

REZONING REPORT

▶ **FILE #:** 3-E-25-RZ

AGENDA ITEM #: 33

AGENDA DATE: 3/13/2025

▶ **APPLICANT:** ADAM SCHMEING

OWNER(S): Rainier Services, LLC

TAX ID NUMBER: 124 146 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 ANDERSON DR

▶ **LOCATION:** Southeast quadrant of the intersection of Anderson Dr and Chapman Hwy

▶ **APPX. SIZE OF TRACT:** 1.43 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Anderson Drive, a local street with a pavement width which varies from 20 ft to 40 ft within a 40-ft right-of-way. Access is also via Chapman Highway, a major arterial street with a 60-ft pavement width within a 200-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: French Broad

▶ **PRESENT ZONING:** CA (General Business)

▶ **ZONING REQUESTED:** RB (General 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: Public/quasi-public land (church), - O (Office)

South: Agriculture/forestry/vacant land, single family residential - CA (General Commercial)

East: Agriculture/forestry/vacant land, single family residential - RB (General Residential)

West: Rural Residential - RB (General Residential)

NEIGHBORHOOD CONTEXT: This section of Chapman Highway predominantly consists of small residential lots with single family detached dwellings off of side streets. It is between a commercial node to the north along Chapman Highway and another to the south.

STAFF RECOMMENDATION:

▶ **Withdraw the application per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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.

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the
Knoxville-Knox County Planning offices OR email it to
applications@knoxplanning.org

Reset Form



Request to Postpone • Table • Withdraw

Adam Schmeing

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

Date of Request

3/13/2025

Scheduled Meeting Date

3-E-25-RZ

File Number(s)

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 _____ 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.

Applicant Signature

Adam Schmeing

Please Print

865-859-0929

Phone Number

adam@aslandsurvey.com

Email

STAFF ONLY

Staff Signature

Jessie Hillman

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

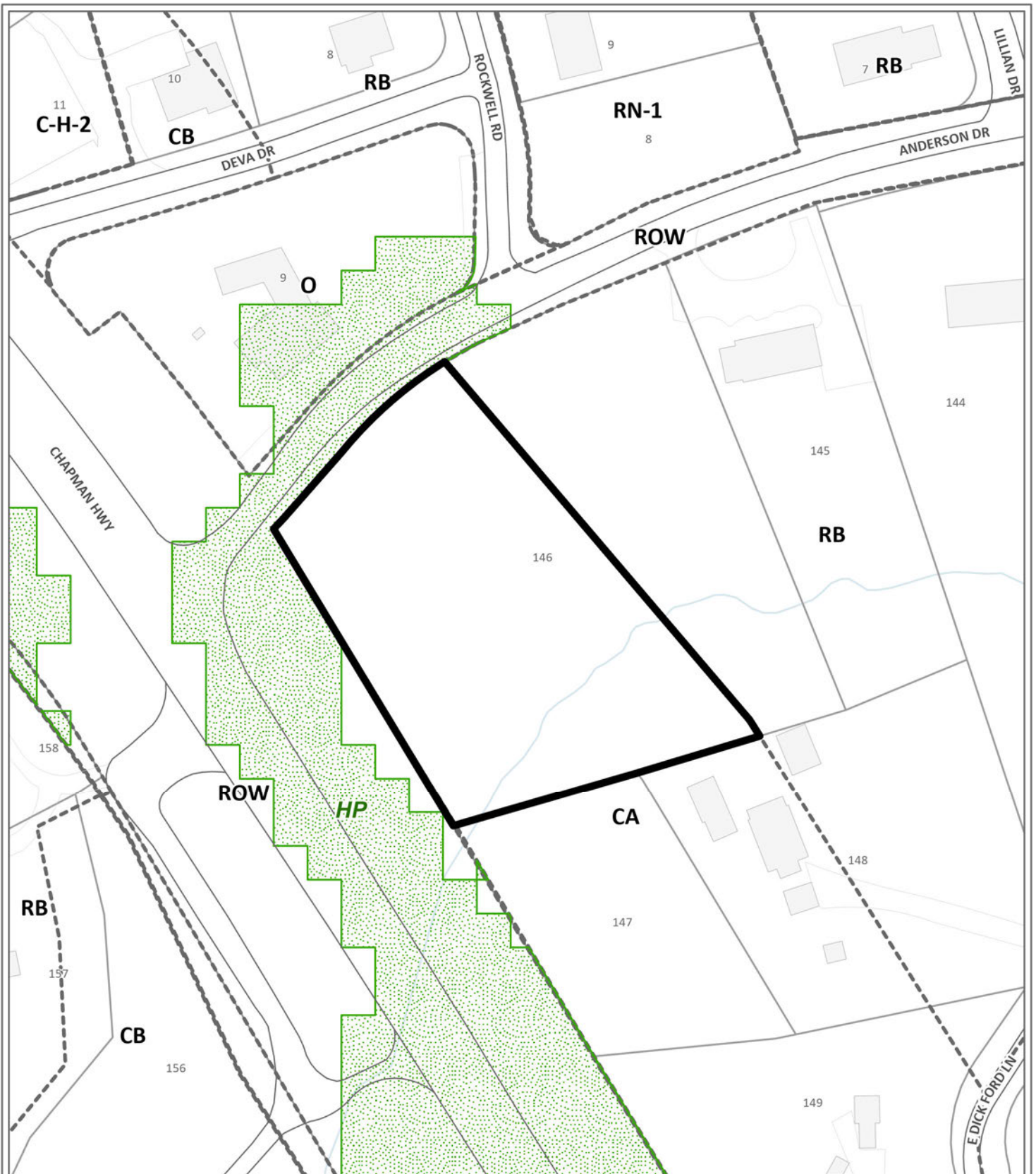
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



