

REZONING REPORT

▶ **FILE #:** 2-C-19-RZ

AGENDA ITEM #: 26

AGENDA DATE: 2/14/2019

▶ **APPLICANT:** JOHN G. MOORE III

OWNER(S): Steve Stormer

TAX ID NUMBER: 120 E D 007

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7100 Deane Hill Dr

▶ **LOCATION:** South of Deane Hill Dr. and Cheshire Dr.

▶ **APPX. SIZE OF TRACT:** 2.85 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Accessed via Deane Hill Dr., a major collector with 50' of right-of way and 20' of pavement.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** PUD - 14 condos

DENSITY PROPOSED: 5.9

EXTENSION OF ZONE: Yes - RP-1 to the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single Family Residential / R-1 (Low Density Residential District)

South: Single Family Residential / R-1 (Low Density Residential District)

East: Multi-Family Residential / RP-1 (Planned Residential Districts)

West: Rural Residential and Multi-Family Residential / R-1 (Low Density Residential District) & RP-1 (Planned Residential Districts)

NEIGHBORHOOD CONTEXT: Single Family & Multi-Family Residential Neighborhood

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density up to 5.9 du/acre.**

The requested RP-1 (Planned Residential) zoning at a density of up to 5.9 du/ac is compatible with the area. RP-1 zone requires a public review of a development plan at a future Planning Commission meeting that will address site development issues such as access.

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 surrounding properties located between Deane Hill Drive and the railroad line have been transitioning from R-1 to RP-1 zoning with a maximum density of up to 6 du/acre. This transition is likely due to population growth and demand for a mix of residential housing types in the area.
2. The proposed RP-1 up to 5.9 du/ac residential zoning is consistent with the development pattern of the surrounding area.
3. The RP-1 zone requires a development plan prior to construction. This will provide the opportunity for staff to review the plan and address issues such as topography, traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at a future Planning Commission meeting.

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

1. RP-1 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. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of a development plan.

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. Public water and sanitary sewer utilities are available to serve the site.
2. A density of 5.9 du/acres on 2.85 acres would generate a maximum of 17 total units.
3. RP-1 zoning at 5.9 du/acres is equal to the surrounding development density and should have minimal impact on adjacent properties.
4. Aligning access for this development with Cheshire Drive has been requested by Knoxville-Knox County Planning staff to the applicant.

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 West City Sector Plan and City One Year Plan proposes LDR (Low Density Residential) which allows a maximum of 6 du/acre.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

