

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 North: Single family residential - PR (Planned Residential)

USE AND ZONING: 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.