

REZONING REPORT

▶ **FILE #:** 3-F-25-RZ

AGENDA ITEM #: 34

AGENDA DATE: 3/13/2025

▶ **APPLICANT:** ELIZABETH D. RAINES

OWNER(S): Elizabeth D. Raines

TAX ID NUMBER: 21 08510

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7639 GIBBS RD

▶ **LOCATION:** West side of Gibbs Rd, northeast of Tazewell Pike

▶ **APPX. SIZE OF TRACT:** 1.27 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gibbs Road, a local street with a pavement width of 15-ft within a 40-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:** Single Family Residential

▶ EXTENSION OF ZONE: Yes, it is an extension.

HISTORY OF ZONING: None noted, but the abutting parcel to the east, which will contain the access easement for the subject property, was recently rezoned from A to RA (6-A-24-RZ)

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

South: Rural residential - A (Agricultural)

East: Single family residential - A (Agricultural), RA (Low Density Residential)

West: Public/quasi-public land (School) - A (Agricultural)

NEIGHBORHOOD CONTEXT: The surrounding area largely consists of single-family houses situated on large lots. The rear of the property abuts the rear of Gibbs High School, and E Emory Road is approximately 3/4 miles to the southeast.

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. The area to the south along E Emory Road has been increasing in single family residential intensity since the late 1990s, with substantial agricultural to residential rezoning cases being approved within the past two years.
2. Gibbs Middle School opened in the fall of 2018, adding to the Gibbs school system.
3. Around the same time, Tazewell Pike and Emory Road were widened at their intersection. Both were previously two-lane roads that now consist of four lanes with a separate right turn and protected left turn lanes.
4. Also at that time, there were major improvements with the alignment of E Emory Road and Beeler Road to the west of the parcel.
5. The stretch of E Emory Road between Maynardville Pike and Tazewell Pike lies just south of Gibbs High, Middle, and Elementary School and would likely be the main route to the schools. This stretch is to be widened from 2 lanes to 4 lanes including a median and bicycle and pedestrian facilities.
6. Data trends have shown an increased demand for a variety of housing options in Knox County, and a residential rezoning could provide an opportunity for additional dwellings to meet this need.
7. A pedestrian bridge crossing Tazewell Pike is in the County's CIP budget.

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 residential areas with low population densities. The RA zone is compatible with the surrounding zoning, which includes properties zoned A, RA, and PR with up to 3.6 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 are primarily residential and civic in nature, which aligns 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. As such, it is not anticipated to negatively impact the surrounding area, which is primarily residential.
2. A blue line stream runs through the eastern side of the property. A 2024 recorded plat shows that a 50-ft no-build stream buffer is in place (Exhibit B).

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 character of the surrounding area, which primarily consists of single-family dwellings on a range of lot sizes.
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.

