

**Applicant:** BENJAMIN J. MOORMAN BENCHMARK ASSOCIATES, INC

**Request:** REZONING

**Meeting Date:** 8/8/2022

**Address:** 1809 Thompson Rd.

**Map/Parcel Number:** 104 13001

**Location:** West side of Thompson Rd, northwest of Lovell Rd

**Existing Zoning:** A (Agricultural), TO (Technology Overlay)

**Proposed Zoning:** RA (Low Density Residential), TO (Technology Overlay)

**Existing Land Use:** Single family residential

**Proposed Land Use:** N/A

**Appx. Size of Tract:** 2 acres

**Accessibility:** Access is via Thompson Road, a minor collector street with a 17-ft pavement width within a 60-ft right-of-way

**Surrounding Zoning and Land Uses:** North: A (Agricultural) / TO (Technology Overlay) - Residential

South: A (Agricultural) / TO (Technology Overlay) - Agricultural

East: A (Agricultural) & PR (Planned Residential) up to 3.5 du/ac - Residential

West: PR (Planned Residential) up to 10 du/ac / TO (Technology Overlay) - Residential

**Comments:**

- 1) This is a request to rezone the subject property from the A (Agricultural) zoning to RA (Low Density Residential) zoning. The TO (Technology Overlay) would be retained.
- 2) Per the TTCDA Administrative Rules and Procedures, rezonings in the TO zones must be heard by the Planning Commission concurrently. This request is scheduled to be heard by the Planning Commission on August 11, 2022 (Case 8-J-22-RZ).
- 3) Rezonings are required to be in compliance with the sector plan, which is the County's future land use map that provides guidance for rezonings. The RA zone is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use designation.
- 4) This property is located within Knox County. The rezoning meets the County's Zoning Ordinance Requirements for rezonings (Article 6.30.01), which are what the Planning Commission considers when hearing rezoning cases.
- 5) The property meets the intent of the RA zoning designation as described in the County's Zoning Ordinance, which states that the RA zone "provides for residential areas with low population densities." The subject property is located in a low-density residential neighborhood with lot sizes that are comparable in size.
- 6) RA zoning aligns with the surrounding area's transition from agricultural to residential land uses, occurring since the mid-1990s.