REZONING

3-E-25-RZ

Petitioner: Adam Schmeing



From: CA (General Business)

To: RB (General Residential)

Map No: 124

Jurisdiction: County

Original Print Date: 2/4/2025

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

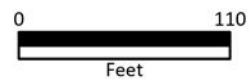
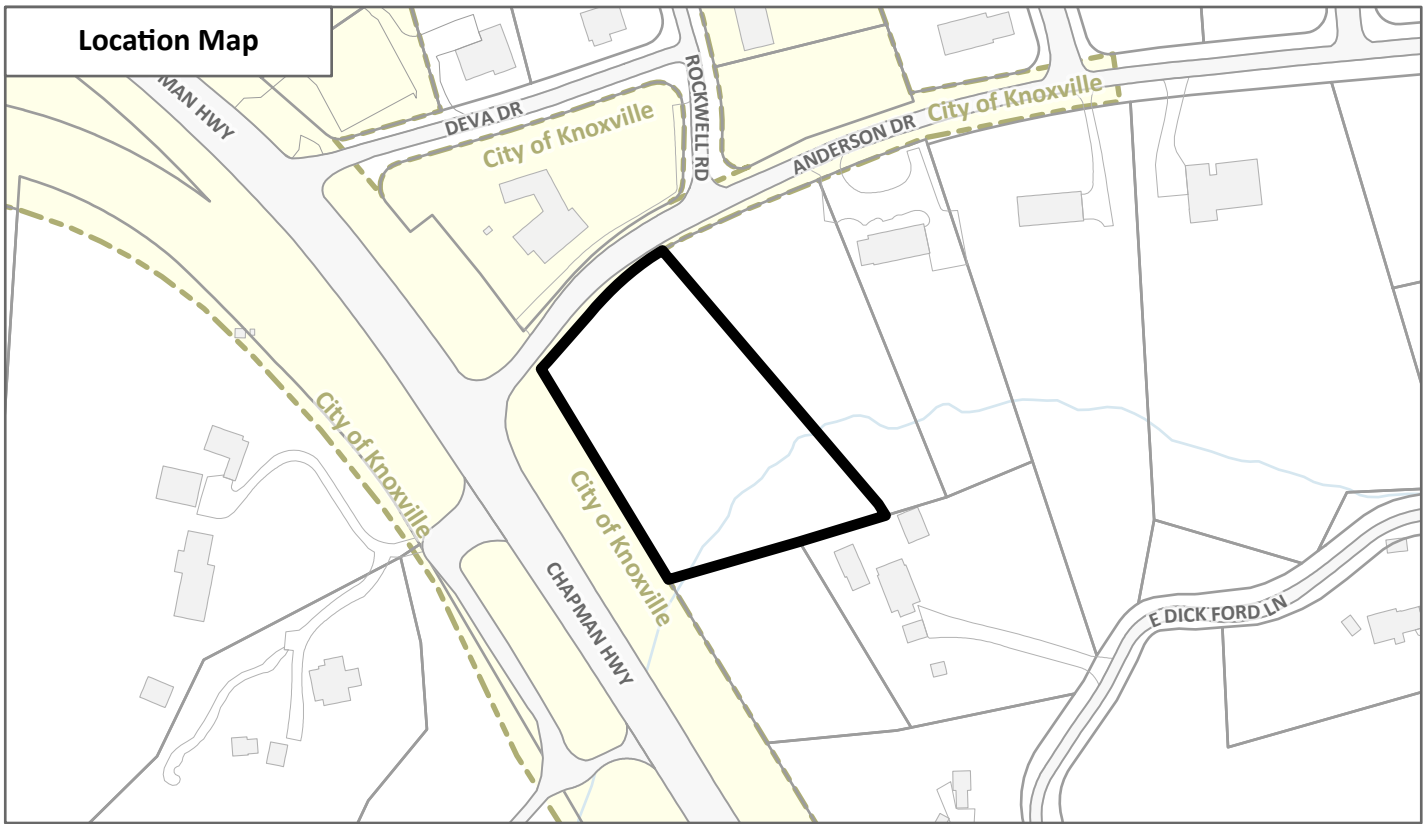


