

REZONING REPORT

▶ **FILE #:** 3-A-25-RZ

AGENDA ITEM #: 30

AGENDA DATE: 3/13/2025

▶ **APPLICANT:** SIERRA KIRBY

OWNER(S): Sierra Kirby

TAX ID NUMBER: 42 19532

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 1562 SAYLORS FORD RD

▶ **LOCATION:** East of Saylor Ford Rd, north of Fish Trap Ln

▶ **APPX. SIZE OF TRACT:** 0.67 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Saylor Ford Road, a local street with a pavement width of 15 ft within a right-of-way ranging from 40 to 50 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Holston-French Broad

▶ **PRESENT ZONING:** I (Industrial)

▶ **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: Single family residential - I (Industrial)

South: Agriculture/forestry/vacant land - I (Industrial)

East: Agriculture/forestry/vacant land - I (Industrial)

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

NEIGHBORHOOD CONTEXT: The surrounding area has a rural character and features a mix of residential uses on various lot sizes and large, undeveloped, forested lands and grassy lots. Industrial and mining activity is present to the north.

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. Though mining and industrial activity is still active in the surrounding area, it has been concentrated north of the railroad tracks, along Mine Road and east of Mascot Road. Development trends south of the railroad tracks, where the subject property is located, have largely been residential, consisting of detached single-family dwellings on a range of lot sizes.

2. Since the early 1980s, the surrounding area has gradually transitioned from I (Industrial) zoning to A (Agricultural) zoning and residential zoning such as RA (Low Density Residential) and PR (Planned Residential) with up to 5 du/ac.

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. The RA zone is compatible with the surrounding residential zoning, which includes properties zoned RA and PR with up to 5 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 mainly residential and civic in nature, 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 intended to protect the residential environment from the encroachment of uses that do not perform a necessary function to the residential environment. The subject property is situated between single-family dwellings and lots zoned I. The requested RA zone would provide additional buffering between residential development and more intense industrial zoning.

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 residential developments in 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.

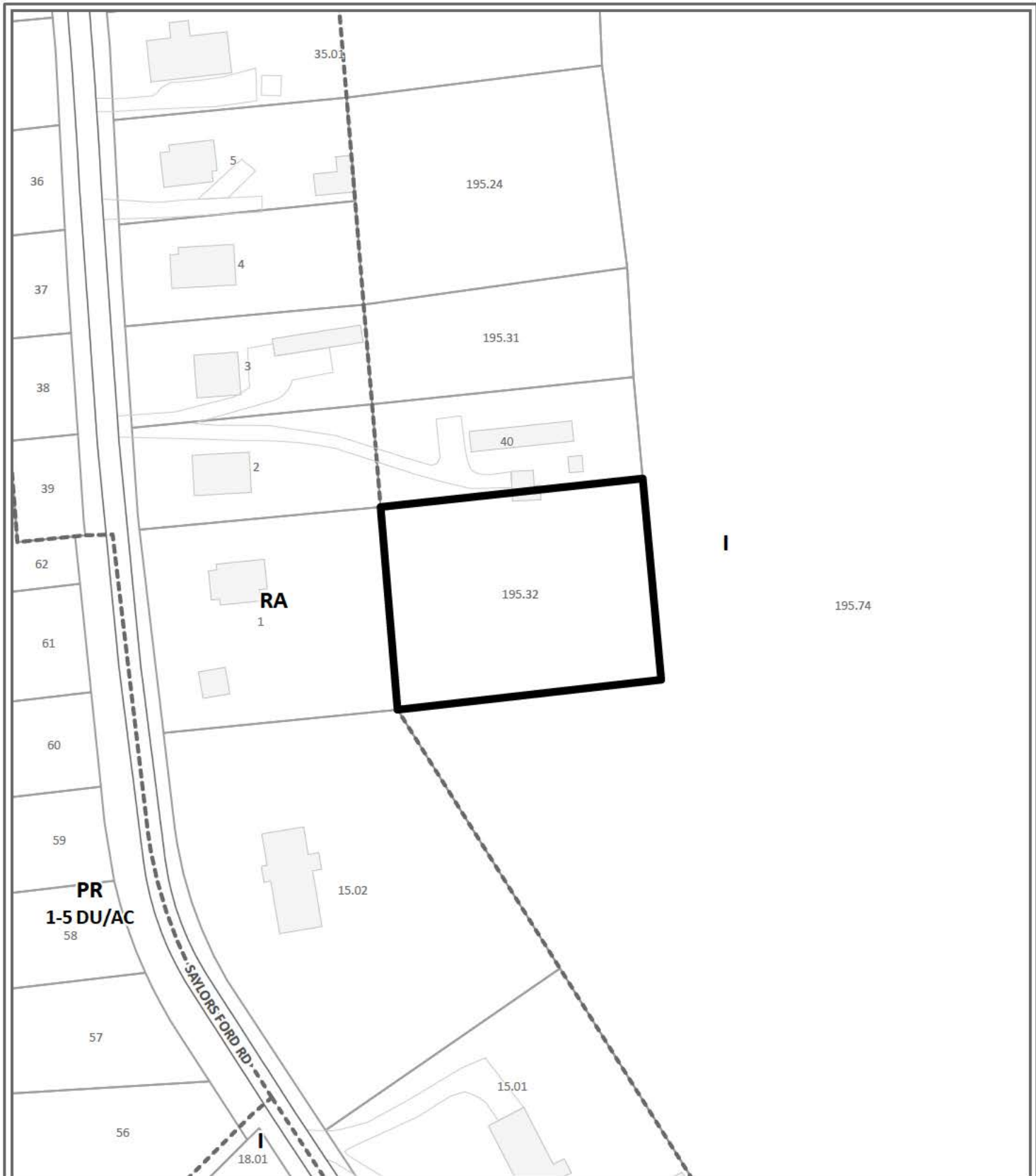
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter 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.