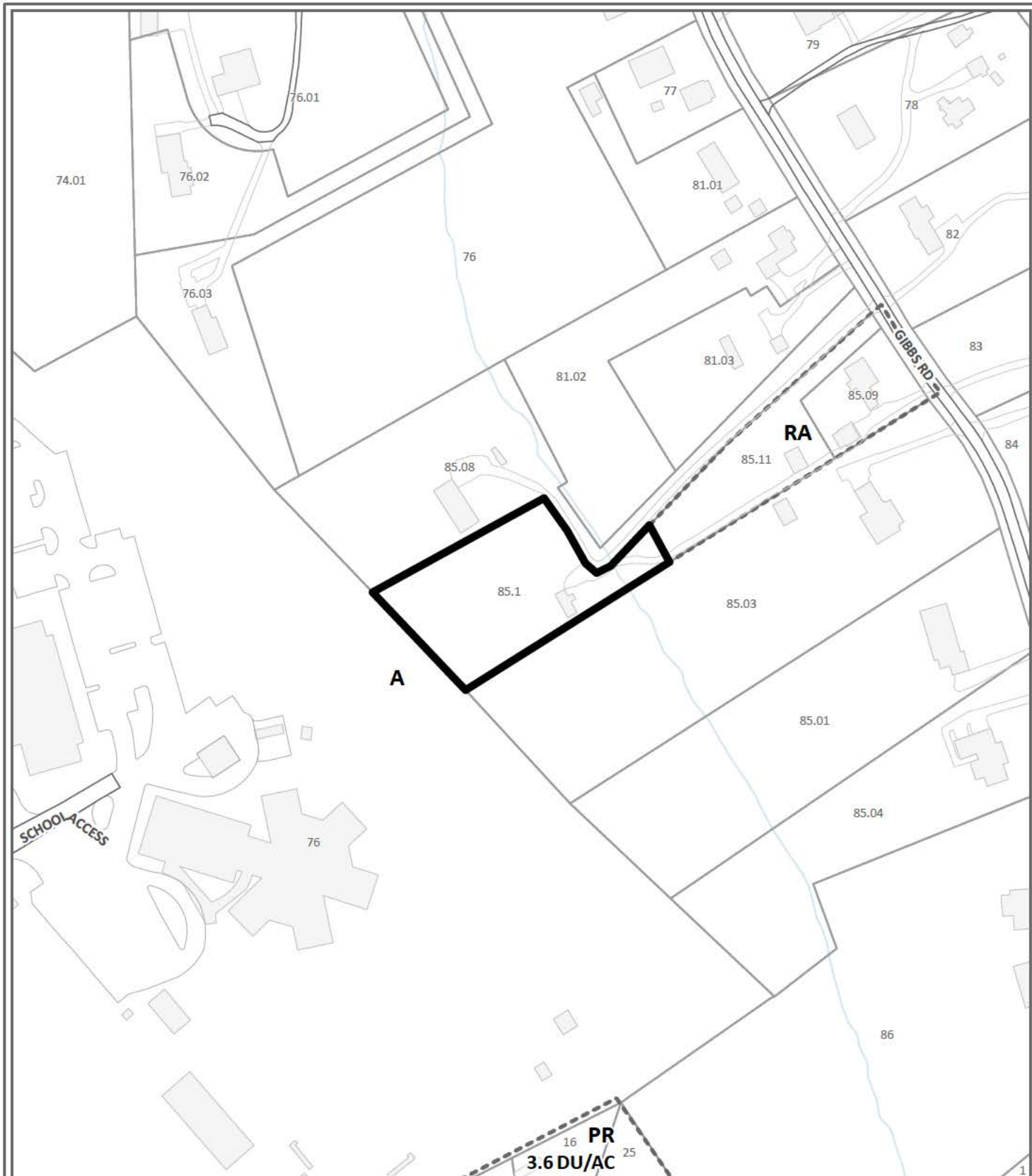
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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-F-25-RZ

