

# REZONING REPORT

▶ **FILE #:** 3-F-19-RZ **AGENDA ITEM #:** 28  
 POSTPONEMENT(S): 3/15/2019 **AGENDA DATE:** 4/11/2019  
 ▶ **APPLICANT:** THOMAS DRISKILL  
 OWNER(S): Thomas Driskill

TAX ID NUMBER: 73 112 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 609 Corum Rd

▶ **LOCATION:** Southwest side of Corum Rd., Southeast of Billy Neal Ln.

▶ **APPX. SIZE OF TRACT:** 4.5 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Corum Rd., a local street with 16-18' of pavement within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Lyon Creek & Swan Pond Creek

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

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

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Tiny house subdivision

**DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Corum Rd., houses, agriculture / A (Agricultural)

South: Vacant-forested land / A (Agricultural)

East: Houses / A (Agricultural)

West: Houses / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under the A (Agricultural) zone.

## STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 3 dwelling units per acre. (Applicant requested PR up to 5 dwelling units per acre)**

Staff recommends PR (Planned Residential) zoning up to 3 dwelling units per acre, consistent with the LDR (Low Density Residential) designation on the East County Sector Plan.

## COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the recommended (3 du/ac) and requested (5 du/ac) density.
2. The recommended zoning (PR up to 3 du/ac) is more intense than the nearby uses along Corum Rd., which are primarily agricultural or rural residential lot sizes. The area has a more rural character and the recommended density of 3 du/ac is the maximum that can be considered under certain conditions in the Rural Area of the Growth Policy Plan, including availability of public water and sewer, and roads that are adequate to handle the proposed traffic. Public sewer is not located on Corum Rd. and will most likely need to be extended to the site to build at 3 du/ac. If septic is utilized on the site, the Knox County Health Department will determine the maximum number of units that can be accommodated, which is typically closer to 2 du/ac depending on the type of soils on the property.
3. The site is appropriate to be developed under PR zoning which requires use on review approval of a development plan by the Planning Commission prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the Planning Commission meeting.

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

1. The PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. A planned development shall be compatible with the surrounding or adjacent zones and this shall be determined by the Planning Commission during the use on review process.

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

1. PR zoning up to 3 du/ac will have minimal impact on overall development in the area, allowing 11 dwelling units that could be considered. There is a pond on the site that is approximately .68 acres which must be removed from the total land area when calculating the total number of dwelling units allowed.
2. The site has some isolated slope constraints in the middle of the property, near the pond. See the attached slope map.
3. Access to the site from Corum Rd. may have challenges because of the sharp curves in the road in both directions. In addition, according to the parcel map, the property does not have 50' of road frontage which will make creating a public road difficult. A private right-of-way or driveway system may be feasible and will be considered when a development plan is submitted for Planning Commission approval.
4. Extension of sanitary sewer may be required to make development of the property feasible at 3 du/ac. This will be reviewed when a development plan has been submitted for the site.

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 East County Sector Plan proposes low density residential uses for this property, consistent with the recommended PR zoning at up to 3 du/ac and the requested PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request does not appear to violate policies of any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 258 (average daily vehicle trips)

