

REZONING REPORT

▶ **FILE #:** 4-D-19-RZ

AGENDA ITEM #: 32

AGENDA DATE: 4/11/2019

▶ **APPLICANT:** W. SCOTT WILLIAMS & ASSOCIATES

OWNER(S): Glen Glafenhein

TAX ID NUMBER: 133 K F 030

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1112 Wallace Rd

▶ **LOCATION:** East side Wallace Road at Meadowood Lane, south of Nubbin Ridge Road

▶ **APPX. SIZE OF TRACT:** 4.58 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Wallace Road, a minor collector, with a pavement width of 19' within a right-of-way width of 43' feet.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Fort Loudon Lake

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** RR (Rural Residential)

▶ **PROPOSED USE:** Single family residential

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: Extension of PR to the west

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential)

South: Single family residential - RA (Low Density Residential)

East: Rural residential - RA (Low Density Residential)

West: Single family residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The area is primarily a mix of single-family residential neighborhoods.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 4 du/ac.**

Staff recommends approval of the extension of the PR (Planned Residential) zone district up to 4 du/ac, which is in line with the LDR (Low Density Residential) land use plan designation for the area.

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 within the Urban Growth Area of the Growth Policy Plan.
2. The West City Sector Plan allows consideration of PR zoning up to 4 du/ac within LDR designated areas.

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

1. The proposed amendment to PR zoning provides for 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 unit 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 4 du/ac is compatible with the existing LDR designation and is an extension of the adjacent PR zoning to the east
2. Aligning access onto Wallace Road with Meadowood Lane will be requested during the Use on Review process.

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 request for PR (Planned Residential) zoning up to 4 du/ac is consistent with and not in conflict with any other adopted plans.

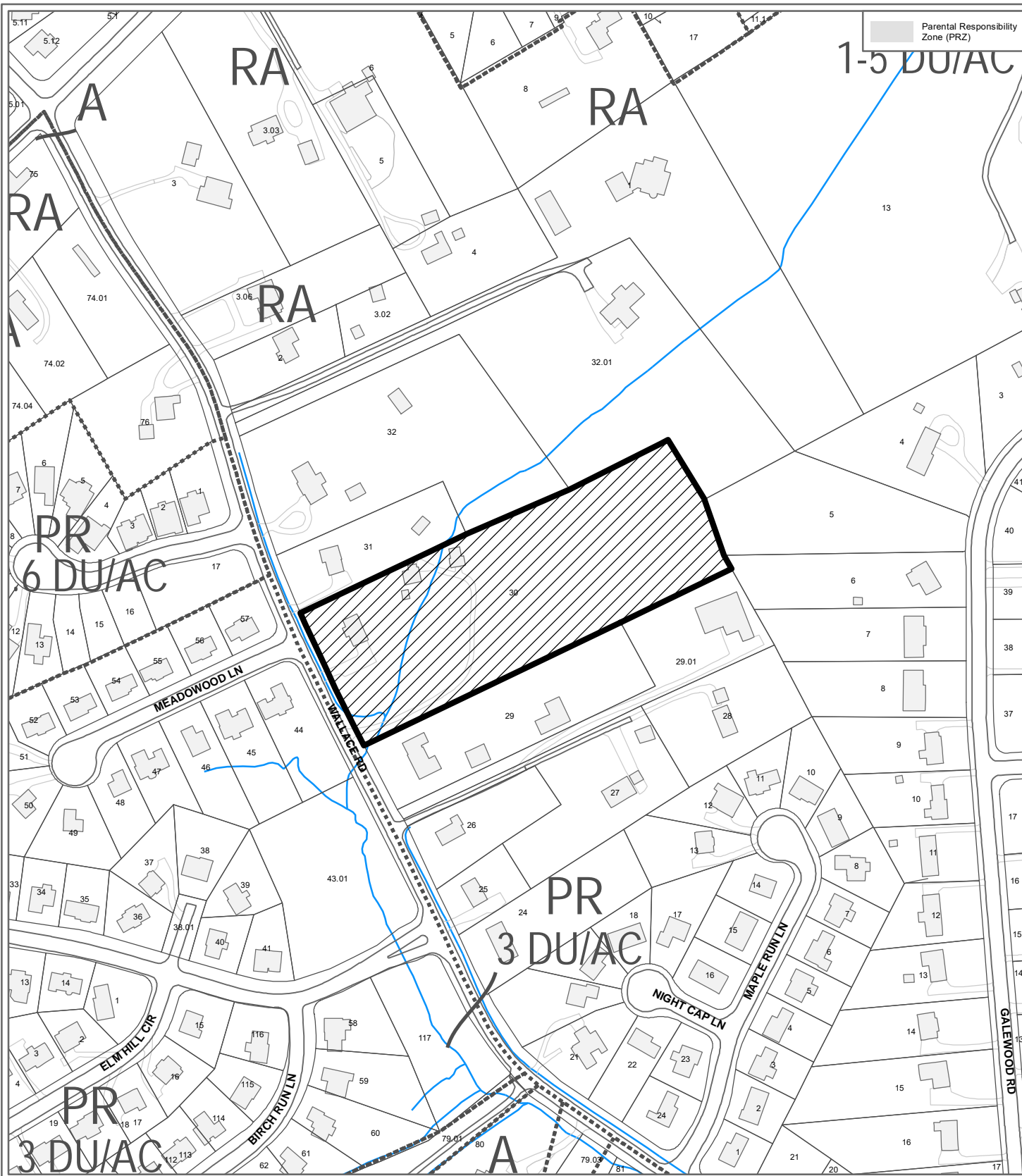
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West 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.



