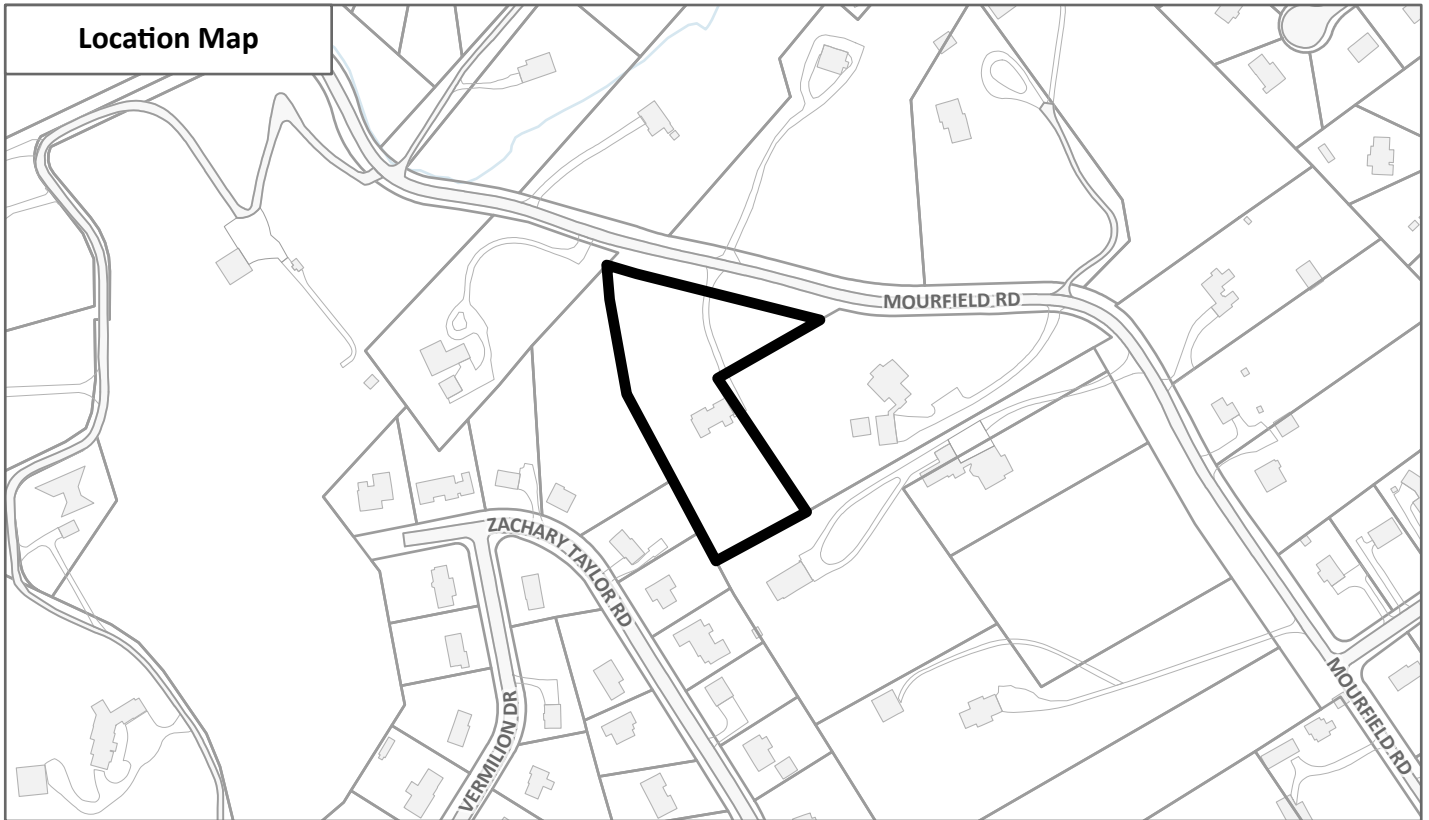
Original Print Date: 4/30/2025

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



## Exhibit A. Contextual Images

Location Map



Aerial Map

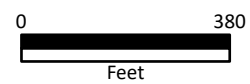


CONTEXTUAL MAPS 1

6-B-25-RZ

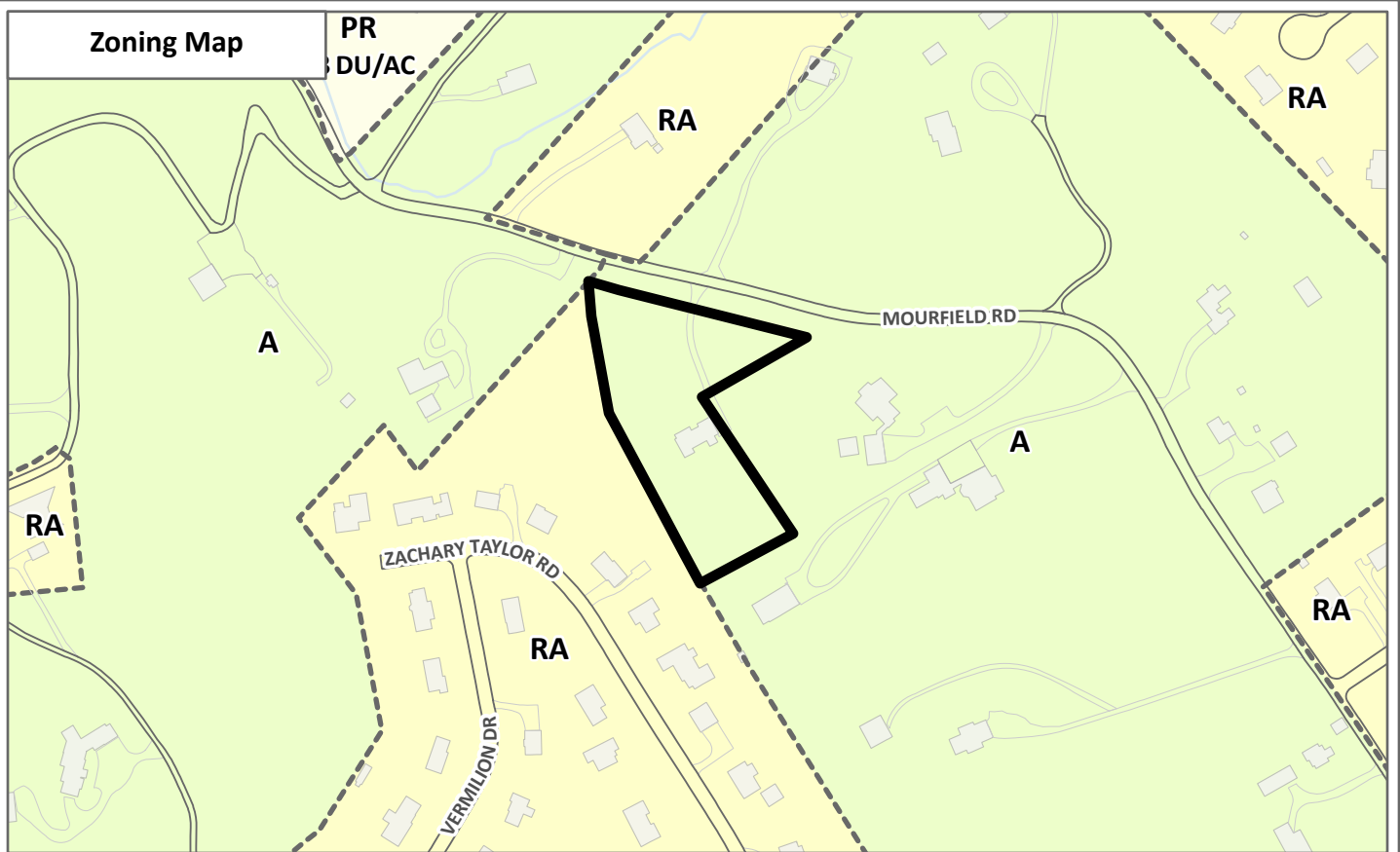


Case boundary

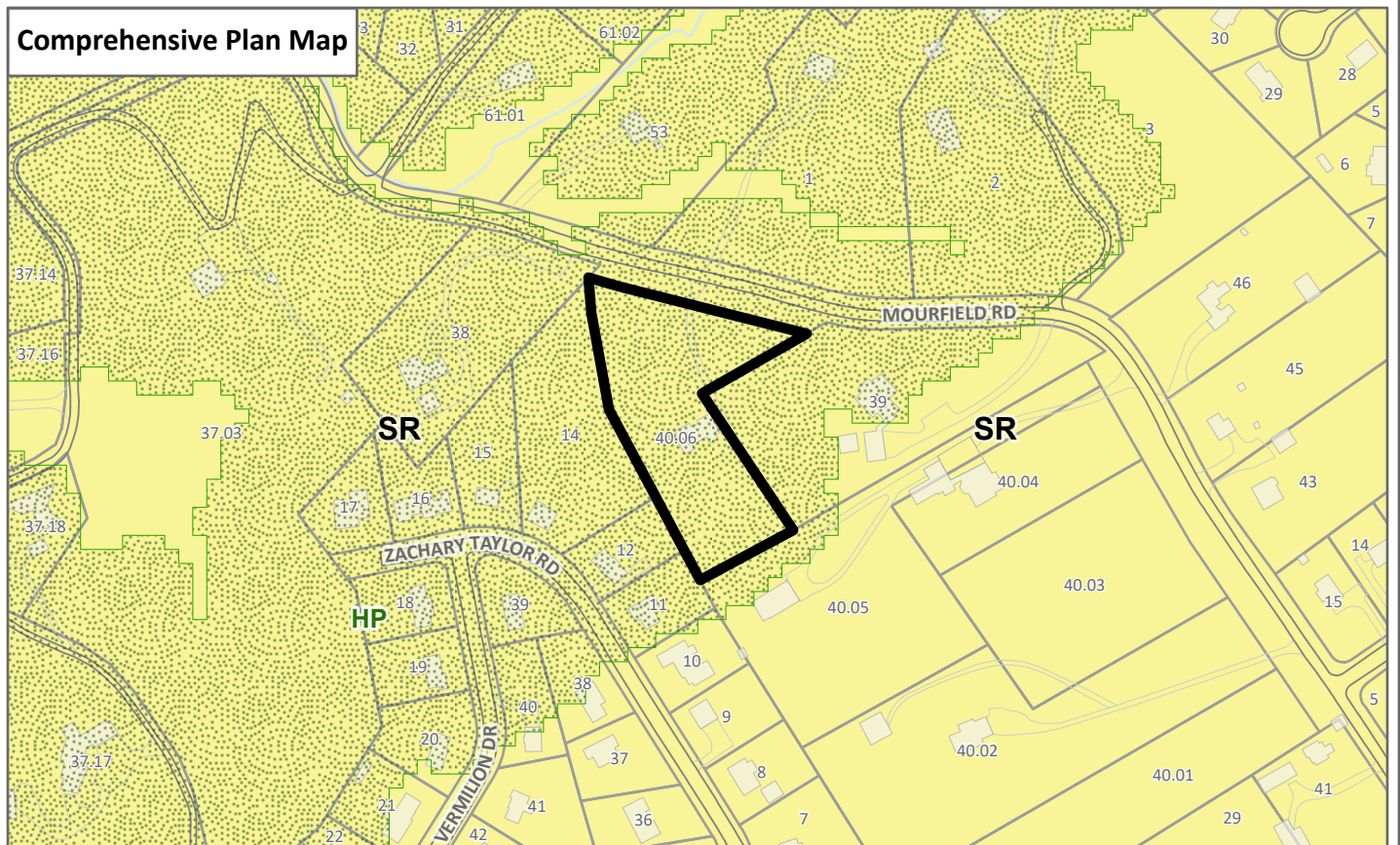


## Zoning Map

PR  
DU/AC



## Comprehensive Plan Map



## CONTEXTUAL MAPS 2

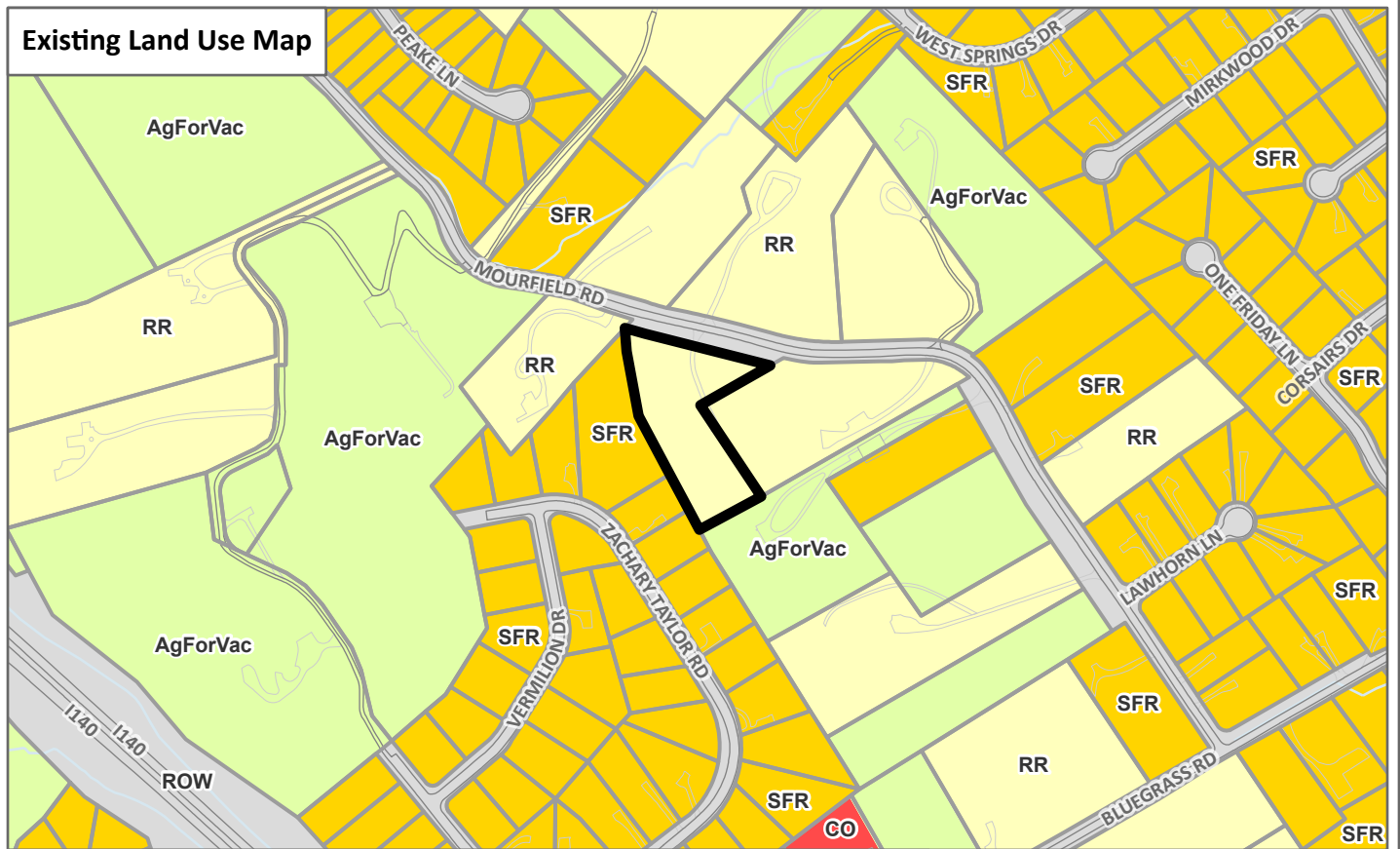
6-B-25-RZ



Case boundary



Existing Land Use Map

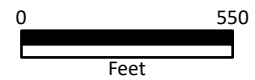


