

# REZONING REPORT

▶ **FILE #:** 12-B-19-RZ

**AGENDA ITEM #:** 14

**AGENDA DATE:** 12/12/2019

▶ **APPLICANT:** PRIMOS LAND COMPANY, LLC  
**OWNER(S):** Josh Sanderson / Primos Land Company, LLC

**TAX ID NUMBER:** 91 02608 (PART OF) [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 0 Oak Ridge Highway

▶ **LOCATION:** **South side of Oak Ridge Highway, west of Beaver Ridge Road**

▶ **APPX. SIZE OF TRACT:** **0.98 acres**

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Oak Ridge Highway, a major arterial, with a pavement width of 37.7 feet within a right of way of 112 feet.

**UTILITIES:** Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

**WATERSHED:** Beaver Creek

▶ **PRESENT ZONING:** **CA (General Business)**

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

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Single Family Residential**

**DENSITY PROPOSED:** **5 du/ac**

**EXTENSION OF ZONE:** Yes, PR is adjacent on the southern portion of the parcel.

**HISTORY OF ZONING:** None noted.

**SURROUNDING LAND USE AND ZONING:** North: Single family residential and public / quasi-public - PC

South: Agriculture/forestry/vacant - PR

East: Agriculture/forestry/vacant - CA

West: Agriculture/forestry/vacant and office - CA

**NEIGHBORHOOD CONTEXT:** This area is the part of the Oak Ridge Highway corridor within 850 feet west of the Beaver Ridge Road intersection and within a mile east of Karns Crossroads area. This area of the corridor is largely a mix of office, single family residential and this property is directly across the highway from the Karns library branch.

**STAFF RECOMMENDATION:**

▶ **Approve PR (Planned Residential) up to 5 du/ac because it is an extension of the existing PR zoning on the property and is consistent with the LDR (Low Density Residential) sector plan land use classification.**

**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 Northwest County Sector continues to be one of the fastest growing part of Knox County.

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. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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

1. Access should be provided to the adjacent commercially zoned CA property that fronts the public street that will serve this subdivision (see Exhibit A). By allowing access to the internal road system, this will prevent additional access points along Oak Ridge Highway.
2. No direct nor indirect adverse effects are anticipated by the extension of the PR zone district to include this additional two acres.

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. This amendment is consistent sector plan designation of LDR (Low Density Residential) for this property.
2. This amendment is consistent with all other adopted plans of Knox County.

ESTIMATED TRAFFIC IMPACT: 66 (average daily vehicle trips)

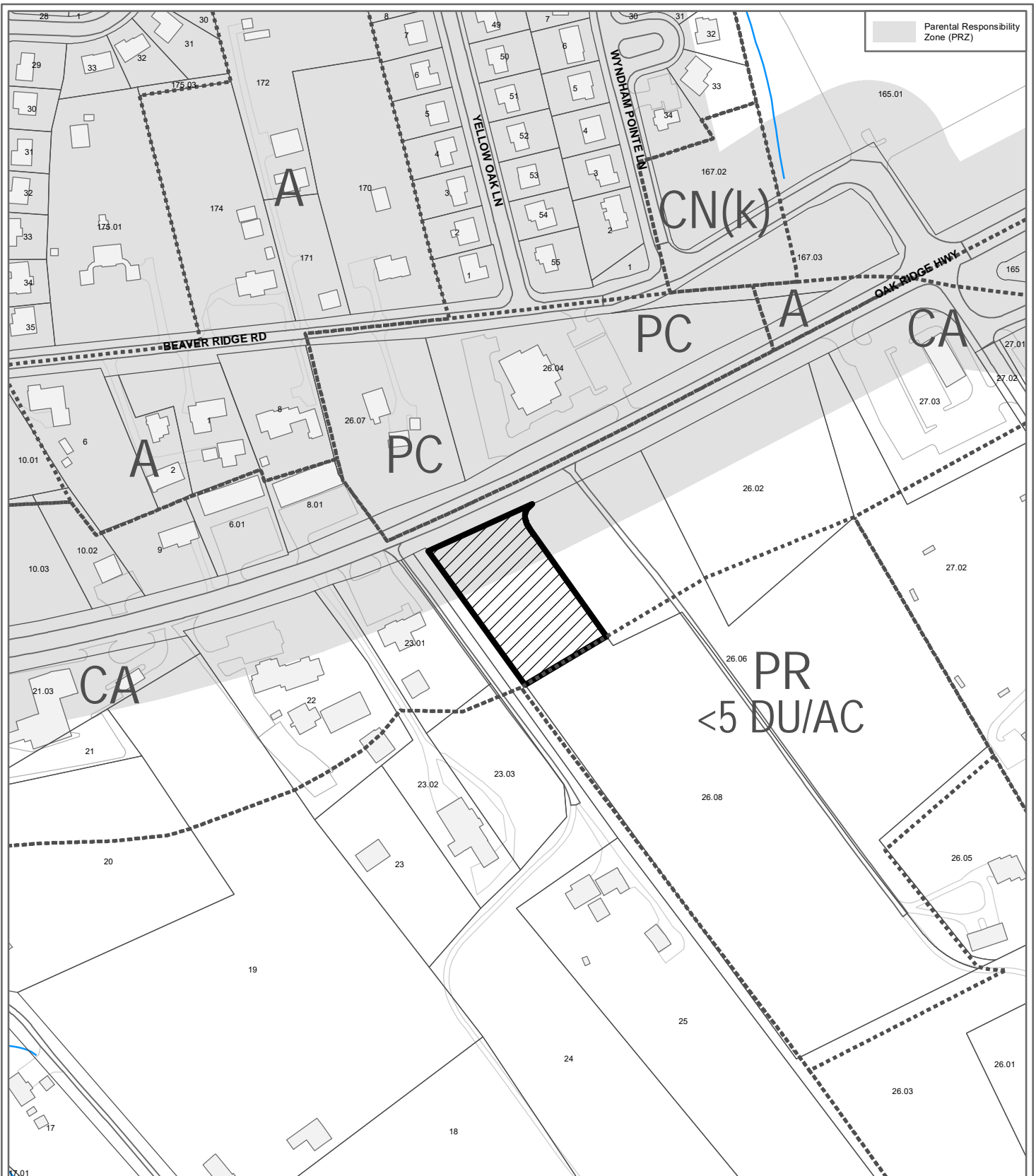
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 1/27/2020. 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.