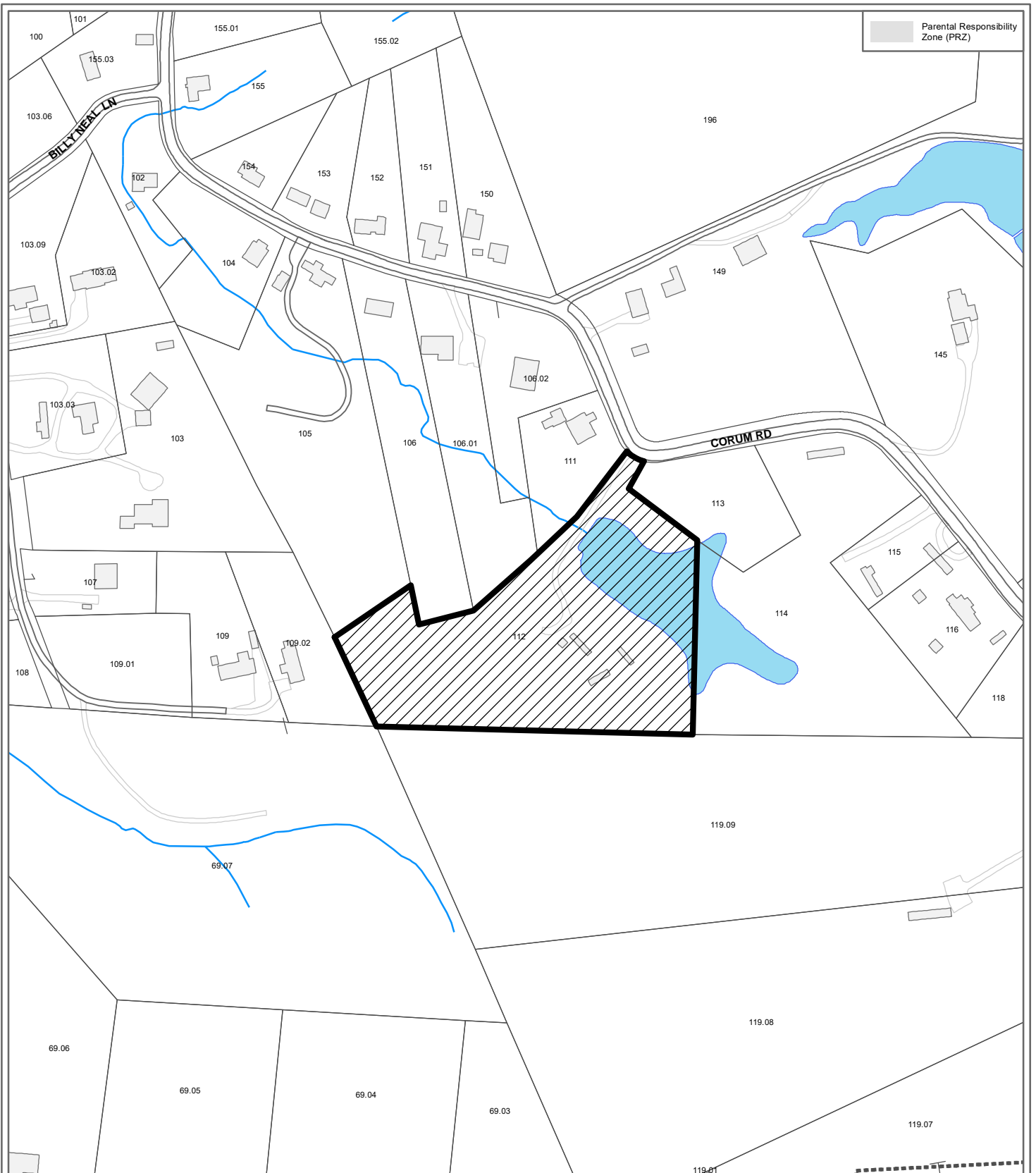
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter 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 5/28/2019. 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.



**3-F-19-RZ  
REZONING**

From: A (Agricultural)

To: PR (Planned Residential)