Exhibit A. Contextual Images

Location Map



Aerial Map

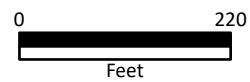


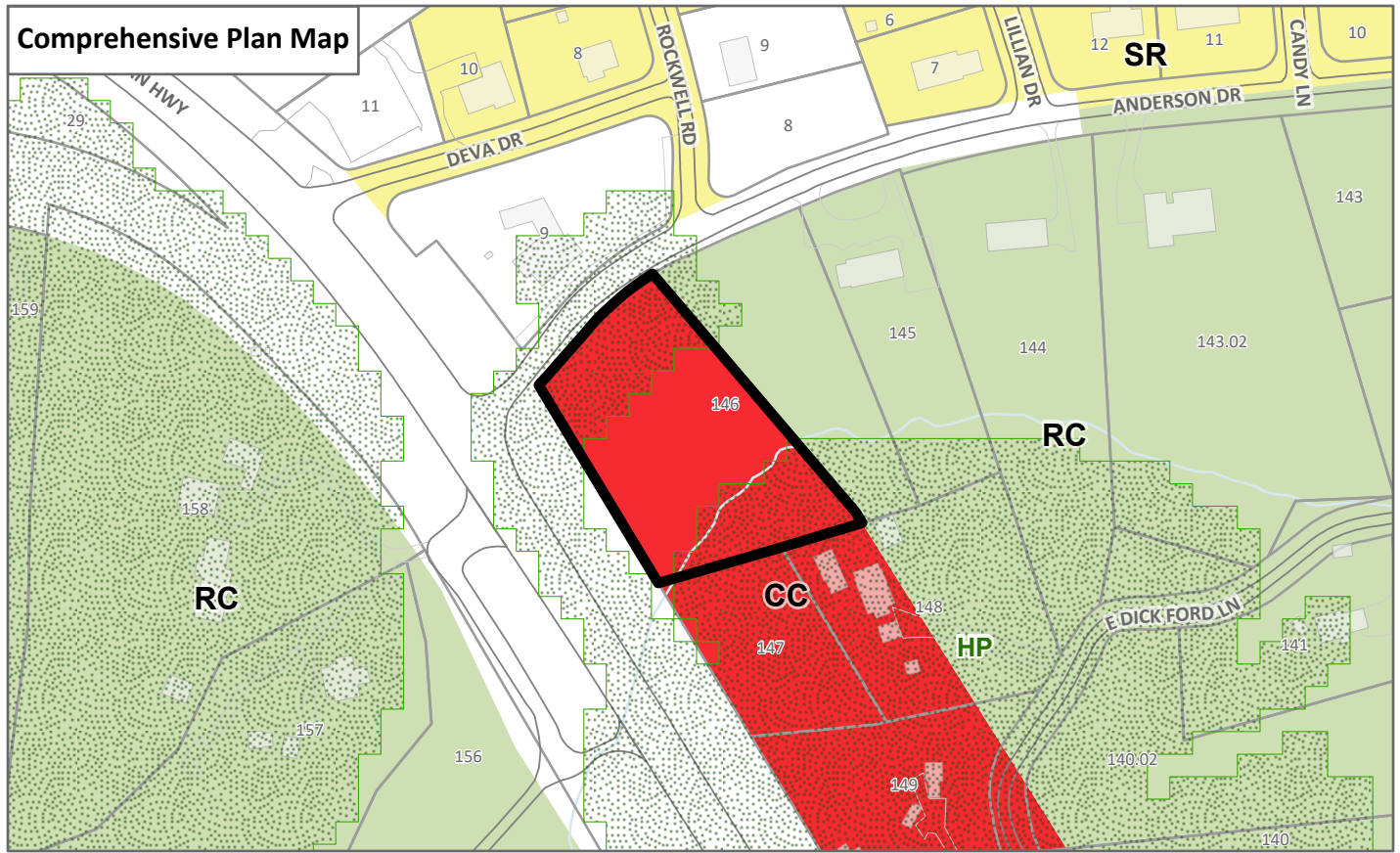
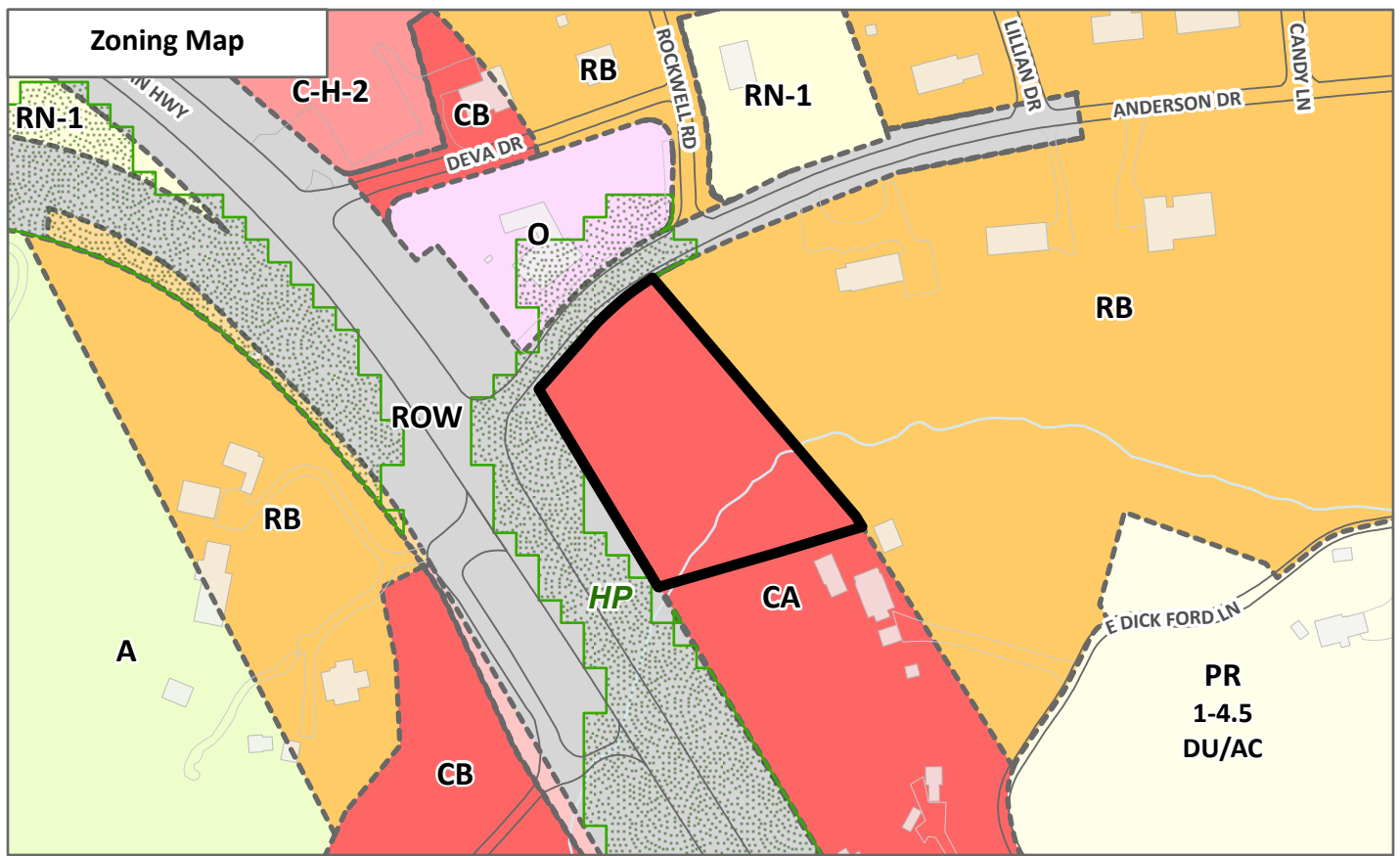
CONTEXTUAL MAPS 1

