

REZONING REPORT

▶ **FILE #:** 4-K-19-RZ

AGENDA ITEM #: 39

AGENDA DATE: 4/11/2019

▶ **APPLICANT:** SCOTT DAVIS
OWNER(S): Scott Davis / Eagle Bend

TAX ID NUMBER: 135 PART OF 02202 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2315 Goff Rd

▶ **LOCATION:** West side of Goff Road, East side of Maryville Pike, South of Knob Creek

▶ **APPX. SIZE OF TRACT:** 6.1 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maryville Pike, a minor arterial, with a pavement width of 28' to 30' feet within a right-of-way of 65' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Creek

▶ **PRESENT ZONING:** RB (General Residential)

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

▶ **EXISTING LAND USE:** Agriculture

▶ **PROPOSED USE:**

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: Extension of PR zoning on the property

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/Forestry/Vacant - RB (General Residential) & PR (Planned Residential)

South: Single family residential - RB (General Residential) & A (Agriculture)

East: Agriculture/Forestry/Vacant - PR (Planned Residential)

West: Rural residential, Agriculture/Forestry/Vacant - RB (General Residential)

NEIGHBORHOOD CONTEXT: The area is comprised largely of larger lot, mostly forested lands, with some agricultural and rural residential lots, as well as some smaller single-family residential. The back portion of the property was rezoned to PR up to 4 du/ac in 2003, while the front portion along Maryville Pike remained RB. The property is within 1000' feet of the Urban Wilderness Trail network.

STAFF RECOMMENDATION:

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

Staff recommends approval of requested PR zoning up to 4 du/ac, which is compatible with the LDR (Low

Density Residential) land use designation for this property.

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.
2. The area is adjacent to an existing PR (Planned Residential) zone district approved for up to 4 du/ac.

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

1. The proposed amendment to 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 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 is compatible with the proposed LDR sector plan designation and any impacts will be addressed during the 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 is consistent and not in conflict with any adopted plans in Knox County.

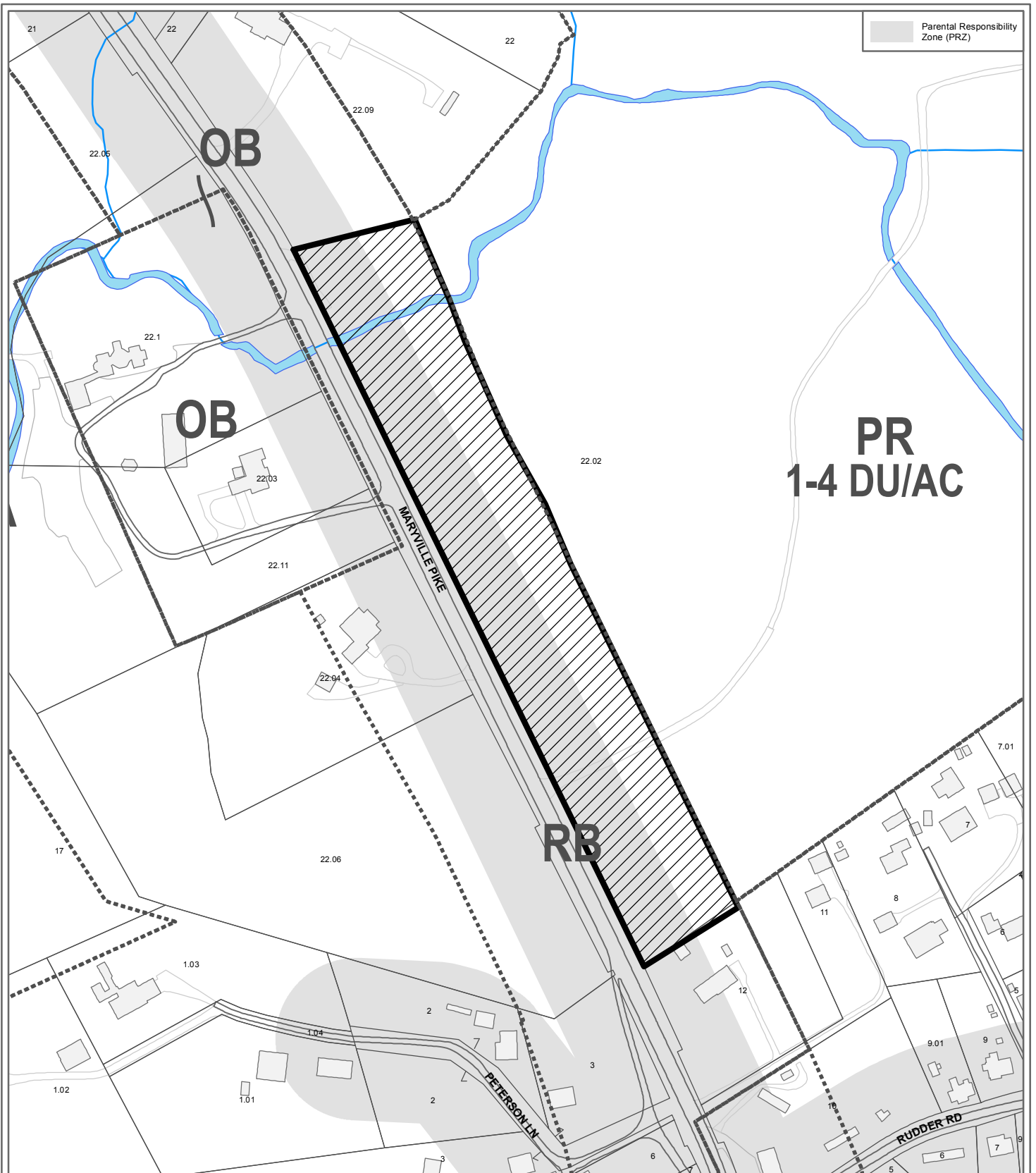
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 8 (public school children, grades K-12)