**4-D-19-RZ
REZONING**

From: RA (Low Density Residential)
To: PR (Planned Residential)



Original Print Date: 3/18/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: W. Scott Williams & Associates

Map No: 133
Jurisdiction: County



REZONING **PLAN AMENDMENT**

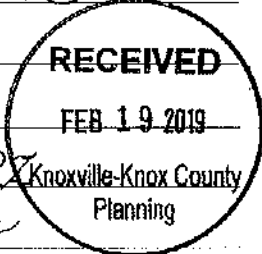
Name of Applicant: W. SCOTT WILLIAMS & ASSOCIATES

Date Filed: 2/19/19 Meeting Date: 4/11/19

Application Accepted by: M. Payne

Fee Amount: \$1600.00 File Number: Rezoning 4-D-19-RR

Fee Amount: X File Number: Plan Amendment X



PROPERTY INFORMATION

Address: 1112 Wallace Road
 General Location: 1,200ft south of intersection of Nubbin Ridge Rd + Wallace Road E/S Wallace Rd @ meadowood Ln
 Parcel ID Number(s): 133KF030

Tract Size: 4.58 AC
 Existing Land Use: RR
 Planning Sector: West City
 Growth Policy Plan: Urban Growth
 Census Tract: 44.01
 Traffic Zone: 161

Jurisdiction: City Council _____ District
 County Commission 4 District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
 Name: Glen Glafenhein
 Company: _____
 Address: 1112 Wallace Road
 City: Knoxville State: TN Zip: 37919
 Telephone: (865) 363-4321
 Fax: -
 E-mail: glen.glafenhein@gmail.com

Requested Change
REZONING

FROM: RA
 TO: PR

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: X
 TO: X

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: SCOTT WILLIAMS
 Company: W. SCOTT WILLIAMS & ASSOC.
 Address: 4530 Annalee Way
 City: Knoxville State: TN Zip: 37921
 Telephone: 865-692-9809
 Fax: 865-692-9809
 E-mail: WSCOTTWILL@comcast.net

