

REZONING REPORT

▶ **FILE #:** 5-M-26-RZ

AGENDA ITEM #: 37

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** JONATHAN STEVENS

OWNER(S): Julia Elizabeth Stevens

TAX ID NUMBER: 110 046

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 5712 BURNETT CREEK RD

▶ **LOCATION:** South side of Burnett Creek Rd, east of Island Home Pike

▶ **APPX. SIZE OF TRACT:** 1.24 acres

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

ACCESSIBILITY: Access is via Burnett Creek Road, a minor collector with a pavement width which varies between 15 ft and 17 ft within a 40-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Septic

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Toll Creek

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **DENSITY PROPOSED:** up to 2 du/ac

EXTENSION OF ZONING: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)

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

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

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential dwellings on medium and large rural lots interspersed with churches and agricultural uses. The Forks of the River Wildlife Management Area is approximately 0.5 miles to the east.

STAFF RECOMMENDATION:

▶ **Deny the PR (Planned Residential) zone at 2 du/ac because there have been no significant developments or infrastructure improvements in this area that warrant a rezoning.**

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. There have been no significant changes to this area either in terms of private development or public improvements over the past 20 years. The subject property is located in an area that is wooded and hilly, with residential and agricultural development being the prominent land uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. The subject property's steep slopes present environmental challenges that align with this intent. However, the PR zone is generally intended for larger areas than the 1.20 acres of the subject parcel. The requested zone has a peripheral boundary requiring all buildings to be set back at least 35 ft from all lot lines, limiting the developable area.
2. The PR zone allows different types of residential development, including houses, duplexes, and multi-dwelling structures, along with some nonresidential uses. At the requested density of 2 du/ac, the property can accommodate one additional dwelling unit beside the existing house.
3. 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. No significant adverse impact is anticipated with the proposed rezoning. Any development within the PR zone would require Planning Commission approval of a development plan to ensure it is compatible with the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning can be considered with the property's RC (Rural Conservation) place type, as designated in the Comprehensive Plan. The RC place type allows consideration of the PR zone with a density of up to 5 du/ac as a partially related zone. The subject property meets the additional criteria for partially related zones as provided in Appendix H of the Comprehensive Plan, because it would permit uses and development forms that are consistent with the primary and secondary uses described in the place type (criterion 1), and it is compatible with the current zoning of adjacent sites (criterion 2). However, as stated above, the PR zone is generally intended for larger sites.
2. No sanitary sewer connections are available in this vicinity. While the Health Department may approve an additional dwelling unit for the subsurface sewage disposal system on the parcel, the proposed rezoning will be inconsistent with Comprehensive Plan Implementation Policy 9, to coordinate infrastructure improvements with development.
3. The subject property is located within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development, with particular focus on areas with adequate roads, utilities, schools, drainage, and other public facilities and services. Burnett Creek Road, although classified as a minor collector, is only 15-17 ft wide and has no sidewalks or nearby transit connections. The nearest schools are more than 3 miles away. These factors, combined with the absence of a sewer connection, render this property less suitable for rezoning.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

