

REZONING REPORT

▶ **FILE #:** 4-F-19-RZ

AGENDA ITEM #: 34

AGENDA DATE: 4/11/2019

▶ **APPLICANT:** GREG FRANKLIN /JOHN SEVIER JOINT VENTURE

OWNER(S): Greg Franklin / John Sevier Joint Venture

TAX ID NUMBER: 124 20002, 20003

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 E. Governor John Sevier Hwy

▶ **LOCATION:** **South side of East Governor John Sevier Highway, east of Konda Drive, west of Arthur Harmon Road**

▶ **APPX. SIZE OF TRACT:** 5.55 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Governor John Sevier Highway, a major arterial, with a pavement width of 45', and a right-of-way width of 123' feet.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Burnett Creek

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

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

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Single family homes**

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Extension of existing PR (up to 5 du/ac) to the north.

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential)

South: Single family residential - RB (General Residential)

East: Single family residential - A (Agricultural)

West: Multifamily - CA (General Business)

NEIGHBORHOOD CONTEXT: The area is primarily comprised of single family residential neighborhoods.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 5 du/ac zoning, subject to three conditions.**

1. No clearing/grading of the site shall occur prior to use on review/concept plan approval by Knoxville-Knox County Planning.
2. No access to John Sevier Highway, access only to Konda Drive, meeting all applicable requirements.
3. Provide a 20' foot landscape screen along the Governor John Sevier Highway frontage and a 35' foot landscape screen along the southern property line utilizing existing trees and vegetation and/or install new landscaping so as to be consistent with the recommendations of the "Type A" landscape screening design

guidelines (See Exhibit A).

Staff recommends approval of the PR (Planned Residential) up to 5 du/ac, which is in line with the LDR (Low Density Residential), land use plan designation for the area, subject to above referenced conditions.

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 Planned Growth Area of the Growth Policy Plan.
2. The South County Sector Plan allows consideration of PR up to 5 du/ac within the LDR (Low Density Residential) land use designation.

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 5 du/acre is compatible with the existing LDR designation for the area.

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 5 du/ac is consistent with and not in conflict with any other adopted plans.