CONTEXTUAL MAPS 3

6-B-25-RZ

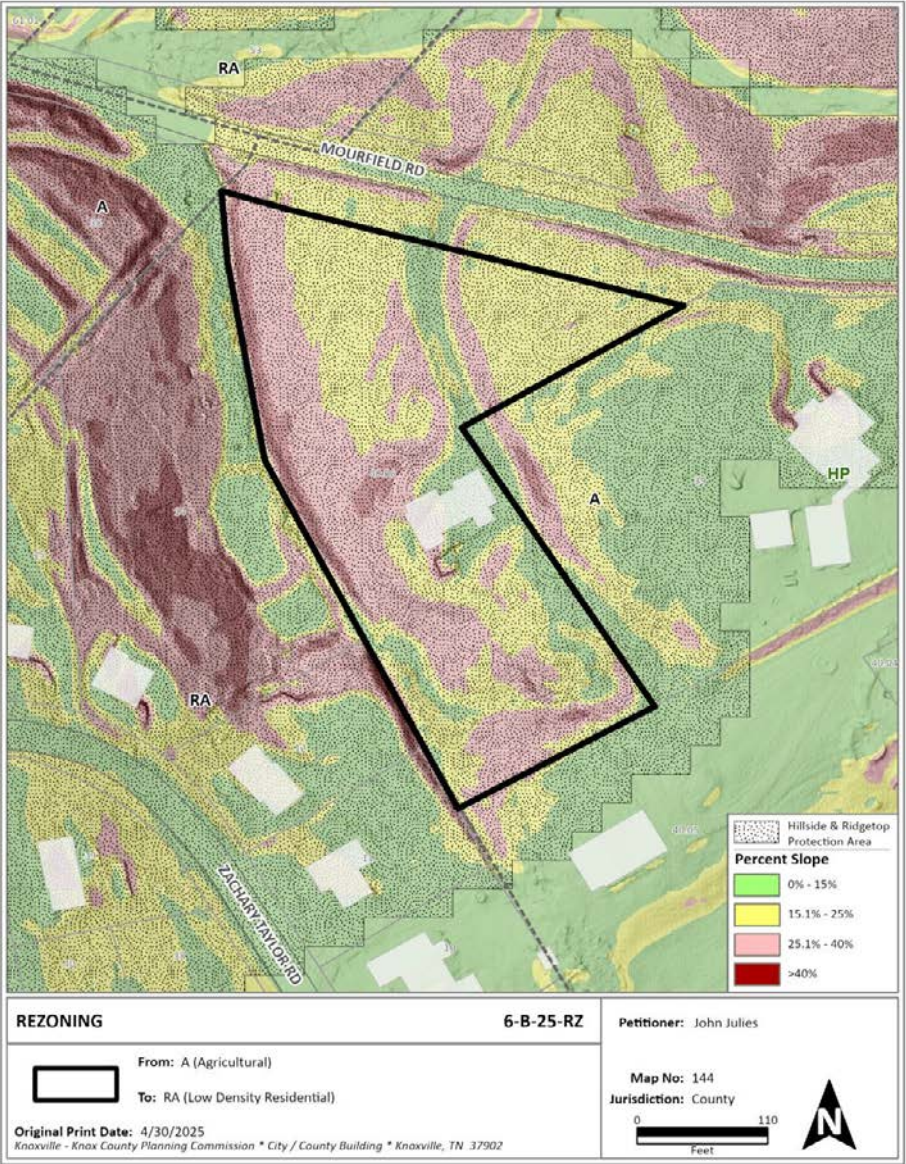


Case boundary

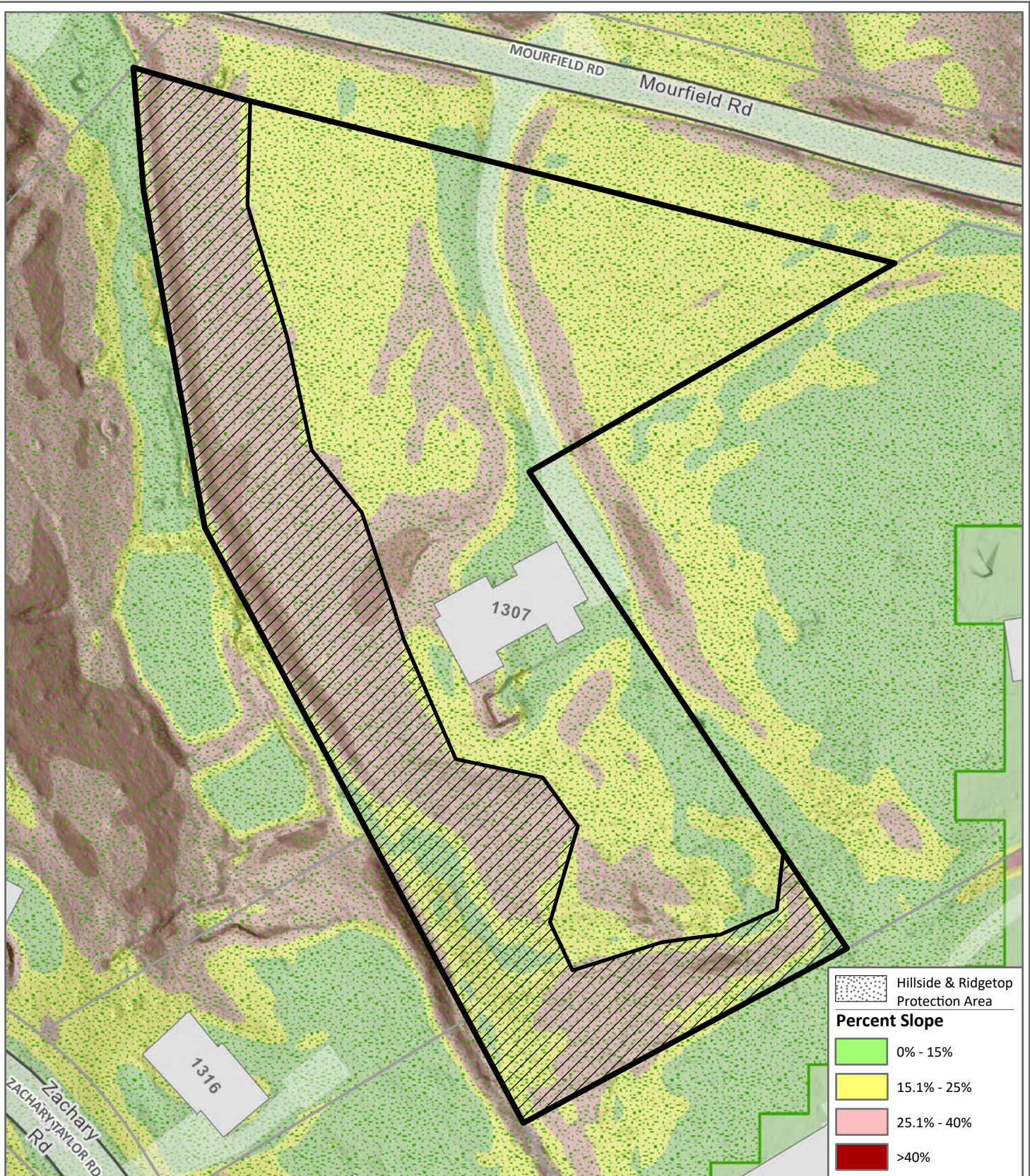




CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	2.4		
Non-Hillside	0.0	N/A	
0-15% Slope	0.4	100%	0.4
15-25% Slope	1.0	50%	0.5
25-40% Slope	0.9	20%	0.2
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	2.4	Recommended disturbance budget within HP Area (acres)	1.1
		Percent of HP Area	44.7%







## Exhibit B: No-Disturbance Boundary Map

6-B-25-RZ

Petitioner: John Julies



Case Boundary



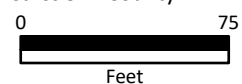