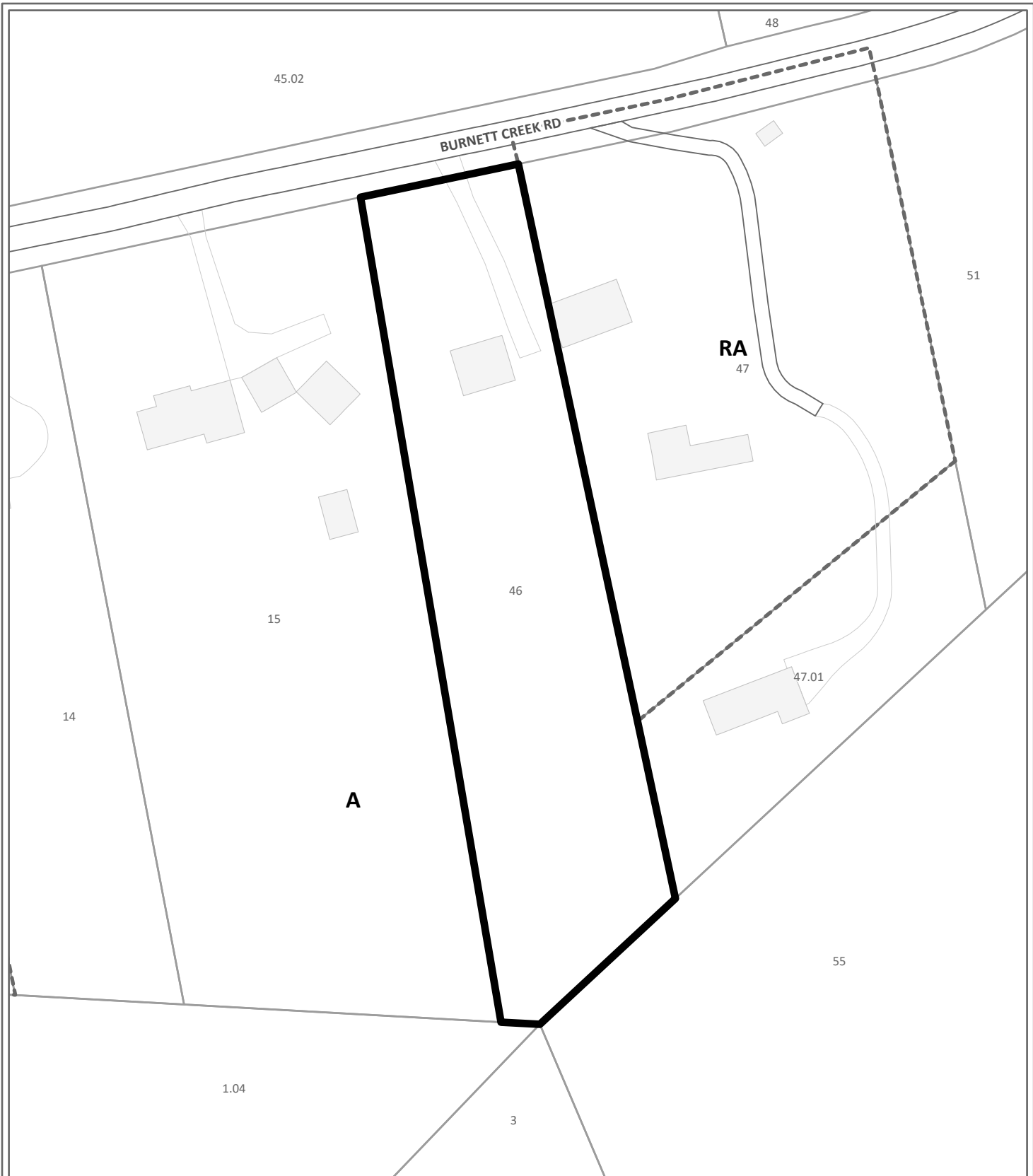
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Dogwood 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 6/15/2026. 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

5-M-26-RZ

Petitioner: Jonathan Stevens

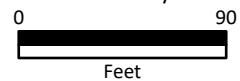


From: A (Agricultural)