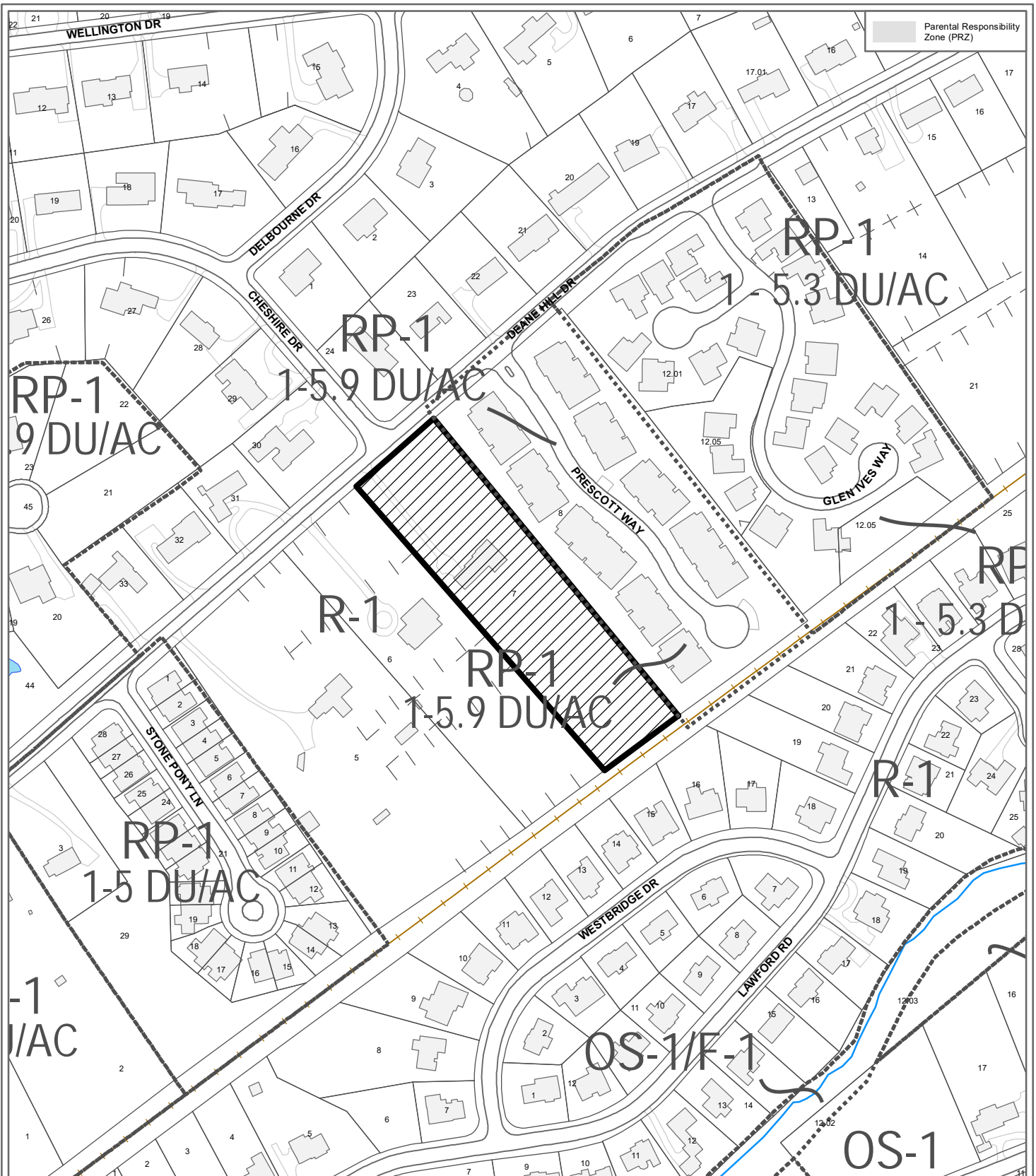
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, ages 5-18 years)

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

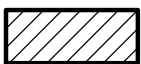
- School-age population (ages 5–18) is estimated using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out 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 Knoxville City Council for action on 3/12/2019 and 3/26/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



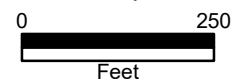
**2-C-19-RZ
REZONING**

From: R-1 (Low Density Residential)
To: RP-1 (Planned Residential)



Petitioner: John G. Moore III, John

Map No: 120
Jurisdiction: City



Original Print Date: 1/15/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



400 Main Street
Suite 403
Knoxville, TN 37902
P: 865.215.2507
F: 865.215.2237

Addressing Department Review and Comments

File #: 2-C-19-RZ
Tax Parcel ID: 120ED007
Subdivision:
Owner/Applicant: John G Moore III
Surveyor:
Company:
Email: john@southeastinvestments.com

Date Submitted:
Review Type:
Unit or Phase:

Office: 865 603 4785
Cell:
Fax:

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision of Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Denied, Pending Corrections
Needs to be named	If rezoning is approved	Pending
	If approved Private drives need to be named	Pending
If approved	Developer should contact the Post Office about centralized mail delivery at 865.769.9207.	
If approved	A site plan and/or floor plans may be required for addressing purposes.	
	Unresolved addressing issues may delay building permits. Surveyor should notify the owner.	
	Applicable addressing fee will apply to 5 or more lots, suites or units.	
Needs to be named	If 6 or more lots/houses, driveway must be named and a sign installed by creator of private ROW	

Comments may be modified based on new information from field review or other government agencies.

		Donna Hill (865.215.3872)	Review By
		donna.hill@knoxplanning.org	

Google Groups

File Number 2-C19-RZ

Bob Baker <bobbaker419@gmail.com>

Feb 6, 2019 3:57 PM

Posted in group: **Commission**

Dear Planning Commissioners:

I represent Cleveland Park subdivision which is immediately adjacent and east of Applicant John Moore's proposed Planned Residential subdivision request (File Number 2-C19-RZ) which is scheduled on the Preliminary Agenda of the Knoxville/Knox County Planning Commission Meeting February 14th, 2019.