No Disturbance Area

Original Print Date: 5/27/2025

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

Map No: 144

Jurisdiction: County





STAFF REVIEW ☐

# Development Request

Subdivision ☐ Concept Plan\* ☐ Final PlatZoning ☒ Rezoning ☐ Plan Amendment\*Development ☐ Development Plan\* ☐ Planned Development\* ☐ Use on Review / Special Use\* ☐ Hillside Protection COA\*\*These application types require a [pre-application consultation](#) with Planning staff.

Applicant Name <u>John Julies</u>		Affiliation <u>owner</u>
Date Filed <u>04/21/2025</u>	Meeting Date (if applicable) <u>06/12/2025</u>	File Number(s) <u>6-B-25-RZ</u>

## Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Name <u>John Julies</u>	Company <u>Bearhawk</u>
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Address <u>1307 Mountfield Rd</u>	City <u>Sevierville</u>	State <u>TN</u>	ZIP <u>37922</u>
Phone <u>865-690-7267</u>	Email <u>[redacted]</u>		

## Current Property Info

Property Owner Name (if different) <u>John Julies</u>	Property Owner Address <u>1307 Mountfield Rd</u>	Property Owner Phone <u>865-690-7267</u>
Property Address <u>NA</u>	Parcel ID <u>147 01006</u>	
Sewer Provider <u>NA</u>	Water Provider <u>1st Utility</u>	Septic (Y/N) <u>yes</u>
		<u>NA</u>

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

MARCH 2025

## Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) \_\_\_\_\_

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

## Zoning Request

PENDING PLAT FILE NUMBER

☒ Zoning Change RA  
Proposed Zoning Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change  
Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

## 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 

John N Tullies  
Please Print

4/31/2025  
Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

## Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0801			\$650.00



# Public Notice and 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). We require applicants to acknowledge their role in this process.

## 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.

### 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.**

05/30/2025

06/13/2025

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

Applicant Name

Date



John Gulies 4/21/25