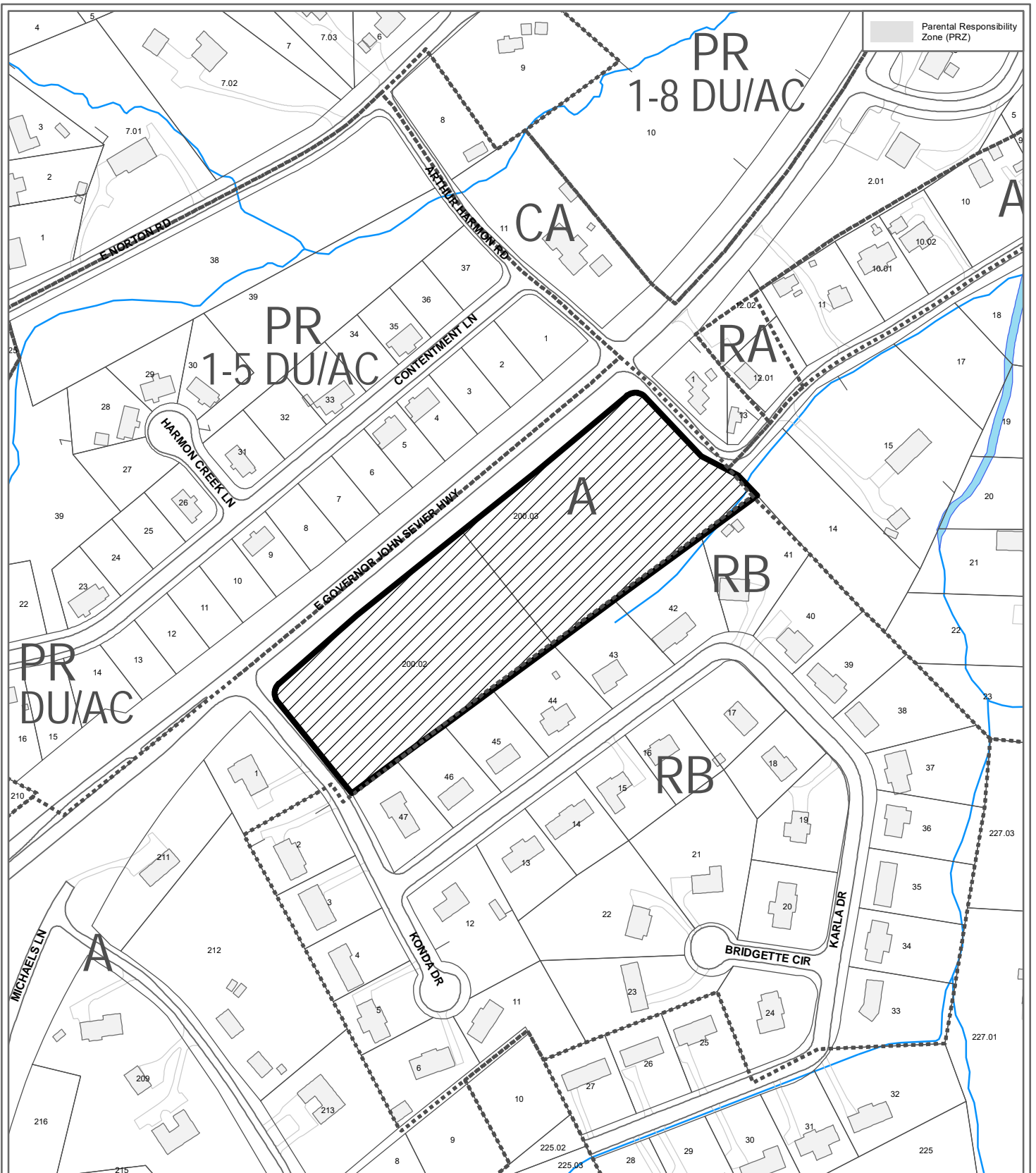
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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-F-19-RZ
REZONING**

From: A (Agricultural)

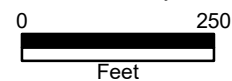
To: PR (Planned Residential)



Petitioner: Franklin / John Sevier Joint Venture, Greg

Map No: 124

Jurisdiction: County



Original Print Date: 3/18/2019

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

GUIDELINES LANDSCAPE SCREENING

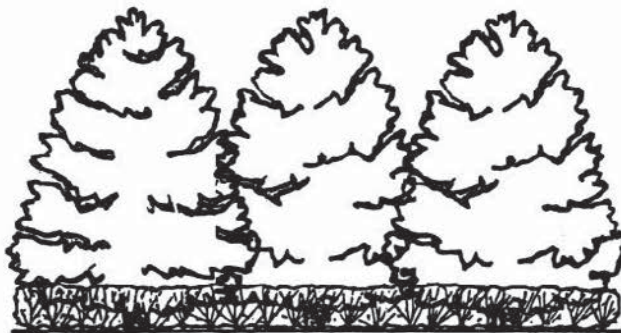
DESIGN

Type "A" Screen: Dense

APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

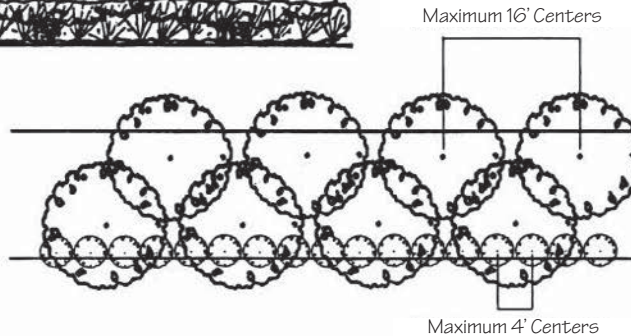
NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