Petitioner: Driskill, Thomas

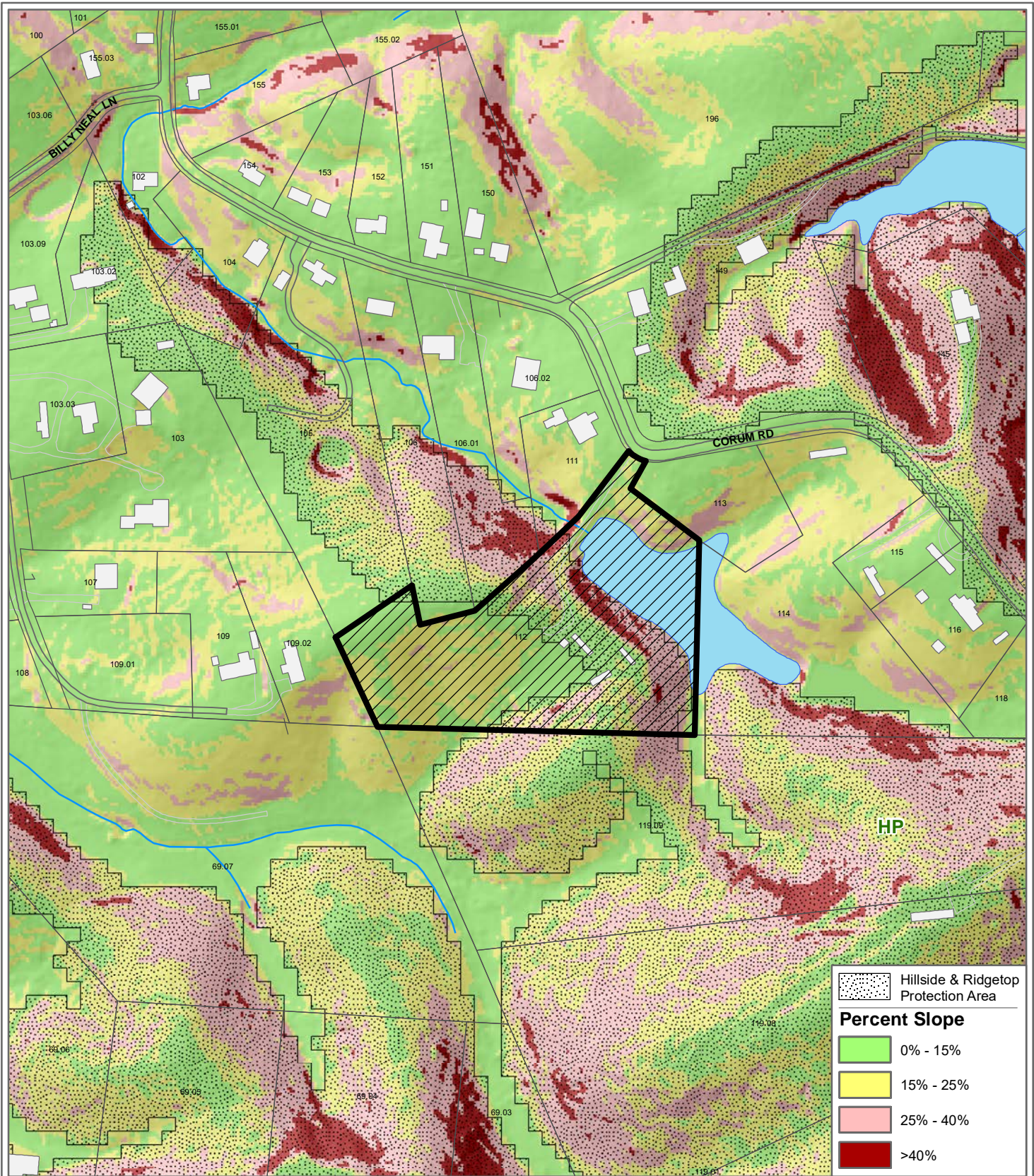
Map No: 73

Jurisdiction: County



Original Print Date: 2/19/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**3-F-19-RZ  
REZONING - SLOPE ANALYSIS**

From: A (Agricultural)

To: PR (Planned Residential)



Petitioner: Driskill, Thomas

Map No: 73

Jurisdiction: County



Original Print Date: 3/5/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**MPC STAFF - SLOPE / DENSITY ANALYSIS  
3-F-19-RZ / Thomas Driskill / A to PR (5 DUA)**