Schools affected by this proposal: Mount Olive 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.



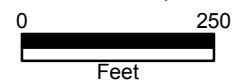
**4-K-19-RZ
REZONING**

From: RB (General Residential)
To: PR (Planned Residential)



Petitioner: Davis, Scott

Map No: 135
Jurisdiction: County



REZONING **PLAN AMENDMENT**

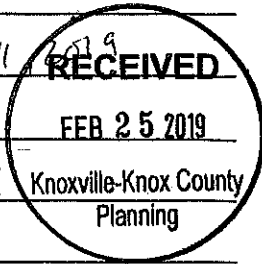
Name of Applicant: Scott Davis

Date Filed: 2/25/2019 Meeting Date: April 11, 2019

Application Accepted by: M. Payne

Fee Amount: 900.00 File Number: Rezoning A-K-19-RZ

Fee Amount: X File Number: Plan Amendment X



PROPERTY INFORMATION

Address: 2315 Goff Road

General Location: East side of Maryville Pike, RB zoning south of Jacob Creek

Parcel ID Number(s): 135 02202 (Part of)

Tract Size: 6.1 Ac +/-

Existing Land Use: RB

Planning Sector: South County

Growth Policy Plan: Planned Growth

Census Tract: 56.04

Traffic Zone: 121

Jurisdiction: City Council _____ District
 County Commission 9th District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Scott Davis