To: PR (Planned Residential) up to 2 du/ac

Map No: 110

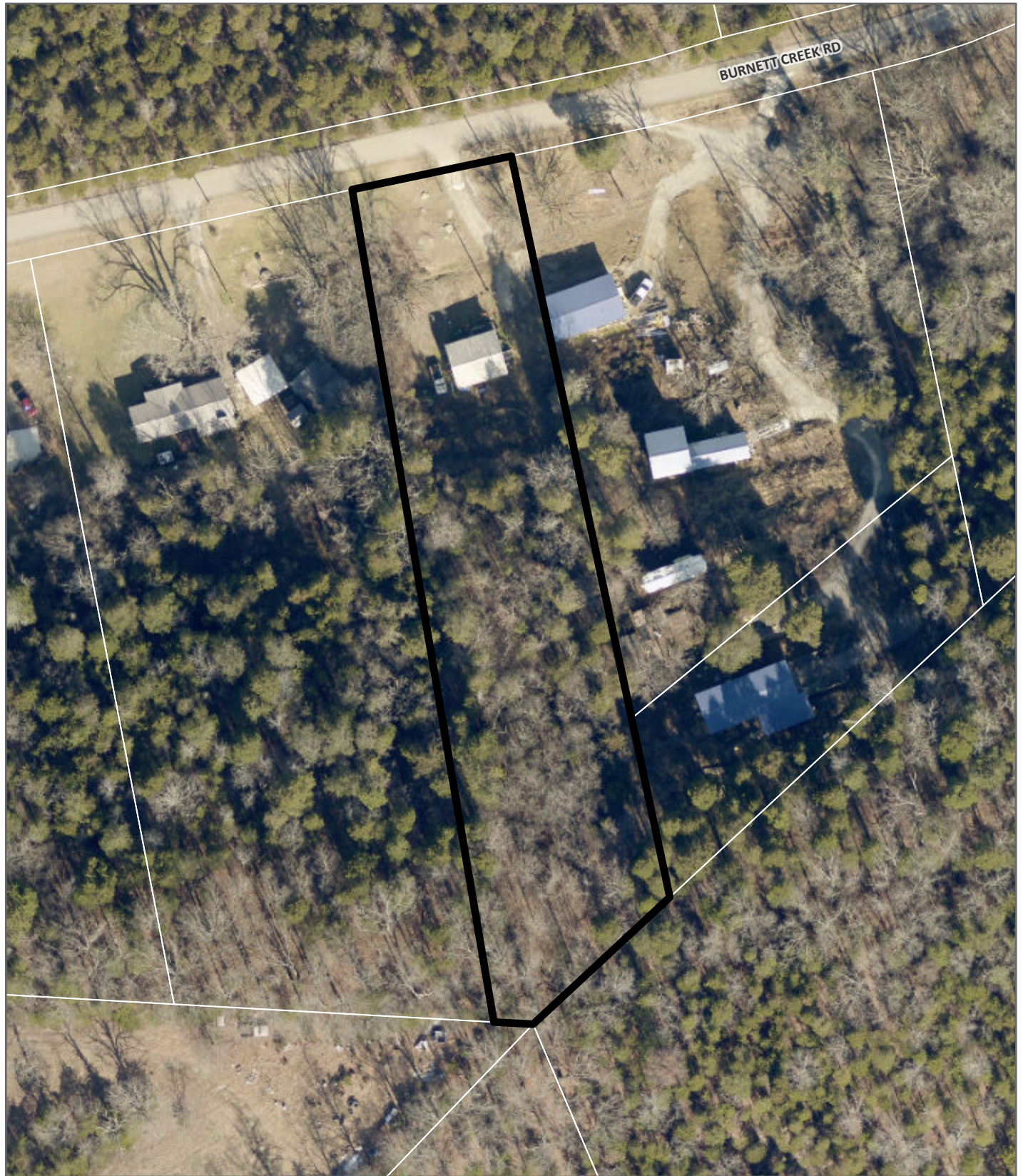
Jurisdiction: County