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside (HRPA)	2.91	5.00	14.6
0-15% Slope	0.53	5.00	2.7
15-25% Slope	0.4	2.00	0.8
25-40% Slope	0.6	0.50	0.3
Greater than 40% Slope	0.18	0.20	0.0
Ridgetops	0	2.00	0.0
Subtotal: Sloped Land (Inside HRPA)	1.71		3.8
<b>Maximum Density Guideline</b> (Hillside & Ridgetop Protection Plan)	<b>4.62</b>	<b>3.97</b>	<b>18.3</b>
<b>Proposed Density (Applicant)</b>	<b>4.62</b>	<b>5.00</b>	<b>23.1</b>

**From Hillside & Ridgetop Protection Plan, page 33**

**LOW DENSITY AND RURAL RESIDENTIAL USES**

**Density and Land Disturbance Guidelines**

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

**Table 3: Residential Density and Land Disturbance Guidelines**  
for Recommendations on Changes to the Zoning Map and Development Plan/  
Concept Plan Review within the Hillside and Ridgetop Protection Area  
that is within the Urban Growth and the Planned Growth Area

Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

*dua: dwelling units per acre*

\* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

\*\* Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

\*\*\* Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 – 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33

**REZONING**

**PLAN AMENDMENT**

Name of Applicant: Thomas Driskill

Date Filed: 1/28/2019

Meeting Date: 3/14/2019

Application Accepted by: Mike Reynolds

Fee Amount: 600.<sup>00</sup> File Number: Rezoning 3-F-19-R2

Fee Amount: \_\_\_\_\_ File Number: Plan Amendment \_\_\_\_\_



**PROPERTY INFORMATION**

Address: 609 Corum Rd Knoxville, TN 37924

General Location: SW side Corum Rd. SE of Billy Neal Ln.

Parcel ID Number(s): 073 112

Tract Size: 4.5 acres

Existing Land Use: Rural Residential

Planning Sector: East County

Growth Policy Plan: Planned Growth

Census Tract: 53.02

Traffic Zone: 132

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 8 District

**Requested Change  
REZONING**

FROM: A

TO: PR

**PLAN AMENDMENT**

One Year Plan  \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

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

**PROPOSED USE OF PROPERTY**

Tiny house subdivision

Density Proposed 5 Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

**PROPERTY OWNER**  **OPTION HOLDER**

PLEASE PRINT

Name: Thomas Driskill

Company: \_\_\_\_\_

Address: 1414 Greytown Way #207

City: Knoxville State: TN Zip: 37932

Telephone: (865) 235-9656

Fax: \_\_\_\_\_

E-mail: driskillthomas@gmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Thomas Driskill