REZONING

3-A-25-RZ

Petitioner: Sierra Kirby



From: I (Industrial)
To: RA (Low Density Residential)

Map No: 42
Jurisdiction: County

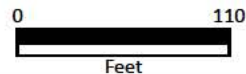
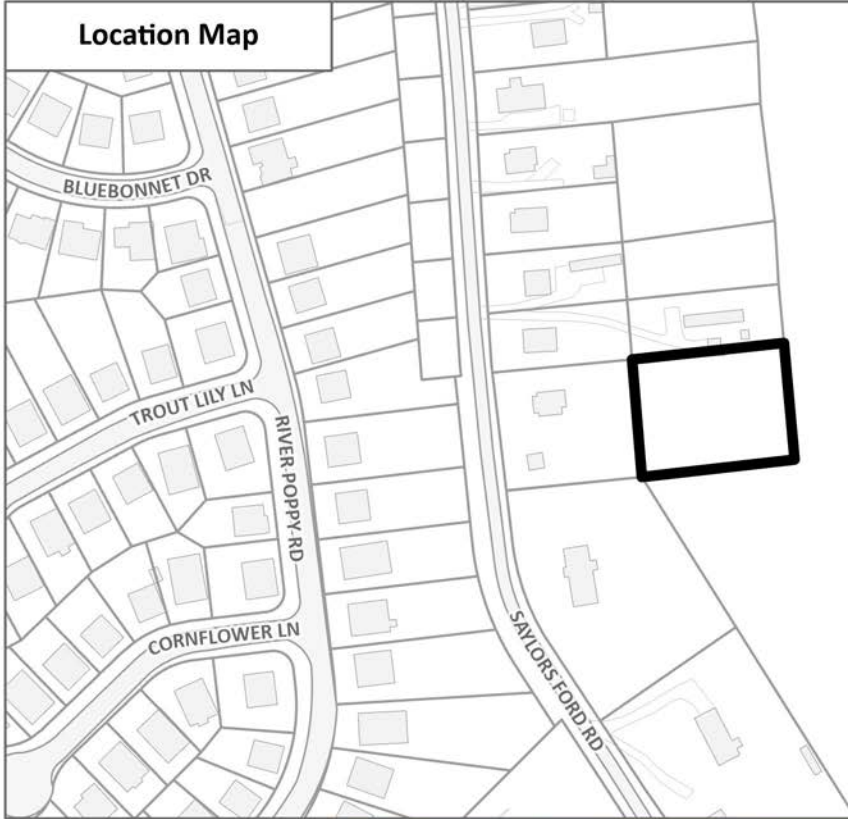


