

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 3-K-23-RZ                      **Related File Number:**  
**Application Filed:** 1/23/2023              **Date of Revision:**  
**Applicant:** CANDICE MICHELLE NEUZIL

## PROPERTY INFORMATION

**General Location:** South of Washington Pike; west of Bud Hawkins Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 22 072.04                      **Jurisdiction:** County  
**Size of Tract:** 45.88 acres  
**Accessibility:** Access is via Stephens Quarry Ln, a local street with a 12-ft pavement width within a 34 to 38-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** AG (Agricultural), HP (Hillside Protection), SP (Stre  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is rural and agricultural with large farmland properties near the edge of House Mountain.

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

**Street:** 6356 STEPHENS QUARRY LN  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RP (Rural Preservation)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural), HP (Hillside Protection), SP (Stream Protection)  
**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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the RP (Rural Preservation) zone because it is consistent with the sector plan and rural land uses in the area.

Staff Recomm. (Full):

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 CITY/COUNTY GENERALLY:

1. The rural areas of Knox County have generally experienced increasing development pressure as the regional population has grown. The subject property is located in the Northeast County Sector, where there was a 200% increase in permits for new residential units from 2010 to 2020.
2. Horses are bred and raised on the subject property, which is surrounded by working farms and rural residential properties. It is located at the edge of vast, undisturbed forest lands leading to the House Mountain State Natural Area.
3. Considering the remote and scenic surroundings and the predominance of agricultural land uses in the area, the subject property is an appropriate location for the RP (Rural Preservation) zone district, which supports conservation of farmland and forests.

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

1. The RP zone is intended to protect the continuation of agricultural operations and rural settings by encouraging preservation of farmland, open space, wildlife habitat and scenic corridors. Land uses in this zone district are restricted to those which are compatible with long-term agricultural productivity of the land or conservation of natural resources.
2. Land uses on the subject property and the surrounding environment are consistent with the intent of the RP zone district.

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. Adverse impacts are not anticipated from the proposed downzoning from the A (Agricultural) district to RP. In general, the uses permitted in RP are less intensive than those permitted in the A zone.
2. One use that is relatively unique to the RP zone is a bed and breakfast lodging facility. This use is only permitted if approved through the use on review process with the Planning Commission. A primary purpose of a use on review is to ensure that a proposed land use is in harmony with the surrounding area and long range plans. Conditions can be placed on an approval to address any potential impacts to other properties. A use on review provides opportunity for public notice, review and input as well.
3. Another unique use to the RP zone, which is permitted by right, is agritourism. Agritourism is defined in the zoning code as a form of commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch or other agricultural business for the purpose of entertaining and/or educating visitors and generating income for the farm, ranch or business owner.

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. This rezoning request is consistent with the Northeast County Sector Plan, which promotes preservation of the rural landscapes and character of the area. The AG (Agricultural) land use classification with HP (Hillside Protection) and SP (Stream Protection) overlays support conservation zoning.

2. The downzoning to RP is consistent with the Growth Policy Plan's Rural Area designation for this property.

3. The General Plan places value on preserving farms, open space and rural character (Policy 6.4), which is supported by the proposed RP zone.

**Action:** Approved

**Meeting Date:** 3/9/2023

**Details of Action:**

**Summary of Action:** Approve the RP (Rural Preservation) zone because it is consistent with the sector plan and rural land uses in the area.

**Date of Approval:** 3/9/2023

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 4/24/2023

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**