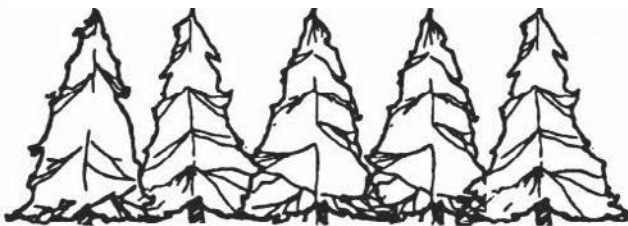


TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

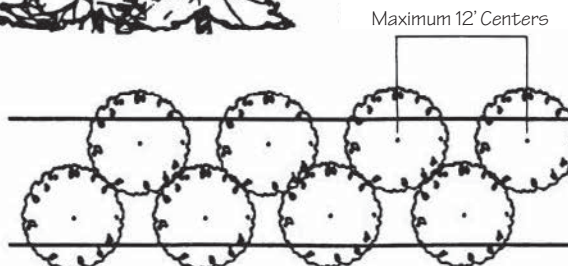
SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground



TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:

MPC
Development Services
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902
Phone: 865 215-2500
Fax: 865 215-2068
Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: Greg Franklin (for John Sevier Joint Venture)

Date Filed: Feb 22 2019 Meeting Date: 4-11-19

Application Accepted by: Sherry Michienzi

Fee Amount: \$877.50 File Number: Rezoning 4-F-19-R7

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: E Gov. John Sevier Hwy & Konda Dr

General Location: East of the intersection of E Gov. John Sevier Hwy & Konda Dr

S/S E Gov John Sevier Hwy East of Konda Dr, west of Arthur Harmon Rd

Parcel ID Number(s): 124 20002, 124 20003

Tract Size: 5.55ac

Existing Land Use: AgForVac

Planning Sector: South County

Growth Policy Plan: Planned Growth

Census Tract: 55.01

Traffic Zone: 167

Jurisdiction: City Council _____ District
 County Commission D9 District

Requested Change REZONING

FROM: A - Agricultural

TO: PR - Planned Residential

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Single Family Homes

Density Proposed 5 Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: Greg Franklin

Company: John Sevier Joint Venture

Address: 1110 Willowood Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-919-0699

Fax: _____

E-mail: gfranklin74@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Greg Franklin

Company: JSJV

Address: 1110 Willowood Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-919-0699

Fax: _____

E-mail: gfranklin74@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: [Signature]

PLEASE PRINT
Name: Greg Franklin

Company: John Sevier Joint Venture

Address: 1110 Willowood Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-919-0699