**12-B-19-RZ  
REZONING**

From: CA (General Business)

To: PR (Planned Residential)



Petitioner: Primos Land Company, LLC

Map No: 91

Jurisdiction: County



Original Print Date: 11/7/2019

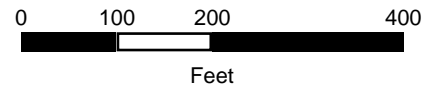
Revised:

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

Exhibit A. 12-B-19-RZ Subject property highlighted with zoning over 2018 aerial



Zoning map over 2018 aerial  
12-B-19-RZ





# DEVELOPMENT REQUEST



## DEVELOPMENT

- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Primos Land Company, LLC

Applicant

10-24-19

12-12-19

12-B-19-RZ

Date Filed

Meeting Date (if applicable)

File Numbers(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Wanis A. Rghebi

SEC, LLC

Name

Company

4909 Ball Road

Knoxville

TN

37931

Address

City

State

Zip

865-694-7756

wrghebi@sengconsultants.com

Phone

Email

## CURRENT PROPERTY INFO

Primos Land Company, LLC

4909 Ball Road, Knoxville, TN 37931

865-694-7756

Owner Name (if different)

Owner Address

Owner Phone

OB 11/4/19 LA #WR

South side of Oak Ridge Hwy, West of Beaver Ridge Rd.

Tax Map 091, part of parcel 26.06

Property Address

Parcel ID

7521 oak Ridge Highway, Knoxville, TN 37931

0.98 acres

General Location

Commission District 6

Tract Size

on Oak Ridge Highway north of 320' to o/ Beaver Ridge Rd.

CA

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest Co.

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

N

WKUD

WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

# REQUEST

<b>DEVELOPMENT</b>	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use	
	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
<b>SUBDIVISION</b>	<input type="checkbox"/> Other (specify): _____	
	<del>Karns/Oak Ridge Highway Development</del>	
	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____	
	<input type="checkbox"/> Parcel Change	
	<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel Total Number of Lots Created: <u>A</u>	
<b>ZONING</b>	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements	
	<input checked="" type="checkbox"/> Zoning Change: <u>from CA to PR (5U/A)</u>	
	Proposed Zoning _____	
	<input type="checkbox"/> Plan Amendment Change: _____	
Proposed Plan Designation(s) _____		
<b>Single Family Residentail</b> <u>5 U/A</u>		
<input checked="" type="checkbox"/> Proposed Property Use (specify) _____	Proposed Density (units/acre) _____	Previous Rezoning Requests _____
<input type="checkbox"/> Other (specify): _____		

<b>STAFF USE ONLY</b>	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>FEE 1:</b>	<b>TOTAL:</b>
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study	<b>FEE 3:</b>	
		600.00	600.00

