

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 2-G-24-RZ  
**Application Filed:** 12/27/2023  
**Applicant:** ANGELA WILSON

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** The southern terminus of Kohlmeier Rd, south of Merchant Dr and east of Pleasant Ridge Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 80 B J 013.01 **Jurisdiction:** City  
**Size of Tract:** 5.44 acres  
**Accessibility:** Access is via an access easement off of Kohlmeier Road, a local street with 16 ft of pavement width within a 40-ft right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Northwest City **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The subject property is in an area with a mix of uses, including single family detached homes, a couple of churches, and multifamily developments to the north and west. The properties to the south within the hilltop protection area are on a steep ridge and have remained largely undeveloped.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 5121 KOHLMIER RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:** None noted  
**Requested Zoning:** AG (General Agricultural), HP (Hillside Protection Overlay)  
**Previous Requests:**  
**Extension of Zone:** No, this is not an extension.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Naomi Hansen

Staff Recomm. (Abbr.):

Approve the AG (General Agriculture) District because it is consistent with the sector plan. The HP (Hillside Protection Overlay) would be retained.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property is designated with the AG land use classification in the Northwest City Sector Plan, which allows consideration of the AG zone in the City of Knoxville.

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

1. The AG District provides for a wide range of agricultural, industrial, and residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

2. The AG District has a minimum lot size of 5 acres. The applicant recently obtained land from a neighbor and has recorded a plat (Exhibit B) that shows the lot comprises 5.44 acres, so it meets the AG zone requirement.

3. The subject property is in the HP Overlay District to the rear of the property. Slopes in this part of the site are above 45%, making development challenging.

4. 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.

5. The AG zone allows a few nonresidential uses. Should this property ever be developed with any of these uses a Class B landscape buffer would be required at the time of development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject property has a blue-line stream running along the west side of the property. The applicant will be required to work with City Engineering on siting or stormwater requirements during the permitting phase.

2. The property has some closed, hatched contour lines, which indicate the potential presence of sinkholes. This would be assessed more thoroughly during the permitting phase should the applicant ever decide to develop the property further.

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 subject property is designated with the AG land use classification in the Northwest City Sector Plan, which allows consideration of the AG zone in the City of Knoxville.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. Existing public facilities and infrastructure can accommodate the development potential of the AG district.

**Action:** Approved

**Meeting Date:** 2/8/2024

**Details of Action:**

**Summary of Action:** Approve the AG (General Agriculture) District because it is consistent with the sector plan. The HP (Hillside Protection Overlay) would be retained.

**Date of Approval:** 2/8/2024

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 3/5/2024

**Date of Legislative Action, Second Reading:** 3/19/2024

**Ordinance Number:**

**Other Ordinance Number References:** O-41-2024

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**