E-mail: gfranklin74@gmail.com

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

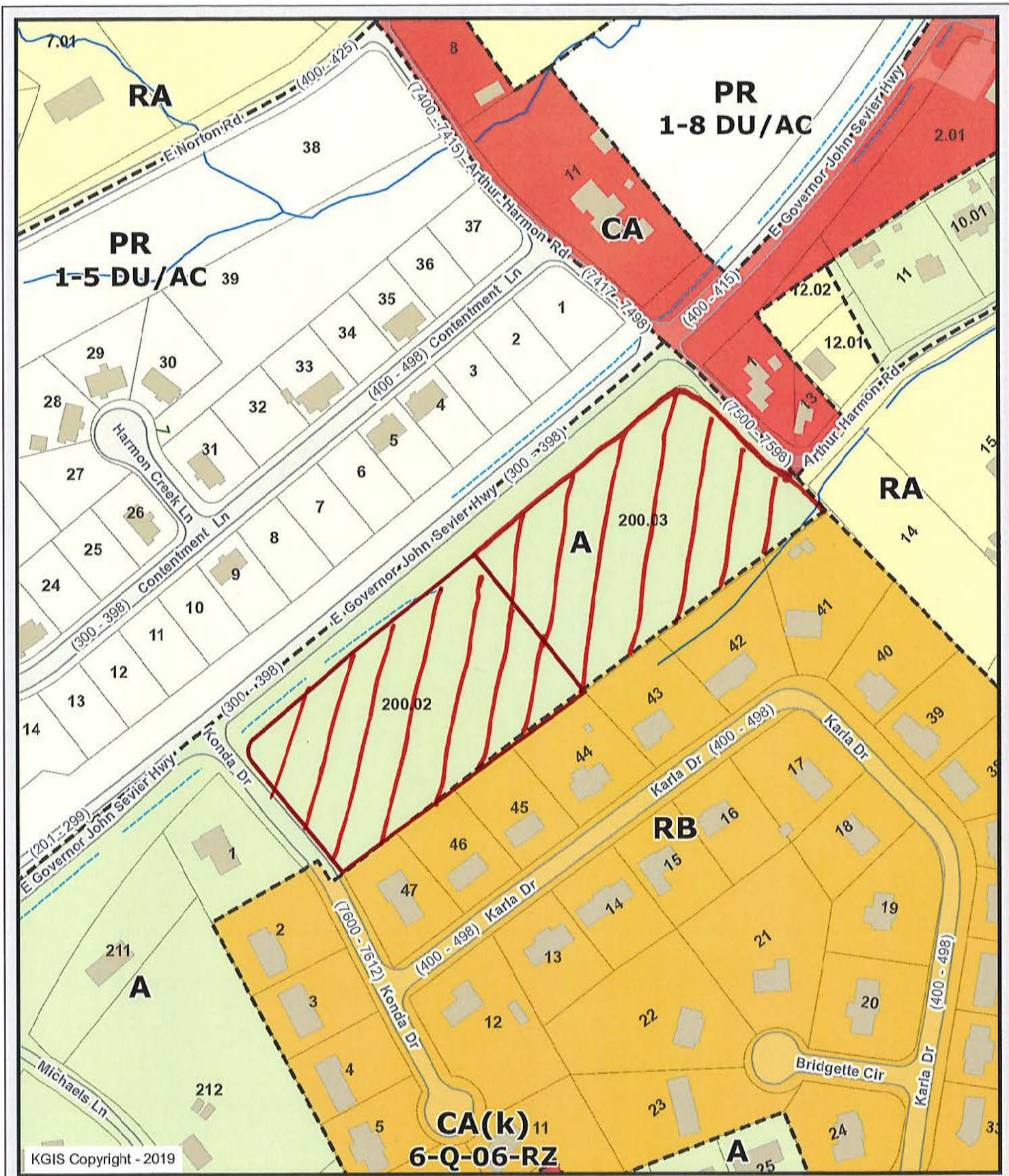
Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name Address • City • State • Zip Owner Option

JOHN SEVIER JOINT VENTURE :

Name	Address	City	State	Zip	Owner	Option
Greg Franklin (30%)	1110 Willowood Rd	Knoxville TN		37922	30%	
Holly Franklin (10%)	"	"	"	"	10%	
Barbara Franklin (60%)	1143 Creekside Village Way	Seymour TN		37865	60%	

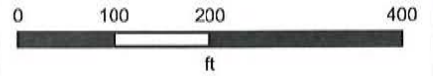


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Knoxville - Knox County - KUB Geographic Information System

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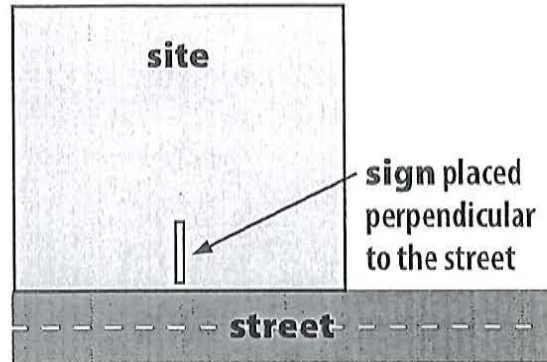
REQUIRED SIGN POSTING AGREEMENT

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:

March 27th (Wed) and April 12th (Friday)
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Signature]

Printed Name: Greg Franklin

Phone: 865-919-0699 Email: gfranklin74@gmail.com

Date: 2-22-19

MPC File Number: 4-F-19-RZ