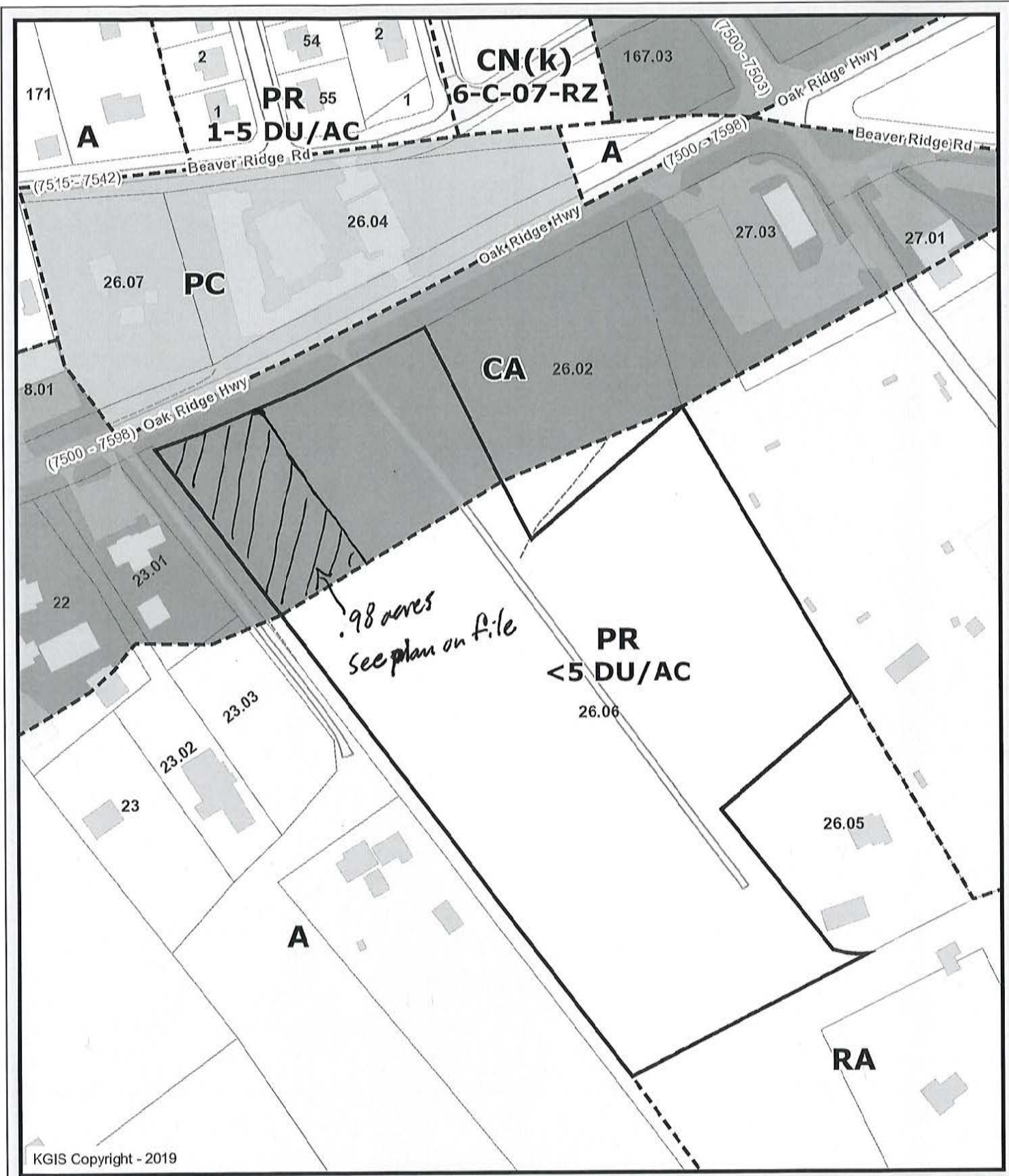
## AUTHORIZATION



10/25/2019  
 Staff Signature Please Print Date



10/24/19  
 Applicant Signature Please Print Date



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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/25/2019 at 2:54:42 PM



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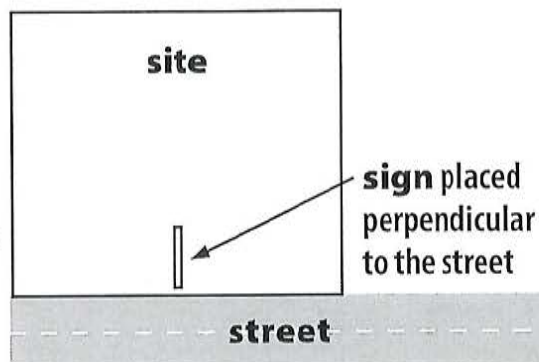
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

Nov 27th and Dec 13th  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Wahis A. Rghebi*

Printed Name: Wahis A. Rghebi

Phone: 865-694-7756 Email: wrghebi@sengconsultants.com

Date: 10-25-19

File Number: 13-B-19-RZ