Exhibit A. Contextual Images

Location Map



Aerial Map

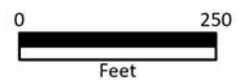


CONTEXTUAL MAPS 1

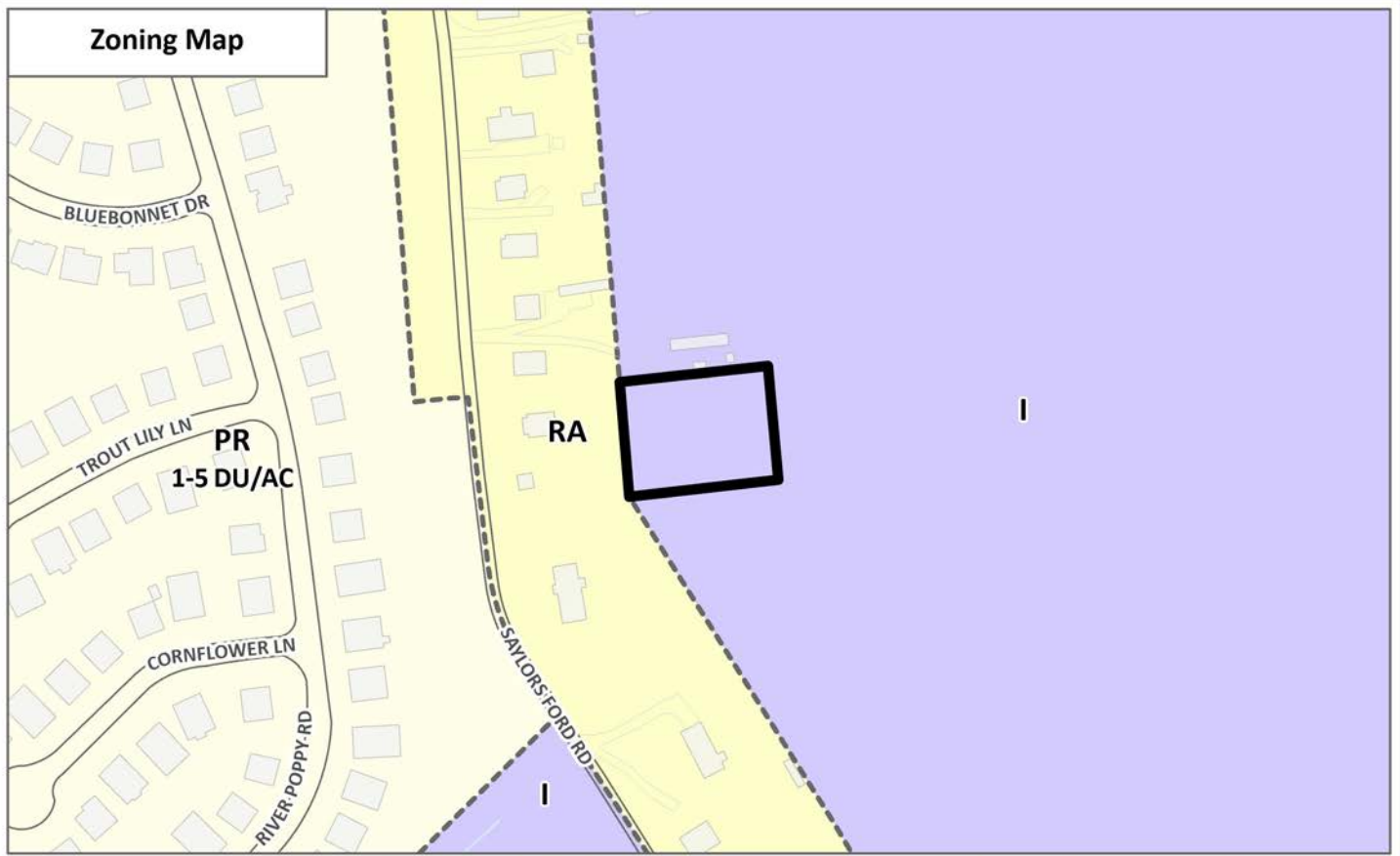
3-A-25-RZ



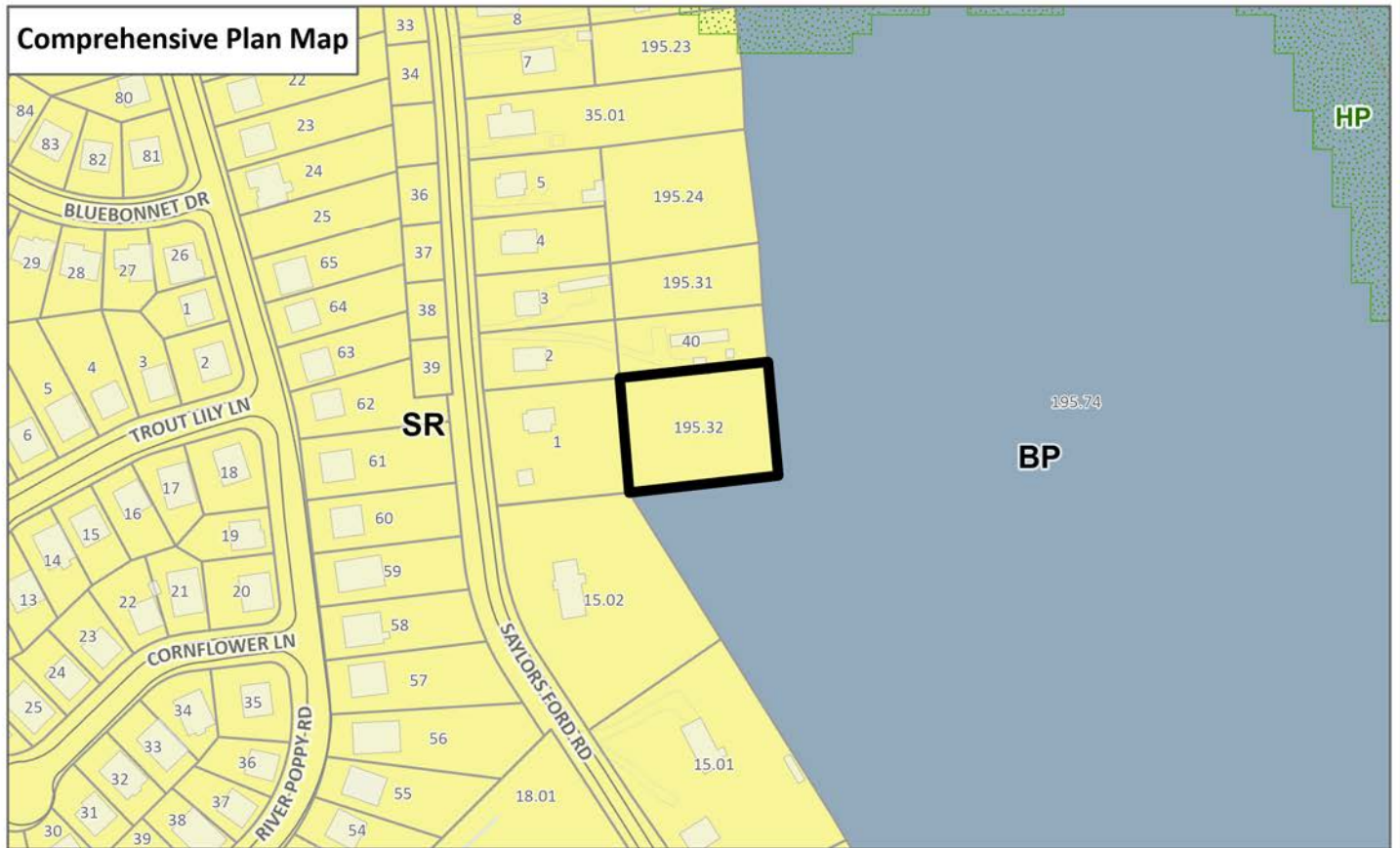
Case boundary



Zoning Map



Comprehensive Plan Map

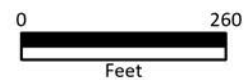


CONTEXTUAL MAPS 2

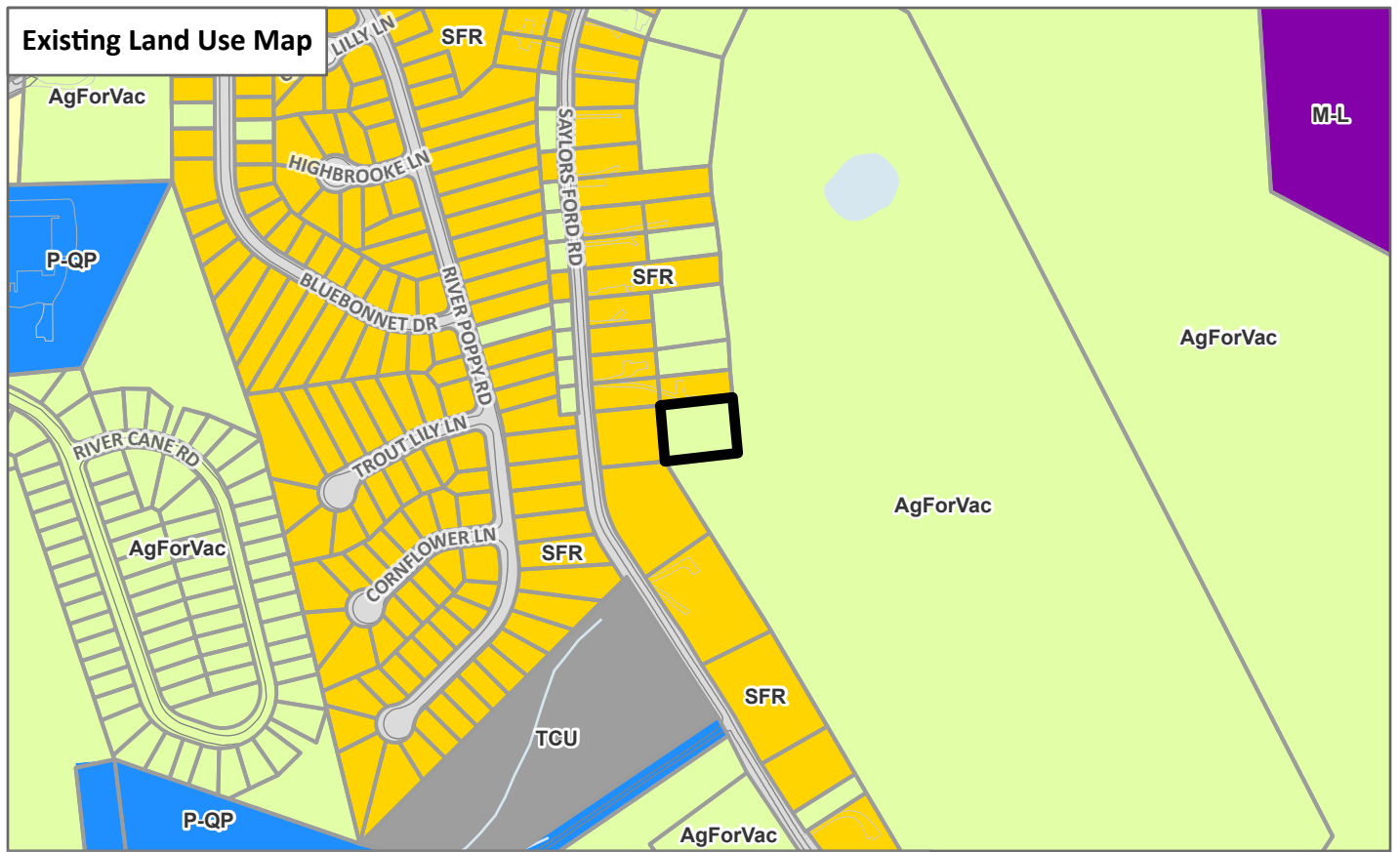
3-A-25-RZ



Case boundary



Existing Land Use Map

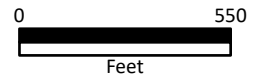


CONTEXTUAL MAPS 3

3-A-25-RZ



Case boundary





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: Sierra Kirby Affiliation: _____

Date Filed: 1/2/25 Meeting Date (if applicable): 03/13/2025

File Number(s): 3-A-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: Sierra Kirby Company: _____

Address: 3169 Washington Ridge Way Apt 1908 Knoxville, TN City: _____ State: _____ ZIP: 37918

Phone: (865) 696 1433 Email: _____

CURRENT PROPERTY INFO

Property Owner Name (if different): _____ Property Owner Address: _____ Property Owner Phone: _____

Property Address: 1562 Baylors Ford Rd Mascot, TN Parcel ID: 37806 042-195.32

Sewer Provider: HUB Water Provider: Northeast Knox Septic (Y/N): 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.

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 _____

Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Proposed Zoning Residential RA

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		\$650.00
Fee 2		
Fee 3		
Total		

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.

Applicant Signature 

Print Name / Affiliation Sierra Kirby

Date 1/2/25

Phone Number _____

Email _____

Property Owner Signature 

Please Print Sierra Kirby

01/03/2025, SG

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.

2/28/2025

~~3-1-25~~

Date to be Posted

3-14-25

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

Sierra Kirby

Applicant Name

1/2/25

Date

3-A-25-RZ

FILE NUMBER