Petitioner: Elizabeth D. Raines

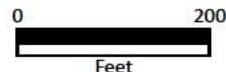


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 21

Jurisdiction: County

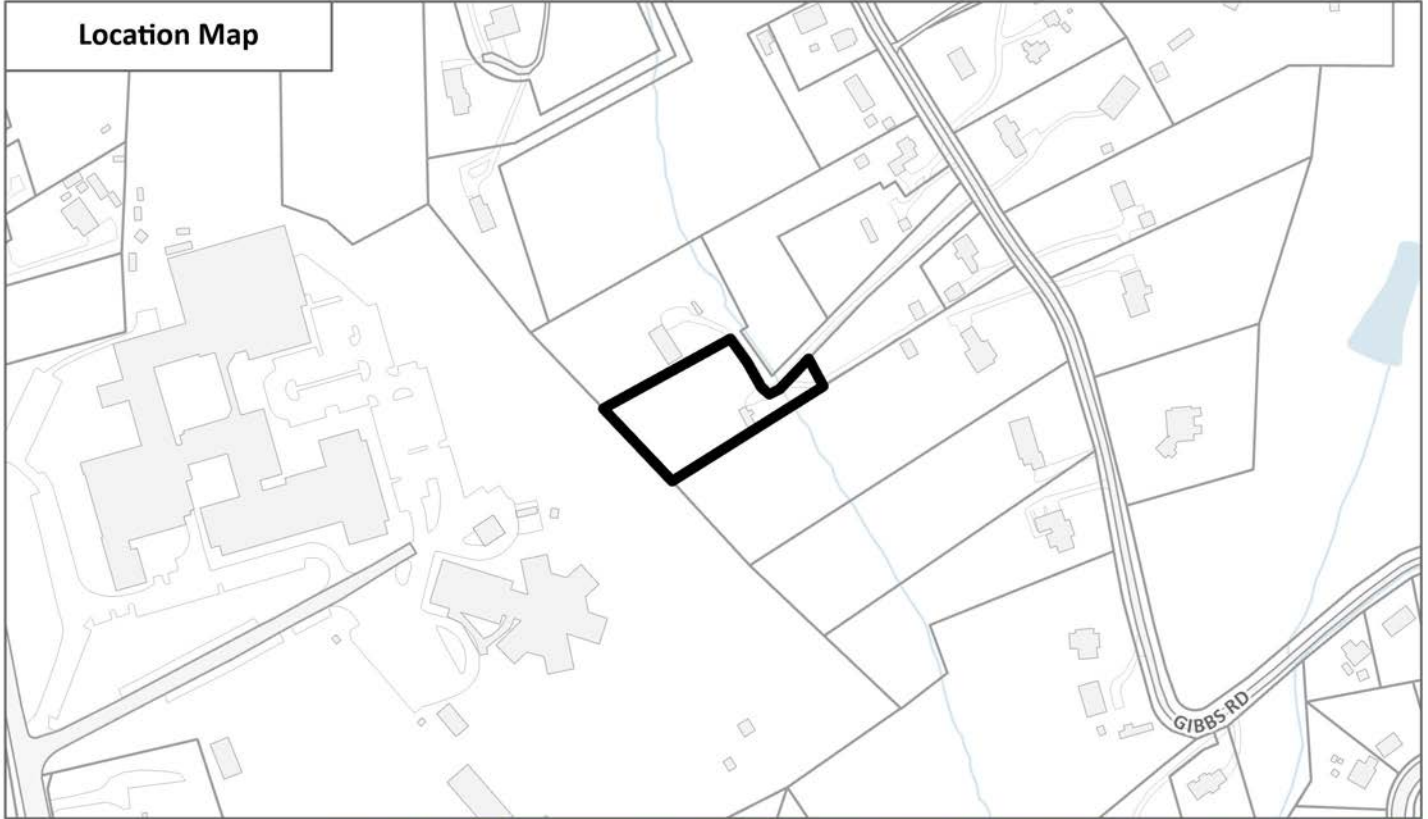


Original Print Date: 1/31/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map