Company: \_\_\_\_\_

Address: 1414 Greytown Way #207

City: Knoxville State: TN Zip: 37932

Telephone: (865) 235-9656

Fax: \_\_\_\_\_

E-mail: driskillthomas@gmail.com

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Thomas Driskill

PLEASE PRINT

Name: Thomas Driskill

Company: \_\_\_\_\_

Address: 1414 Greytown Way #207

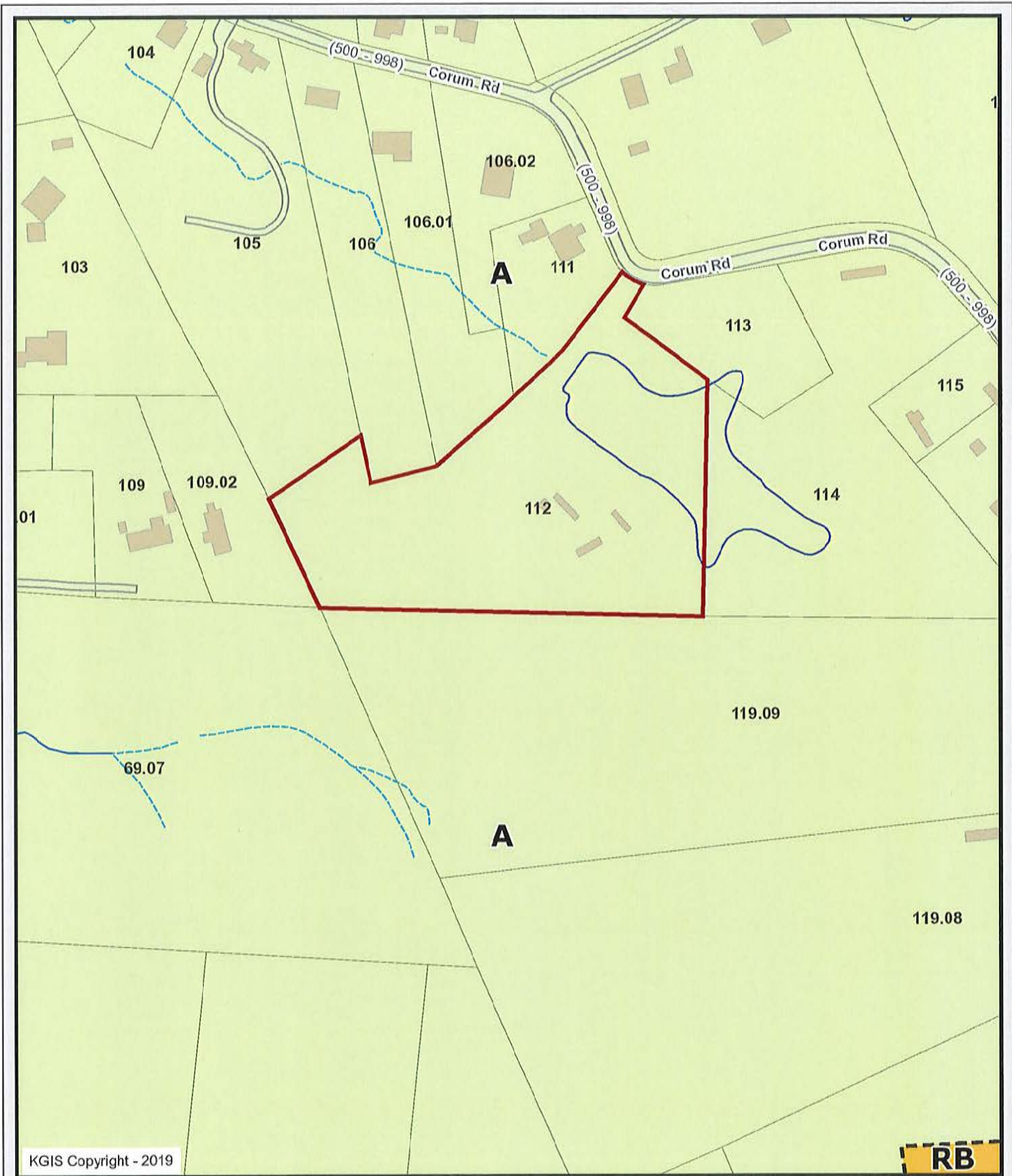
City: Knoxville State: TN Zip: 37932

Telephone: (865) 235-9656

E-mail: driskillthomas@gmail.com





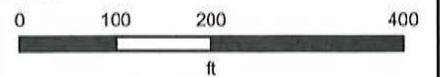


### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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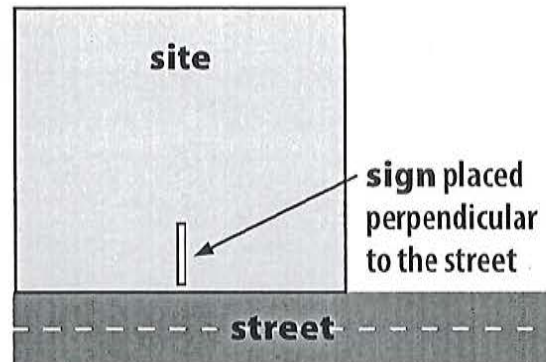
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC 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 15 days before the next MPC meeting.

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I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/27/19 and 3/15/2019  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Thomas Driskill

Printed Name: Thomas Driskill

Phone: (865) 235-9656 Email: driskillthomas@gmail.com

Date: 1-28-19

MPC File Number: 3-F-19-RZ