Original Print Date: 4/7/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

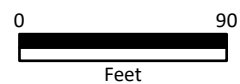
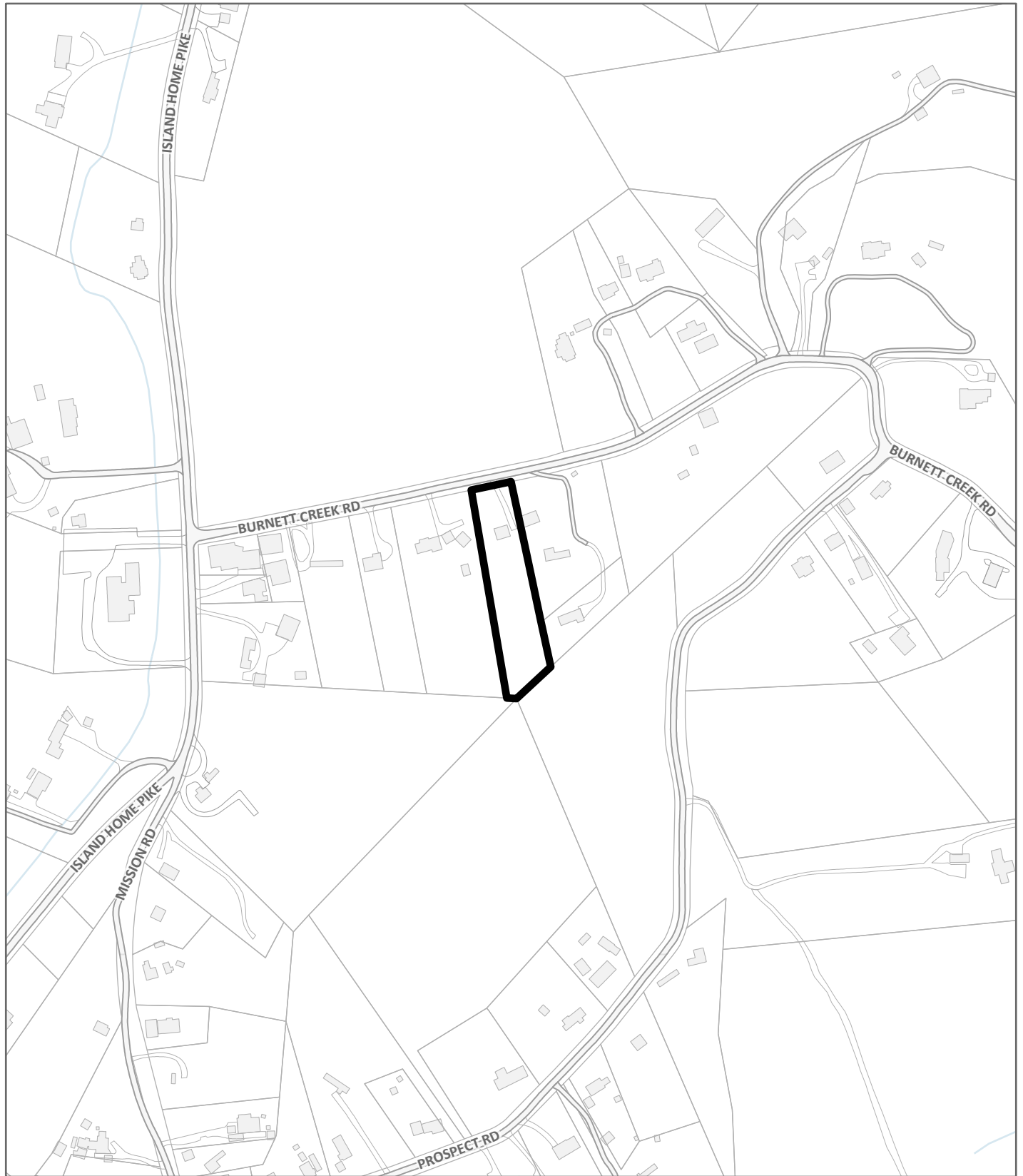