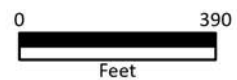


CONTEXTUAL MAPS 1

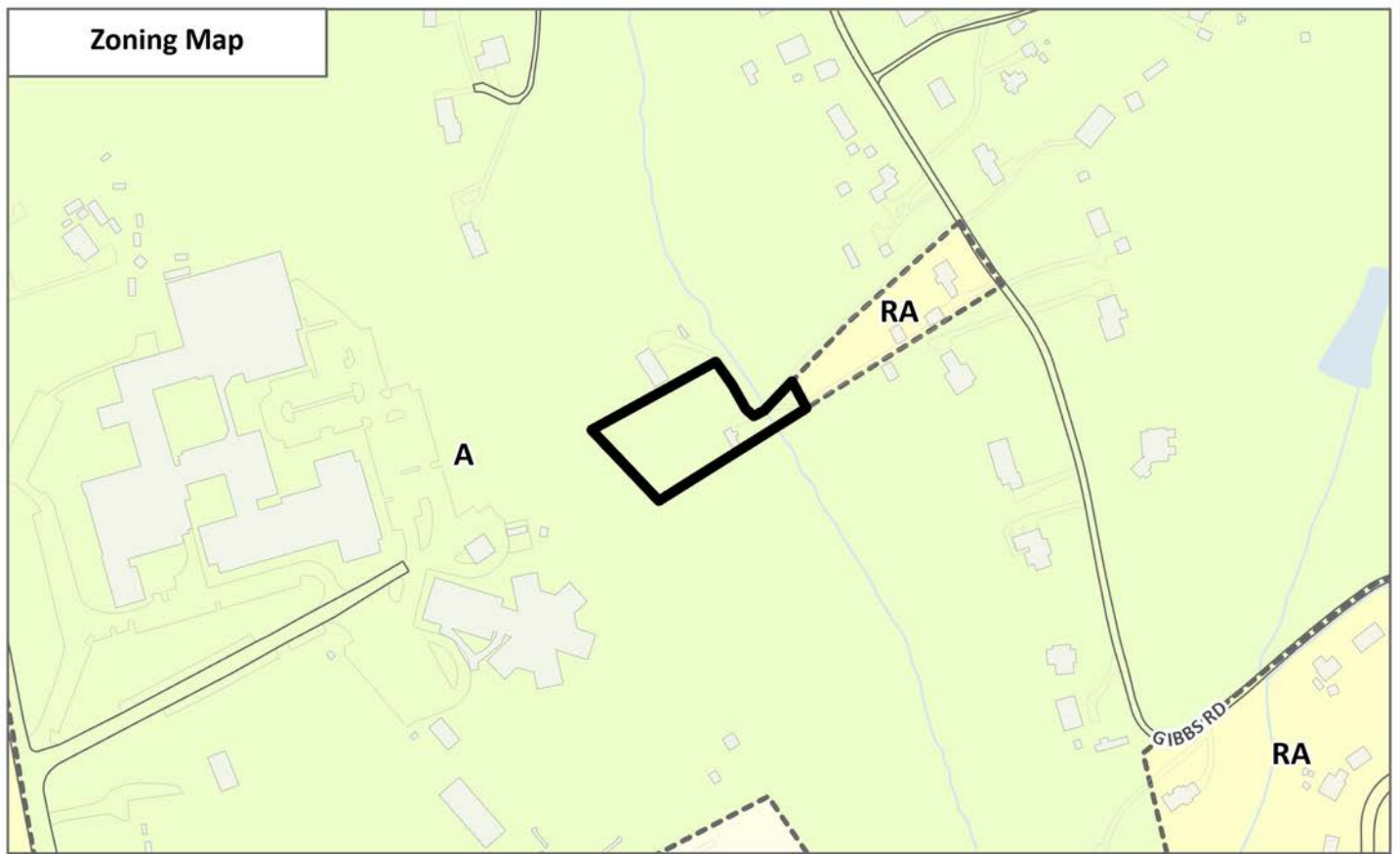
3-F-25-RZ



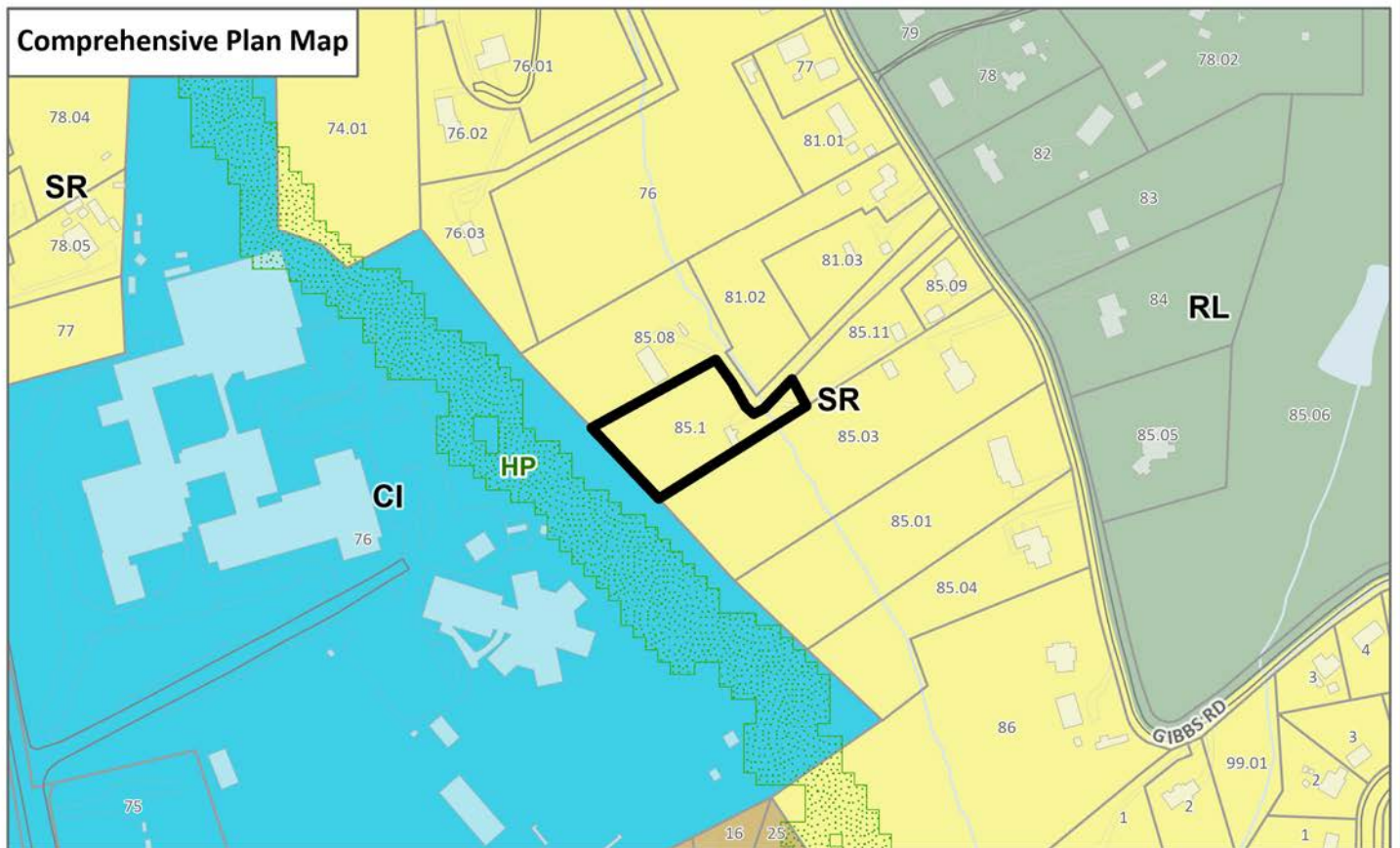
Case boundary



Zoning Map



Comprehensive Plan Map

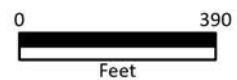


CONTEXTUAL MAPS 2

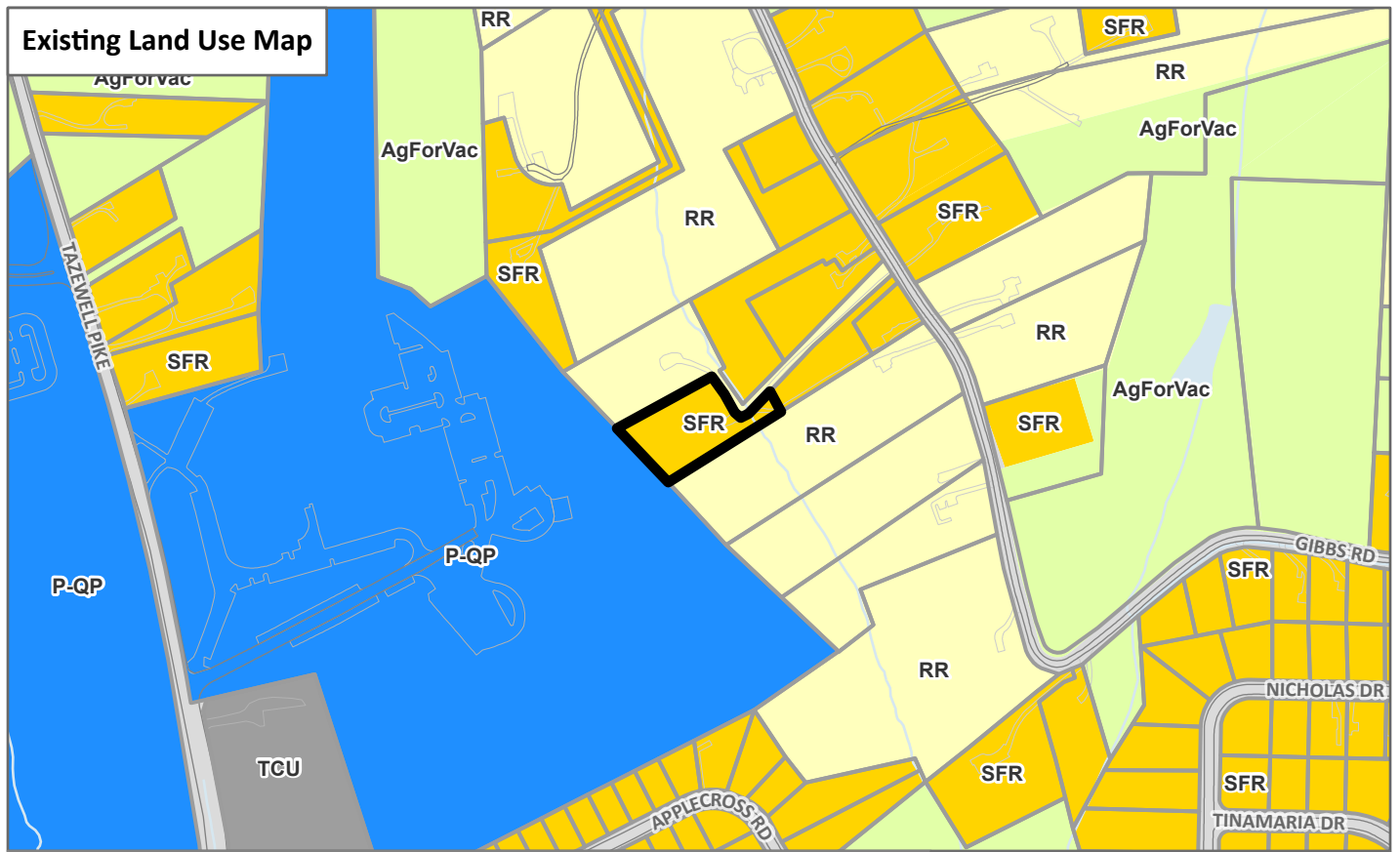
3-F-25-RZ



Case boundary



Existing Land Use Map

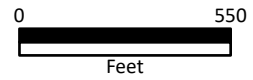


CONTEXTUAL MAPS 3

3-F-25-RZ



Case boundary



- INFORMATION SHOWN ON THIS DRAWING ILLUSTRATES THE EXISTING CONDITIONS ON 04-17-24
- ALL DOCUMENTS OF RECORD CONSIDERED AND/OR REVIEWED BY THE SURVEYOR AS A PART OF THIS SURVEY IS NOTED HEREON. THE SURVEYOR WAS NOT FURNISHED A COPY OF TITLE COMMITMENT. ALL DEED REFERENCES PROVIDED ARE SHOWN HEREON. THIS IS THE SAME PROPERTY DESCRIBED IN THE REGISTER'S DEEDS OFFICE OF KNOX COUNTY, TENNESSEE.
- UTILITY NOTE:**
THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING, BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND FACILITIES, PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TENNESSEE ONE CALL)
- CURRENT ZONING: RA & A
- SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD MAP #4793C0065F DATED 5-2-07
- IRON RODS 1/2" (INCH IN DIAMETER) LOCATED AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED HEREON.