Company: Eagle Bend Mesquite Investments

Address: PO Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: 865-806-8008

Fax: _____

E-mail: swd444@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Scott Davis

Company: Eagle Bend

Address: PO Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: 865-806-8008

Fax: _____

E-mail: swd444@gmail.com

Requested Change

REZONING

FROM: RB

TO: PR 4 DU/AC

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: N/A

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 Davis

Company: Eagle Bend

Address: PO Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: _____

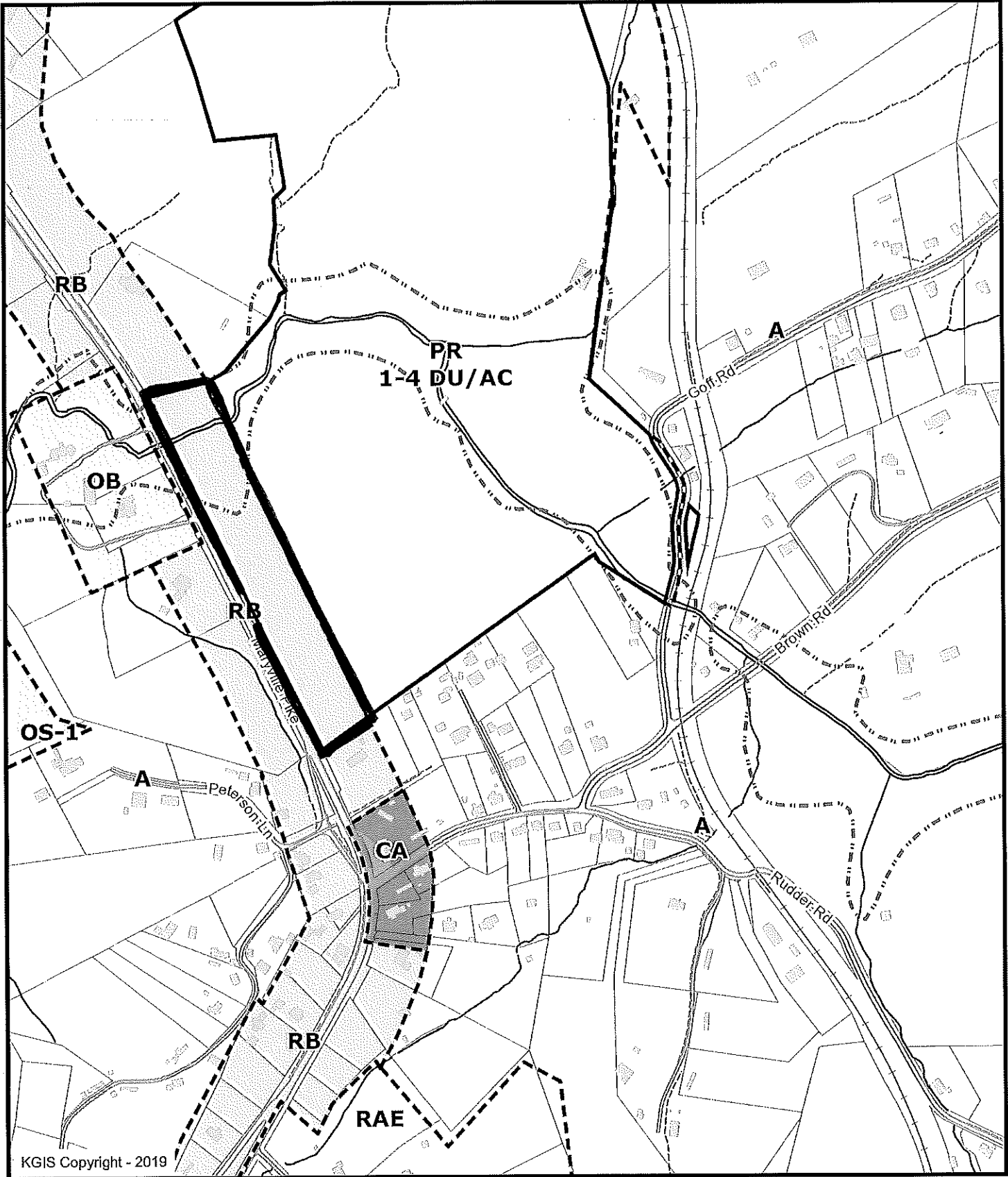
E-mail: swd444@gmail.com

PROPOSED USE OF PROPERTY

Extension of PR zoning on property

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

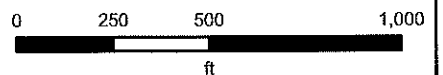


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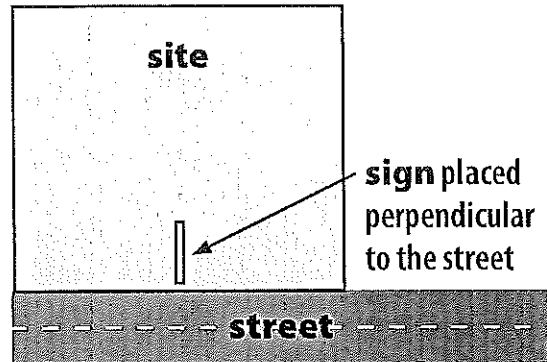
REQUIRED SIGN POSTING AGREEMENT

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 (Fri)
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: IBD

Printed Name: Scott Davis

Phone: 865-806-8008 Email: swd494@gmail.com

Date: 2-25-19

MPC File Number: 4-K-19-RZ