Exhibit A. Contextual Images



LOCATION MAP

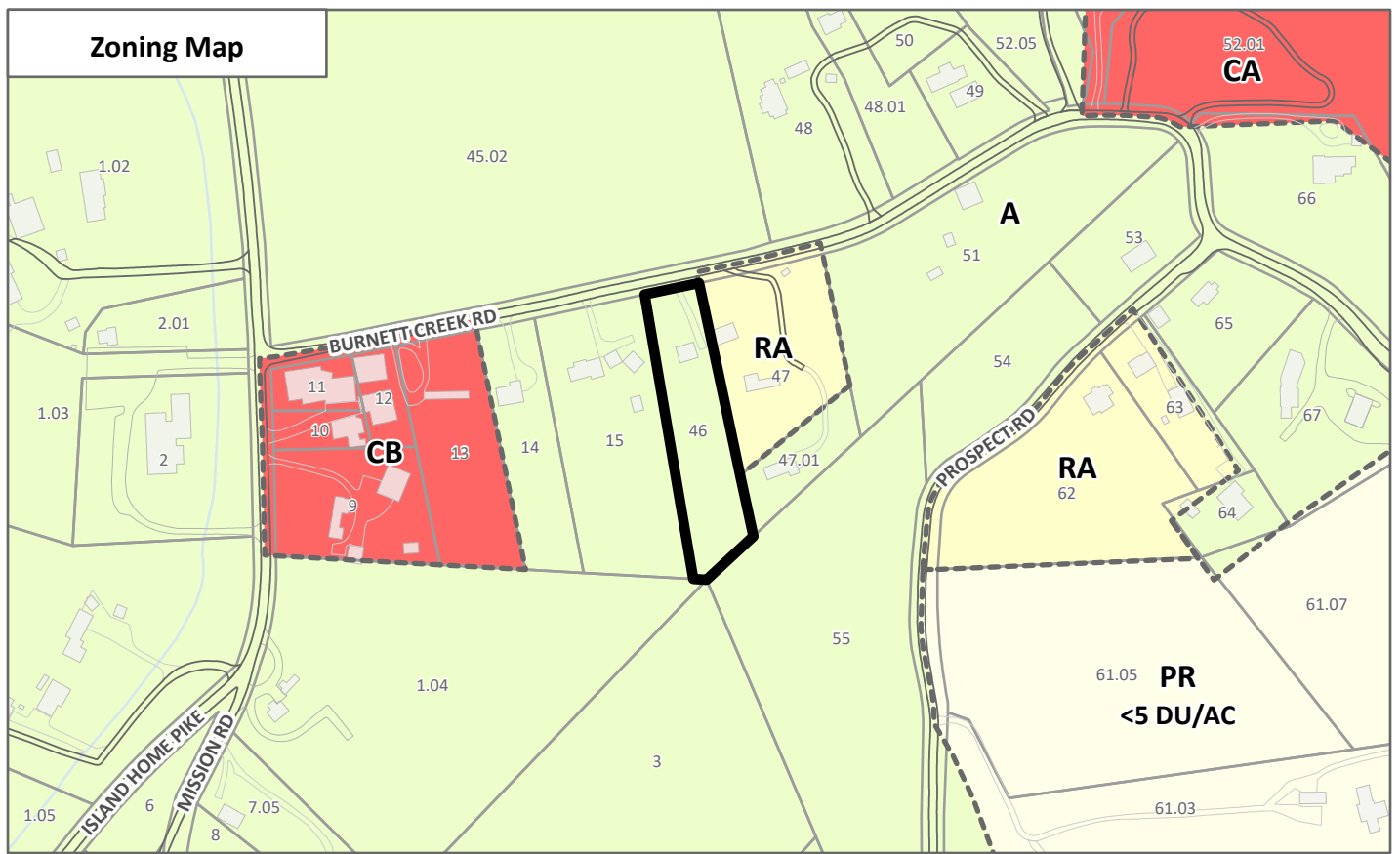
5-M-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