- LOT 1R-2 SUBJECT TO THE FOLLOWING EASEMENTS PER PLAT RECORD - INSTRUMENT # 20170630080243
a. 50' STREAM BUFFER
b. 40' DRAINAGE EASEMENT
c. 20' SANITARY SEWER EASEMENT
- LOT 3 PROPERTY LINE LOCATED WITHIN 50' OF EXISTING SANITARY SEWER LINE.
- PLANNING REZONING CASE FILE NUMBER: 6-A-24-RZ
DATE OF APPROVAL: JUNE 13, 2024
- THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions
This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.
It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

HALLSDALE POWELL UTILITY DISTRICT
Utility Provider: Derek Trear 9/25/2024
Authorized Signature for Utility Date

Certification of Approval of Public Water System - Minor Subdivisions
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.
It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

NORTHEAST KNOX UTILITY DISTRICT
Utility Provider: James Smith 10/02/2024
Authorized Signature for Utility Date

Taxes and Assessments. Certification that taxes and assessments have been paid shall be as follows:
This is to certify that all property taxes and assessments due on this property have been paid.
Knox County Trustee: Signed: JUSTIN BIGGS Date: 10/03/2024

Zoning.
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
Zoning Shown on Official Map: RA & A
Date: 10/4/2024
By: [Signature]

Addressing Department Certification
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.
Signed: [Signature]
Date: 10/4/24

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plan on this the 10 day of October, 2024
Engineering Director
Leo LaCamera for Jim Snowden 10/3/24

Certification of No Recorded Easements
This is to certify that there are no known recorded drainage or utility easements on lot line (a) being eliminated on this subdivision plat.

Registered Land Surveyor: [Signature]
Tennessee License No.: 2446
Date: 9/17/24

Certificate of Ownership and General Dedication.
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s) Print Name: ELIZABETH D. RAINES
Signature: [Signature]
Date: 9/17/2024

Owner Certification for Public Sewer and Water Service - Minor Subdivisions
(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Print Name: ELIZABETH D RAINES
Signature: [Signature]
Date: 9/17/2024

Planning Staff Certification of Approval for Recording - Final Plat
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

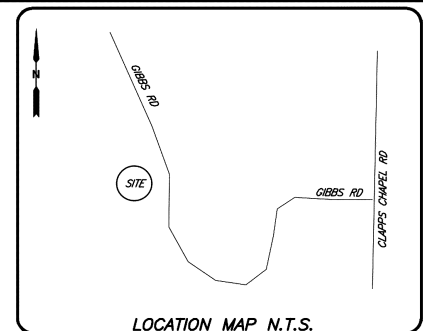
Signed: [Signature] FR
Date: 10/4/2024

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set.
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 17th day of April, 2024.