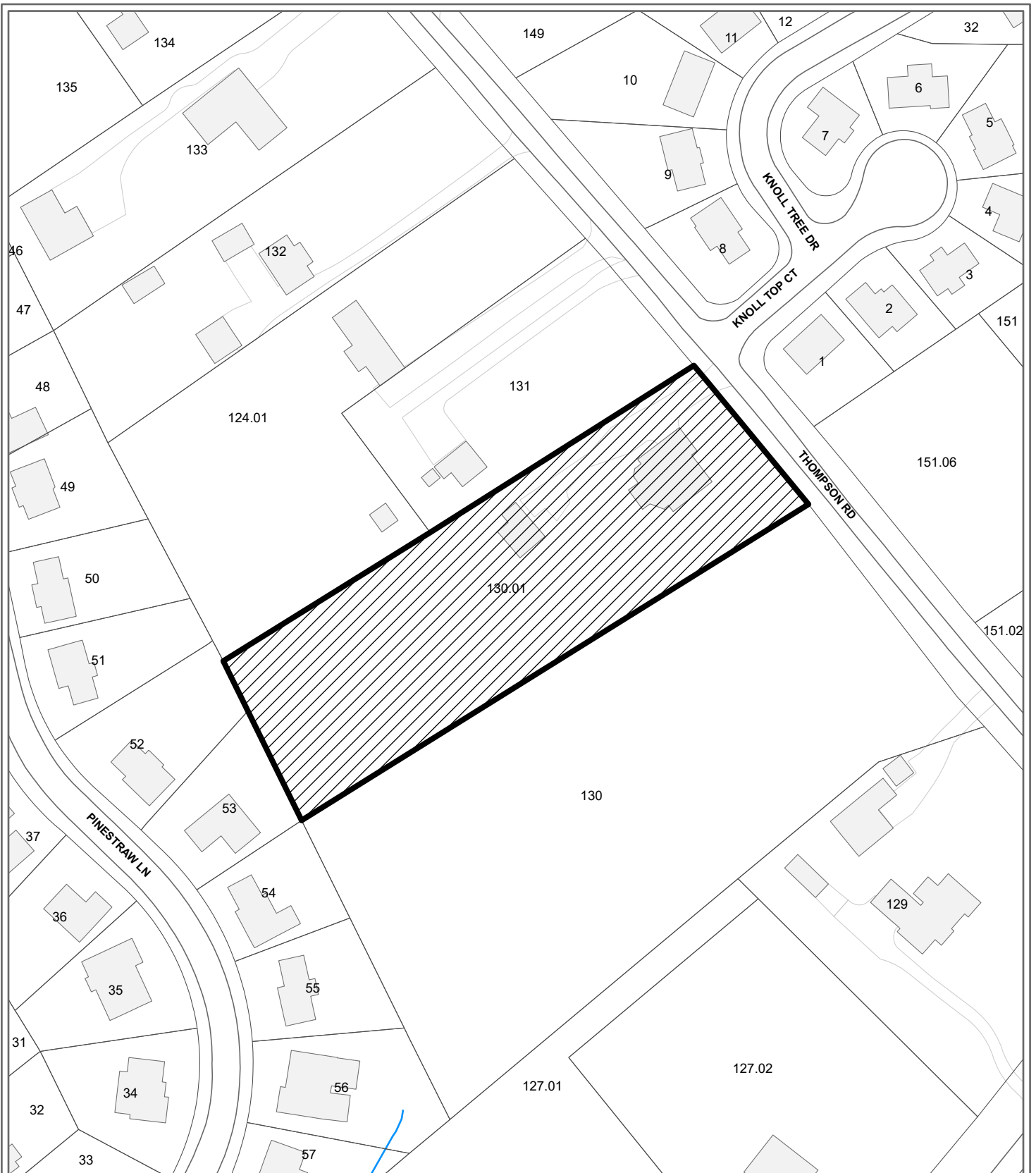
**Design Guideline Conformity:** N/A

**Waivers and Variances** N/A  
**Requested:**

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**Staff Recommendation:**

APPROVE the Certificate of Appropriateness for a rezoning to RA (Low Density Residential) / TO (Technology Overlay) zoning.



**8-B-22-TOR  
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Rezoning

Petitioner: Benjamin J. Moorman  
Benchmark Associates, Inc

Map No: 104

Jurisdiction: County



Original Print Date: 7/18/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

<input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION	<input checked="" type="checkbox"/> REZONING	<input type="checkbox"/> ADMINISTRATIVE REVIEW
<input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> BOARD REVIEW
<input type="checkbox"/> BUILDING PERMIT - GRADING PLAN	<input type="checkbox"/> ZONING VARIANCE	

Benchmark Associates, Inc.

**PUBLISHED APPLICANT NAME** - *no individuals on behalf of -*

27 June 2022

08 August 2022

8-B-22-TOR

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

## CORRESPONDENCE

*Correspondence related to this application will be directed to the contact listed below.*

APPLICANT  OWNER  OPTION HOLDER  SURVEYOR  ENGINEER  ARCHITECT/LANDSCAPE ARCHITECT  ATTORNEY

Benjamin J. Moorman

Benchmark Associates, Inc.

NAME

COMPANY

PO Box 23892

Knoxville

Tennessee 37933

ADDRESS

CITY

STATE

ZIP

865-692-4090

bmoorman@bma-ls.com

PHONE

EMAIL

## CURRENT PROPERTY INFO

MULTIPLE OWNERS / OPTION HOLDERS  PART OF PARCEL

Jose J. Herrera

1809 Thompson Road

678-472-7646

**OWNER NAME** - *if different -*

**OWNER ADDRESS**

**OWNER PHONE/EMAIL**

1809 Thompson Road, Knoxville, Tennessee 37932

**PROPERTY ADDRESS**

104 130.01

N

2.0 Acre

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

## STAFF USE ONLY

CITY  COUNTY

West side of Thompson Rd, northwest of Lovell Rd

3rd

**GENERAL LOCATION**

**DISTRICT**

A/TO

LDR

**ZONING**

**SECTOR PLAN  
LAND USE CLASSIFICATION**

Northwest County

Single family residential

**PLANNING SECTOR**

**EXISTING LAND USE**

## REQUEST

### BUILDING PERMIT

- NEW CONSTRUCTION  
 EXPANSION OR RENOVATION  
 GRADING PLAN

- REZONING  
 SIGNAGE  
 ZONING VARIANCE

WAIVERS OR VARIANCES REQUESTED?  YES  NO

ADMINISTRATIVE REVIEW:  LIGHTING  LANDSCAPING PLAN

### PLAN MATERIALS:

- DEVELOPMENT PLAN  
 BUILDING ELEVATIONS  
 FLOOR PLAN  
 LANDSCAPE PLAN  
 SIGNAGE PLAN  
 OFF-STREET PARKING

OTHER:

## RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

## ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM: A/TO

TO: RA/TO

SECTOR PLAN AMENDMENT FROM: N/A

TO: \_\_\_\_\_

## SIGNAGE

- |                                    |  |                                     |
|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> YARD SIGN | <input type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____                        | AREA: _____                            | AREA: _____                         |
| HEIGHT: _____                      | HEIGHT: _____                          | HEIGHT: _____                       |
| FINISH: _____                      | FINISH: _____                          | TYPE: _____                         |

## STAFF USE ONLY

- TTCDA Checklist  
 Property Owners/Option Holders

CODE	CODE	TOTAL
FEE	FEE	
804	\$175.00	\$175.00

## AUTHORIZATION

*By signing below*

*You certify that you are the property owner and/or authorized representative.*

*Benjamin J. Moorman*

APPLICATION AUTHORIZED BY

Applicant/Consultant

27 June 2022

AFFILIATION

DATE

864-692-4090

bmoorman@bma-ls.com

PHONE NUMBER

EMAIL

*Michelle Portier*

Michelle Portier

6/27/2022

STAFF SIGNATURE

PRINT NAME

DATE PAID