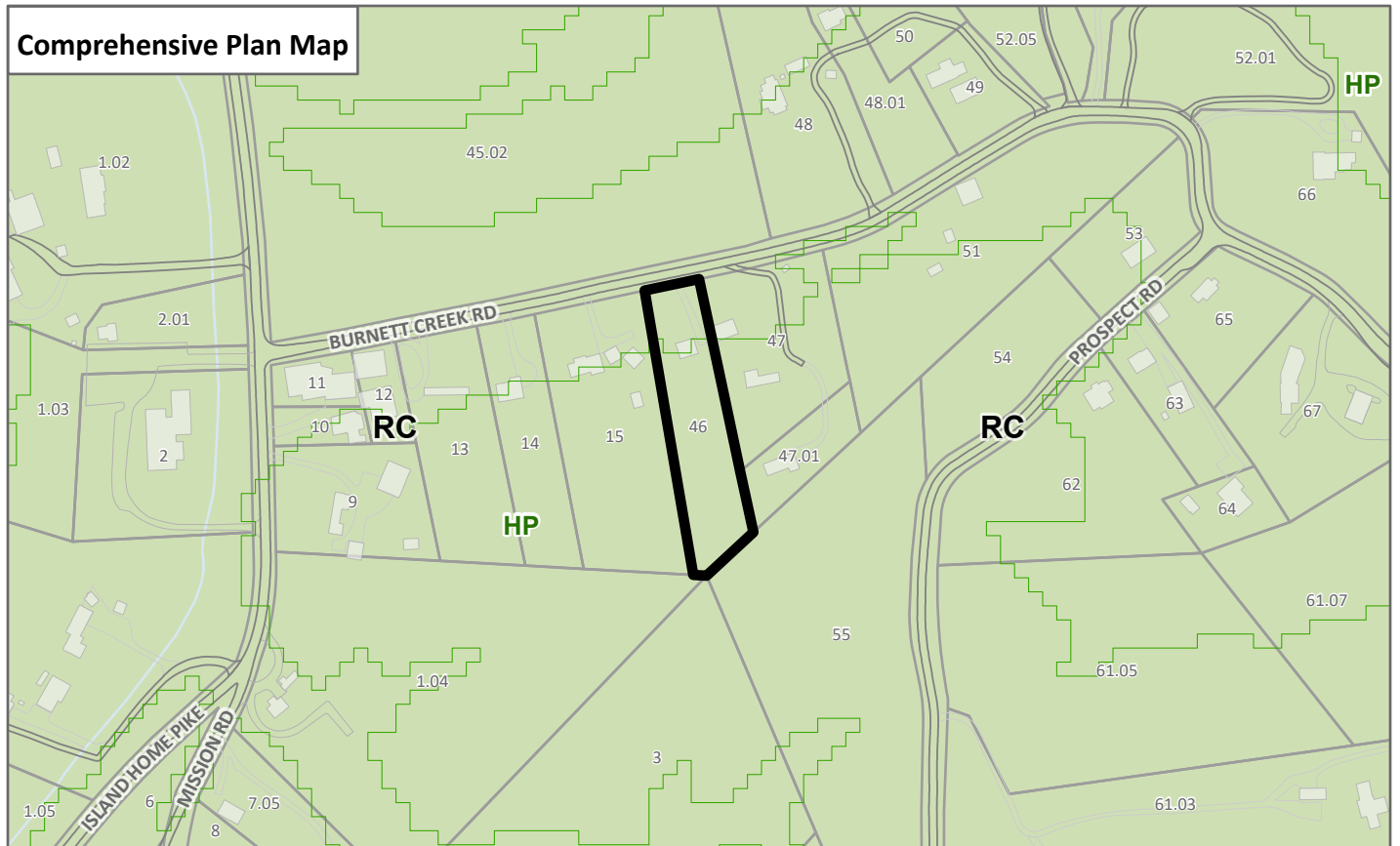
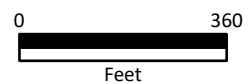