Registered Land Surveyor: [Signature]
Tennessee License No. 2446
Date: 4.17.24

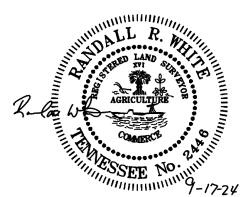
Certification of Category and Accuracy of Survey.
I hereby certify that this is a Category I & IV survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: [Signature]
Tennessee License No. 2446
Date: 4.17.24



- LEGEND:**
- IR(N) 1/2" IRON ROD (NEW)
 - IR(O) 1/2" IRON ROD (OLD)
 - ⊙ WATER METER
 - ⊕ POWER POLE
 - C.O. CLEAROUT
 - DHP OVERHEAD POWER LINE
 - SS SANITARY SEWER LINE
 - — — BOUNDARY LINE
 - — — ZONING LINE (RA)

REFERENCE TIE: N69°56'58"W 2202.68' FROM THE CENTERLINE INTERSECTION OF GIBBS RD AND CLAPPS CHAPEL RD TO THE POINT OF BEGINNING (POB)



GPS CERTIFICATION:
I, RANDALL WHITE, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION WITH A PORTION OF THE SURVEY USING GPS. THE FOLLOWING GPS INFORMATION WAS USED TO PERFORM THE SURVEY:

- TYPE OF SURVEY: RTK (REAL TIME KINEMATIC)
- POSITIONAL ACCURACY: 0.02 FEET
- DATE OF SURVEY: APRIL 17, 2024
- DATUM / EPOCH: NAD83 (2011) EPOCH 2010.00
- PUBLISHED / FIXED CONTROL USED: TDOT CORS NETWORK
- GEOID MODEL: GEOID 12B
- COMBINED SCALE FACTOR: 0.9999077

REGISTERED LAND SURVEYOR
RANDALL R. WHITE
TENN. REG. NO. 2446
DATE OF SURVEY 4.17.24

Knox County, TN Page: 1 of 1
REC'D FOR REC 10/11/2024 10:13 AM
RECORD FEE: \$17.00 T. 720240839214
M. TAX: \$0.00 T. TAX: \$0.00
202410110020046

0' 50' 100' 150'
SCALE: 1 INCH = 50 FEET

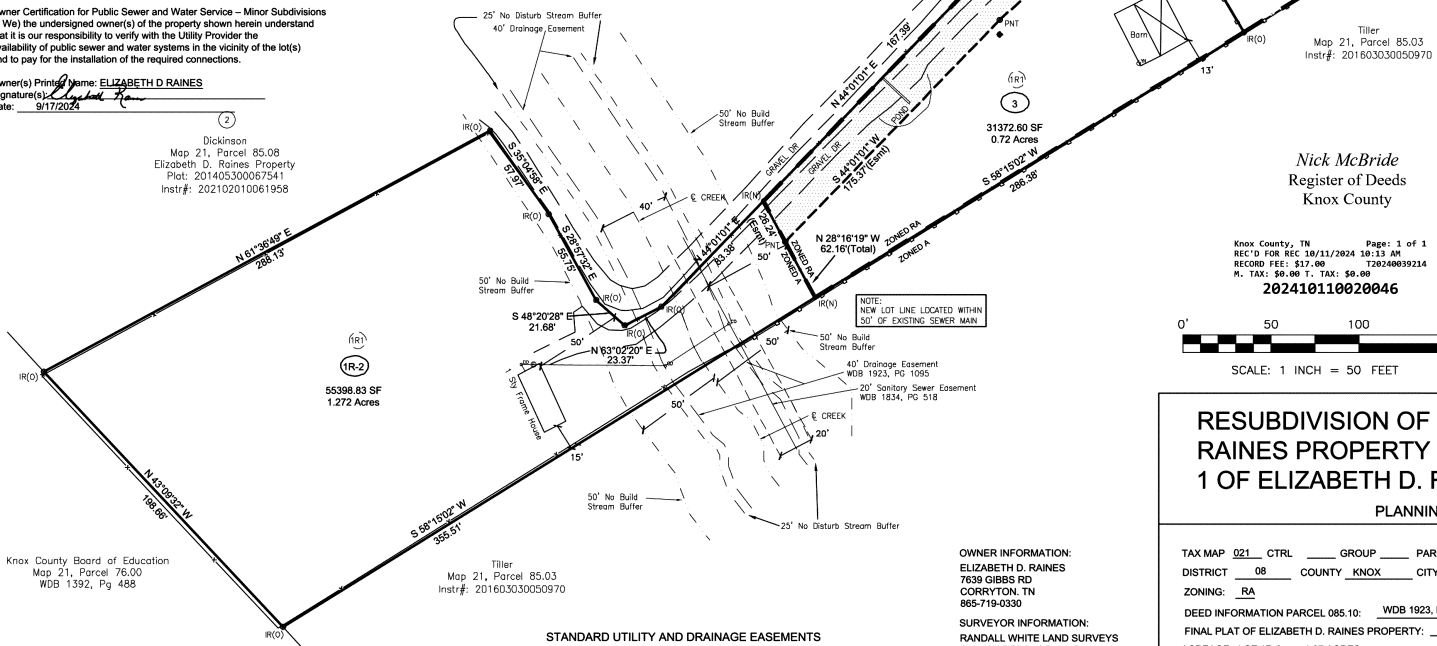
Nick McBride
Register of Deeds
Knox County