3-E-25-RZ



Case boundary






CONTEXTUAL MAPS 2 **3-E-25-RZ**

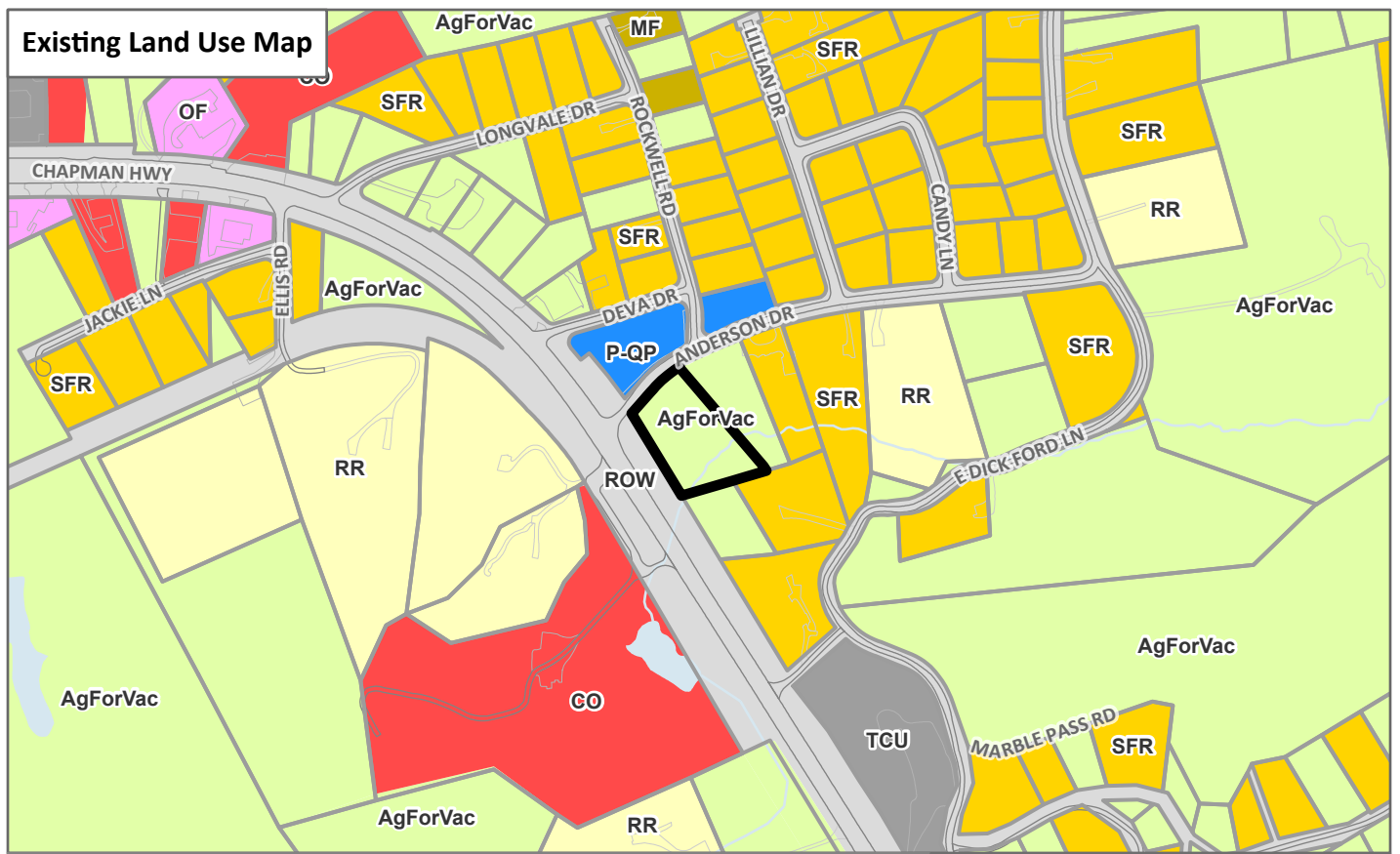
 Case boundary

0 225

 Feet



Existing Land Use Map

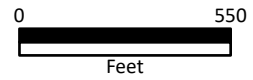


CONTEXTUAL MAPS 3

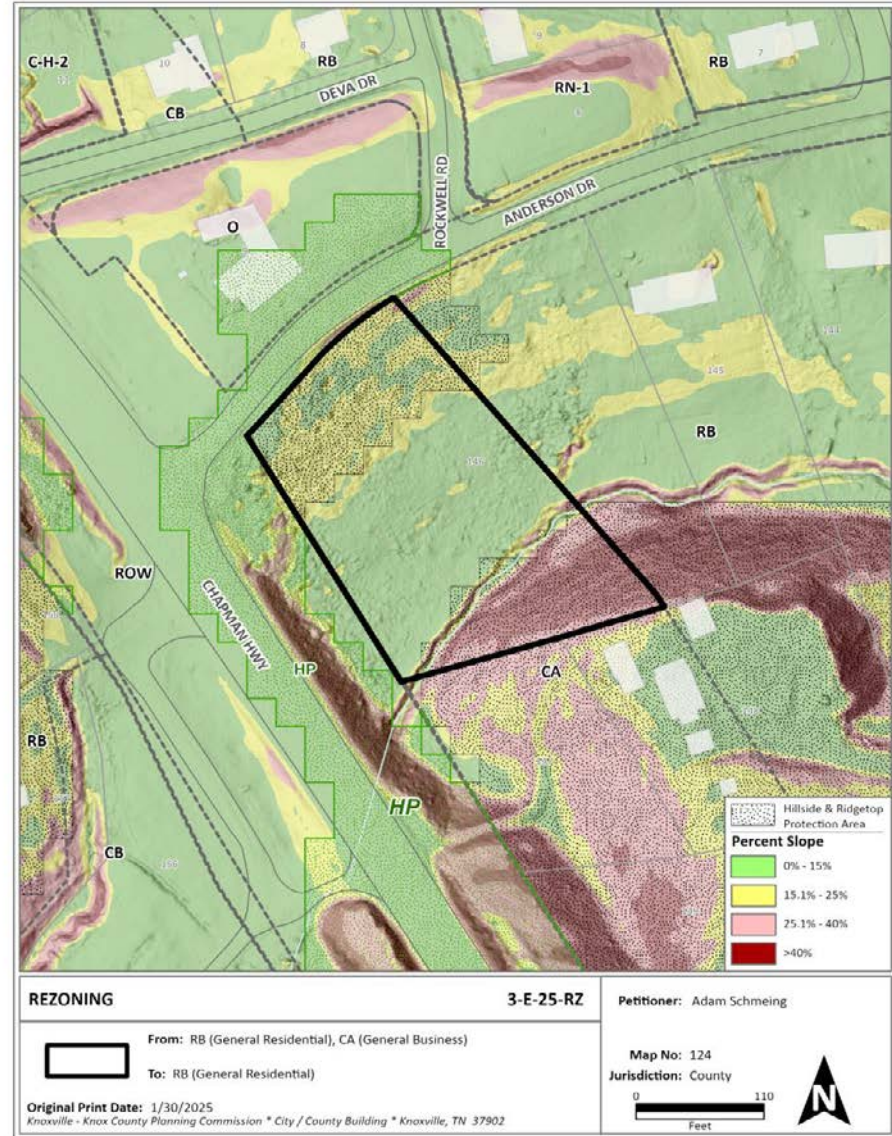
3-E-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.43		
Non-Hillside	0.71	N/A	
0-15% Slope	0.16	100%	0.16
15-25% Slope	0.27	50%	0.13
25-40% Slope	0.09	20%	0.02
Greater than 40% Slope	0.20	10%	0.02
Ridgetops			
Hillside Protection (HP) Area	0.71	Recommended disturbance budget within HP Area (acres)	0.33
		Percent of HP Area	45.7%



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

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

ADAM SCHMEING

SURVEYOR

Applicant Name

Affiliation

1/24/25

File Number(s)

Date Filed

Meeting Date (if applicable)

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

ADAM SCHMEING

ADAM SCHMEING LAND SURVEYING

Name

Company

6619 CROSSGATE DR

KNOXVILLE

TN

37912

Address

City

State

ZIP

865-859-0929

Phone

Email

CURRENT PROPERTY INFO

RAINIER SERVICES

7017 HARTWINN LN KNOXVILLE, TN 37918

865-200-9251

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 ANDERSON DR KNOXVILLE, TN 37920

124 146

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman Utility District

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning _____

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*)

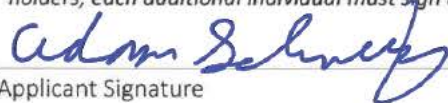
ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	
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.


 Applicant Signature

ADAM SCHMEING SURVEYOR
 Print Name / Affiliation

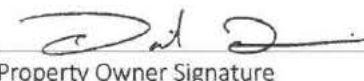
1/23/25
 Date

865-859-0929


 Email

Phone Number

Email


 Property Owner Signature

RAINIER SERVICES LLC
 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.

02/28/2025

03/14/2025

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

RAINIER SERVICES

Applicant Name

01/24/2025

Date

3-E-25-RZ

FILE NUMBER