EXHIBIT A, CONTEXTUAL MAPS

5-M-26-RZ



Case boundary



Existing Land Use Map

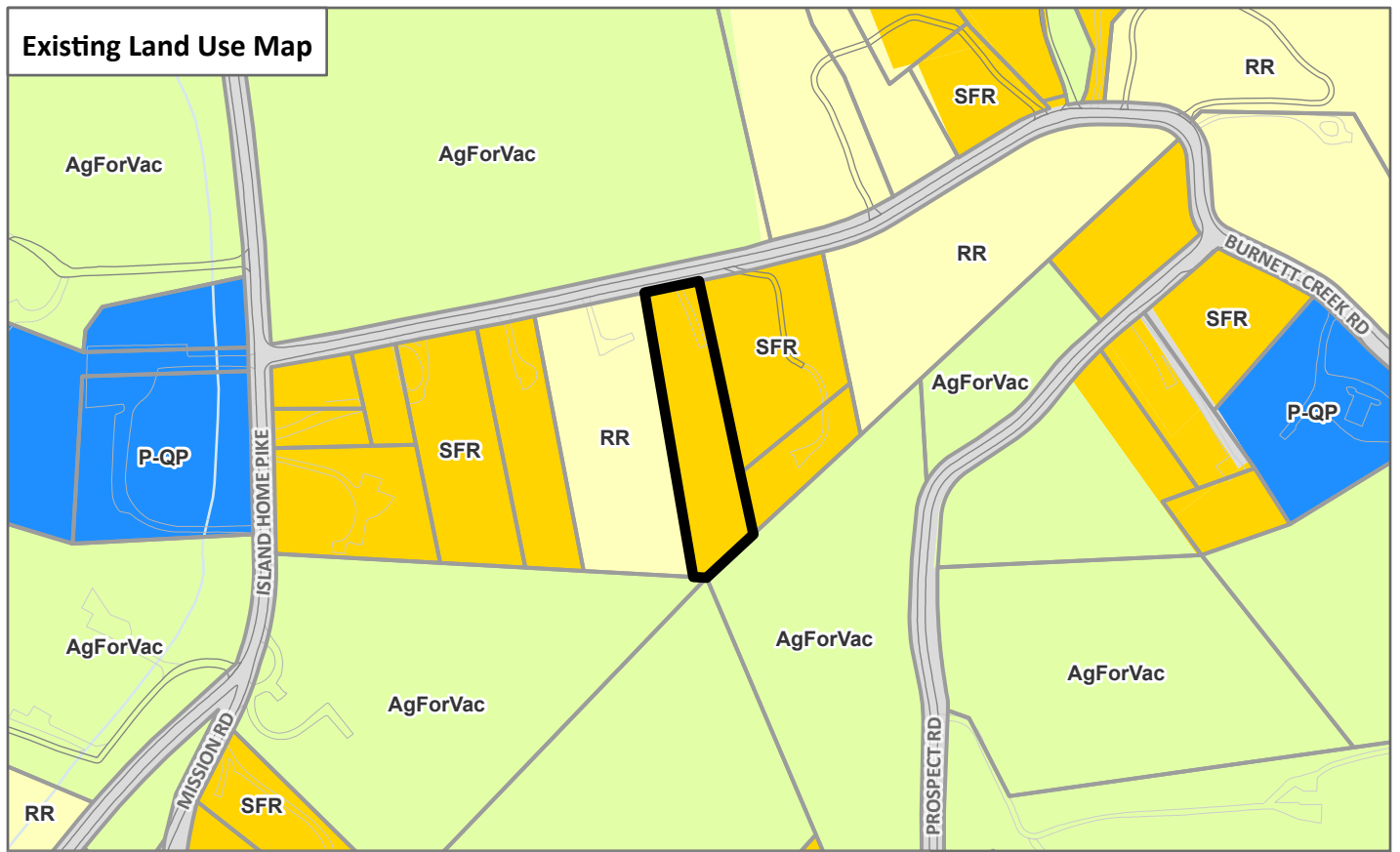
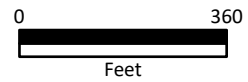