PROPOSED USE OF PROPERTY
single family residential

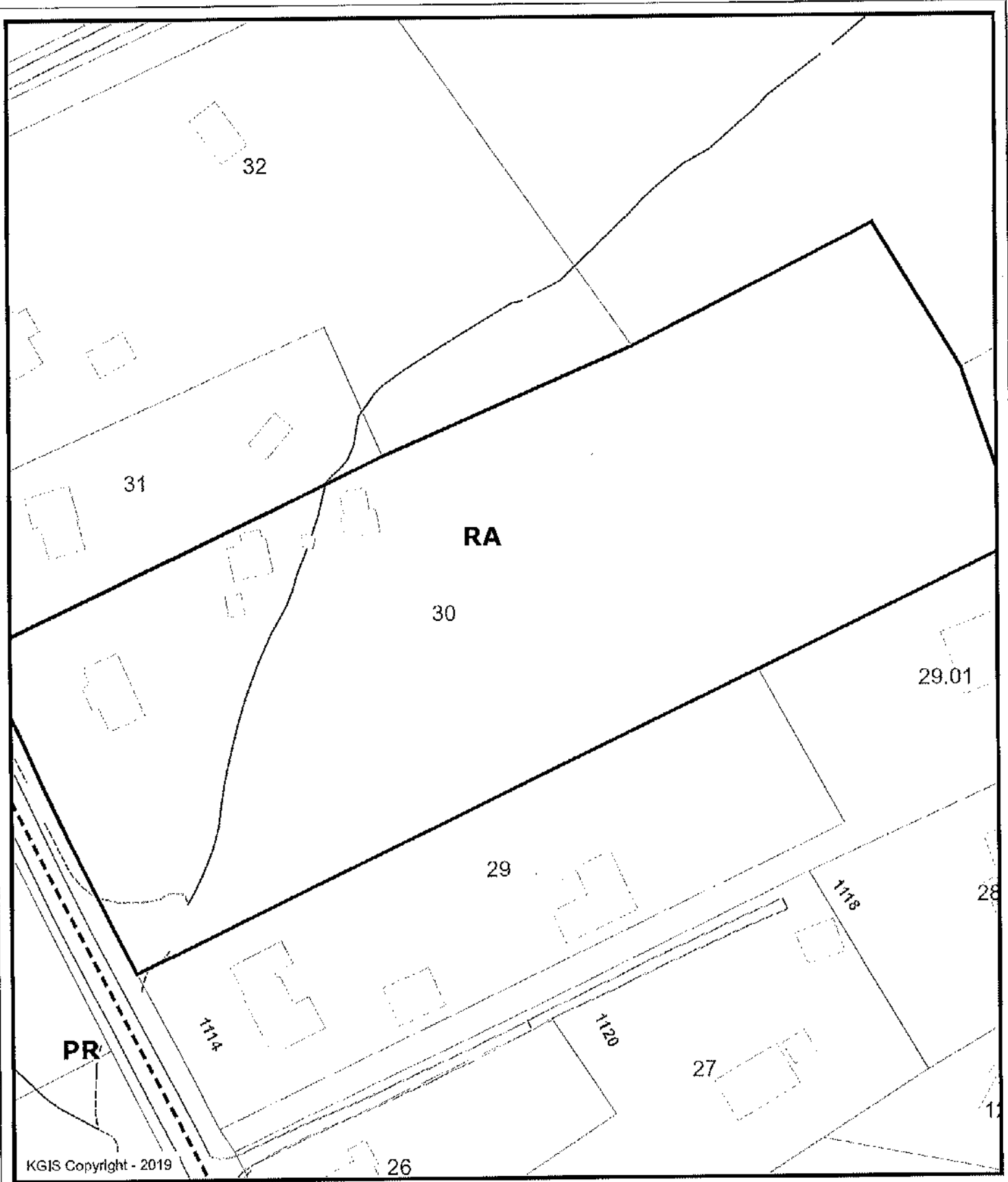
Density Proposed 4 Units/Acre
 Previous Rezoning Requests: _____

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: [Signature]

PLEASE PRINT
 Name: SCOTT WILLIAMS
 Company: W. SCOTT WILLIAMS & ASSOC.
 Address: 4530 Annalee Way
 City: Knoxville State: TN Zip: 37921
 Telephone: 865-692-9809
 E-mail: WSCOTTWILL@comcast.net



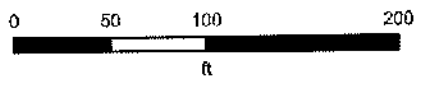
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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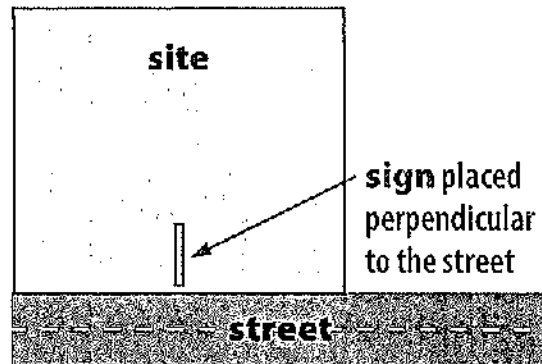
REQUIRED SIGN POSTING AGREEMENT

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.

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:

3/27/19 and 4/12/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Stacey Cox

Printed Name: Stacey Cox

Phone: 692-9809 Email: Accounting@wscottwilliams.com

Date: 2/19/19

MPC File Number: A-D-19-RZ