RESUBDIVISION OF LOT 1R1 OF ELIZABETH D. RAINES PROPERTY OF THE RESUBDIVISION OF LOT 1 OF ELIZABETH D. RAINES PROPERTY
PLANNING FILE NUMBER : 4-DDD-24

TAX MAP 021 CTRL GROUP PARCEL 085.10
DISTRICT 08 COUNTY KNOX CITY CORRYTON WARD STATE TN
ZONING: RA
DEED INFORMATION PARCEL 085.10: WDB 1923, PG 1095
FINAL PLAT OF ELIZABETH D. RAINES PROPERTY: 20170630080243
ACREAGE - LOT 1R-2 1.27 ACRES
ACREAGE - LOT 3 0.72 ACRES (0.46 Acres less 25' Access Easement)
TOTAL ACREAGE LOTS 1R-2 AND 3: 1.99 Acres

OWNER INFORMATION:
ELIZABETH D. RAINES
7639 GIBBS RD
CORRYTON, TN
865-719-0330
SURVEYOR INFORMATION:
RANDALL WHITE LAND SURVEYS
5404 WILDERCLIFF LANE
KNOXVILLE, TN 37918
865-748-4074
rwhite@comcast.net

STANDARD UTILITY AND DRAINAGE EASEMENTS
Ten (10) feet in width inside exterior lot lines adjoining streets and private rights of ways and five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines.





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

Christie Jordan *4/24/25* *Melinda - Clark - ASAC*

Elizabeth D. Raines (self) owner
 Applicant Name Affiliation

Jan-24-25 March 2025
 Date Filed Meeting Date (if applicable)

File Number(s)
3-F-25-RZ
 3-F-25-RZ SH

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

Elizabeth D. Raines
 Name Company

7639 Gibbs Rd Corydon TN 39724
 Address City State ZIP

8657190330 [Redacted]
 Phone Email

CURRENT PROPERTY INFO

N.A. 7639 Gibbs Rd 865-719-0330
 Property Owner Name (if different) Property Owner Address Property Owner Phone

7639 Gibbs Rd [Redacted] 021-08510
 Property Address Parcel ID

Hillsdale Powell NE Knox N.A.
 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.

- Mark 13th - consent list

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 R.A.

Proposed Zoning _____

Plan Amendment Change _____

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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
	\$650
Fee 2	
Fee 3	

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.

Elizabeth D Raines Elizabeth D Raines 1/24/25

Applicant Signature Print Name / Affiliation Date

Phone Number _____ Email _____

Elizabeth D Raines Elizabeth D Raines 1/24/25 1/27/2025 SH

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.

2/28/2025

Date to be Posted

3/14/2025

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

Applicant Name

Date

Elizabeth D. Rawls - *ELIZABETH D. RAWLS* - *1/29/25*

3-F-25-RZ

FILE NUMBER