EXHIBIT A, CONTEXTUAL MAPS

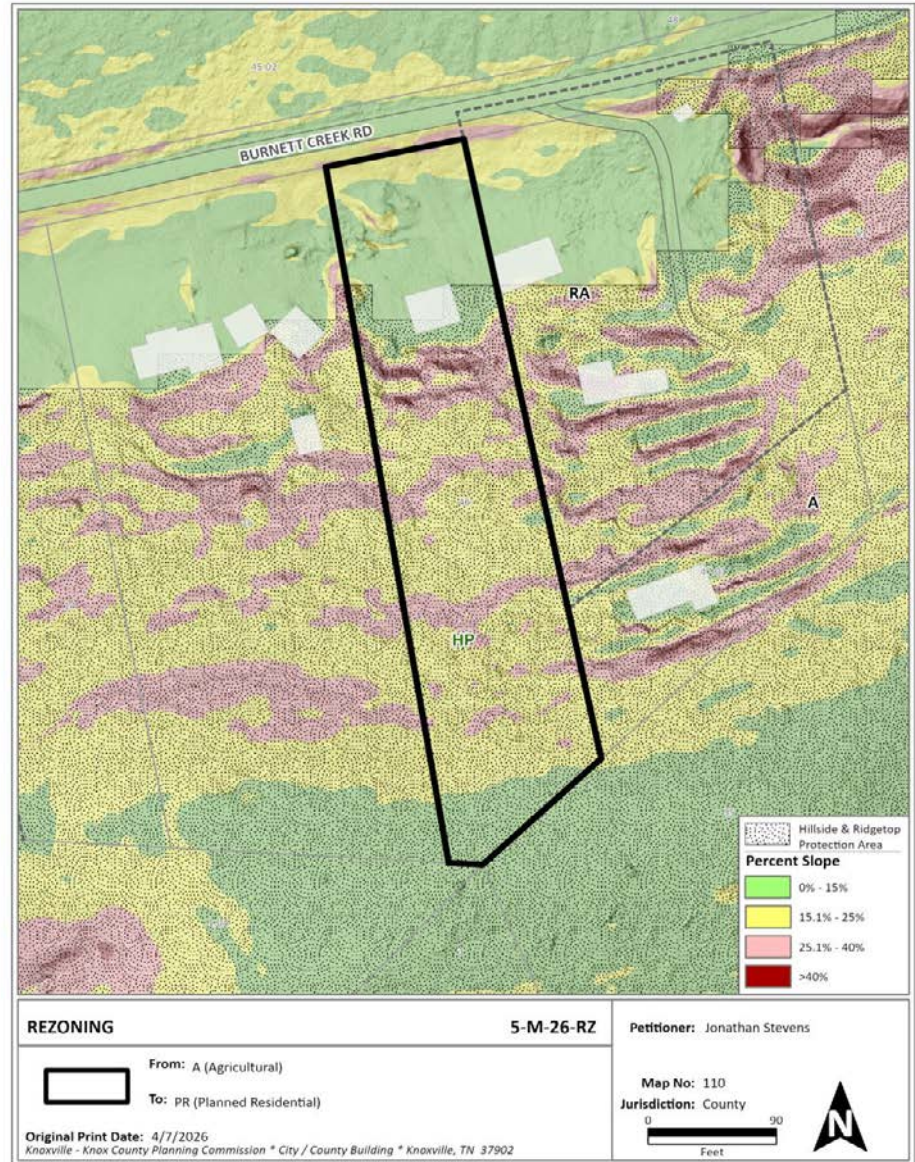
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Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.2		
Non-Hillside	0.3	N/A	
0-15% Slope	0.2	100%	0.2
15-25% Slope	0.6	50%	0.3
25-40% Slope	0.2	20%	0.0
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	1.0	Recommended disturbance budget within HP Area (acres)	0.5
		Percent of HP Area	50.5%



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). The contact information you provide in your application may be used for that purpose. 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.

05/02/2026

05/15/2026

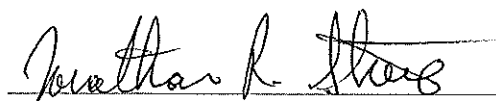
Date to be Posted

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

Jonathan Stevens
Applicant Name

3-16-2026
Date