On behalf of Cleveland Park I wish to state our opposition to the proposed zoning of this property from R-1 to RP-1 and not have this issue put on the consent agenda. I would also request five minutes during the formal meeting to address our concerns publicly.

Our opposition is based on the following: Building twelve new units with a road adjacent to the west side of Cleveland Park will make worse an already bad drainage problem that currently exists on land between Cleveland Park units and the proposed road. In addition, adding additional residential units whose only entrance and exit is Deane Hill Drive adds still more traffic to an already overcrowded and narrow road where at least one person was killed just this past Thanksgiving and many cars are observed going faster than the posted 40 mile-per-hour speed limit.

Please confirm via email that our objections have been registered.

Should the Commissioners deny opposition to the application for rezoning of the parcel, Cleveland Park would work closely with John Moore. There is a noticeable difference in grade between the two properties and since the exact boundary isn't determined, it would be important that we coordinate closely on grading, tree and undergrowth removal. We in Cleveland Park would want to be good neighbors.



Laura Edmonds <laura.edmonds@knoxplanning.org>

[MPC Comment] File Number 2-C19-RZ

1 message

Cherie Alley <cherie8650@comcast.net>

Mon, Feb 11, 2019 at 5:20 PM

Reply-To: cherie8650@comcast.net

To: commission@knoxplanning.org

Cc: Sharon Alley <alley1966@aol.com>, Anthony Edwards <awedwardssr@gmail.com>, nancylynn1973@comcast.net, Sara & Wally Madson <madwal@comcast.net>, Carrie Waltman <Carrie.Waltman@associa.us>

February 11, 2019

Dear Members of the Planning Commission:

I write to you as the President of the Board of Directors of the Glen Ives Homeowners Association regarding the proposed revision of property on Deane Hill Drive from R-1 to RP-1 noted in John Moore's request ([File Number 2-C19-RZ](#)). Our subdivision is located on Deane Hill Drive.

On behalf of our Association, I wish to state our firm opposition to this change and to having this proposal placed upon the consent agenda for your February 14, 2019 meeting.

The reason for our opposition is that replacing 1 residential dwelling with 14 units is that of **traffic safety**.

Increasing the number of vehicles seeking to enter and exit onto Deane Hill Drive will worsen an already dire situation on this narrow roadway where crowding and excessive speed have recently claimed a life.

We respectfully request that Mr. Moore's request be tabled until a **thorough traffic study** of this very busy Deane Hill Drive has been completed by the appropriate department in the City of Knoxville.

I also request five minutes of your time for a member of our Association to address our concerns at your meeting.

Thank you for your consideration of our request.

For the Association,

Cherie Alley

Cherie Alley, President

Glen Ives Homeowners Association

524 Glen Ives Way

Knoxville, TN 37919

Tel.: 865.558.8225

Sent from my iPad

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This message was directed to commission@knoxmpc.org



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: John G. Moore III
Date Filed: 12/27/2018 Meeting Date: 2/14/2019
Application Accepted by: M. Payne
Fee Amount: 600⁰⁰/₁₀₀ File Number: Rezoning 2-C-19-RZ
Fee Amount: # File Number: Plan Amendment #

PROPERTY INFORMATION

Address: 7100 Deane Hill Drive
General Location: off Deane Hill Drive, Bearden
1/2 Deane Hill Dr @ Chesire Dr
Parcel ID Number(s): 120ED007
Tract Size: 2.85 acres
Existing Land Use: rural residential
Planning Sector: West City
Growth Policy Plan: City
Census Tract: 44.04
Traffic Zone: 11B
Jurisdiction: City Council 2nd District
 County Commission _____ District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
Name: John G. Moore III
Company: _____
Address: 540 Stone Pony Lane
City: Knoxville State: TN Zip: 37919
Telephone: 865-603-4785
Fax: _____
E-mail: john@southeastinvestments.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: John G. Moore III
Company: _____
Address: 540 Stone Pony Lane
City: Knoxville State: TN Zip: 37919
Telephone: 865-603-4785
Fax: _____
E-mail: john@southeastinvestments.com

Requested Change

REZONING

FROM: rural residential - R1
TO: multi Family - RPI

PLAN AMENDMENT

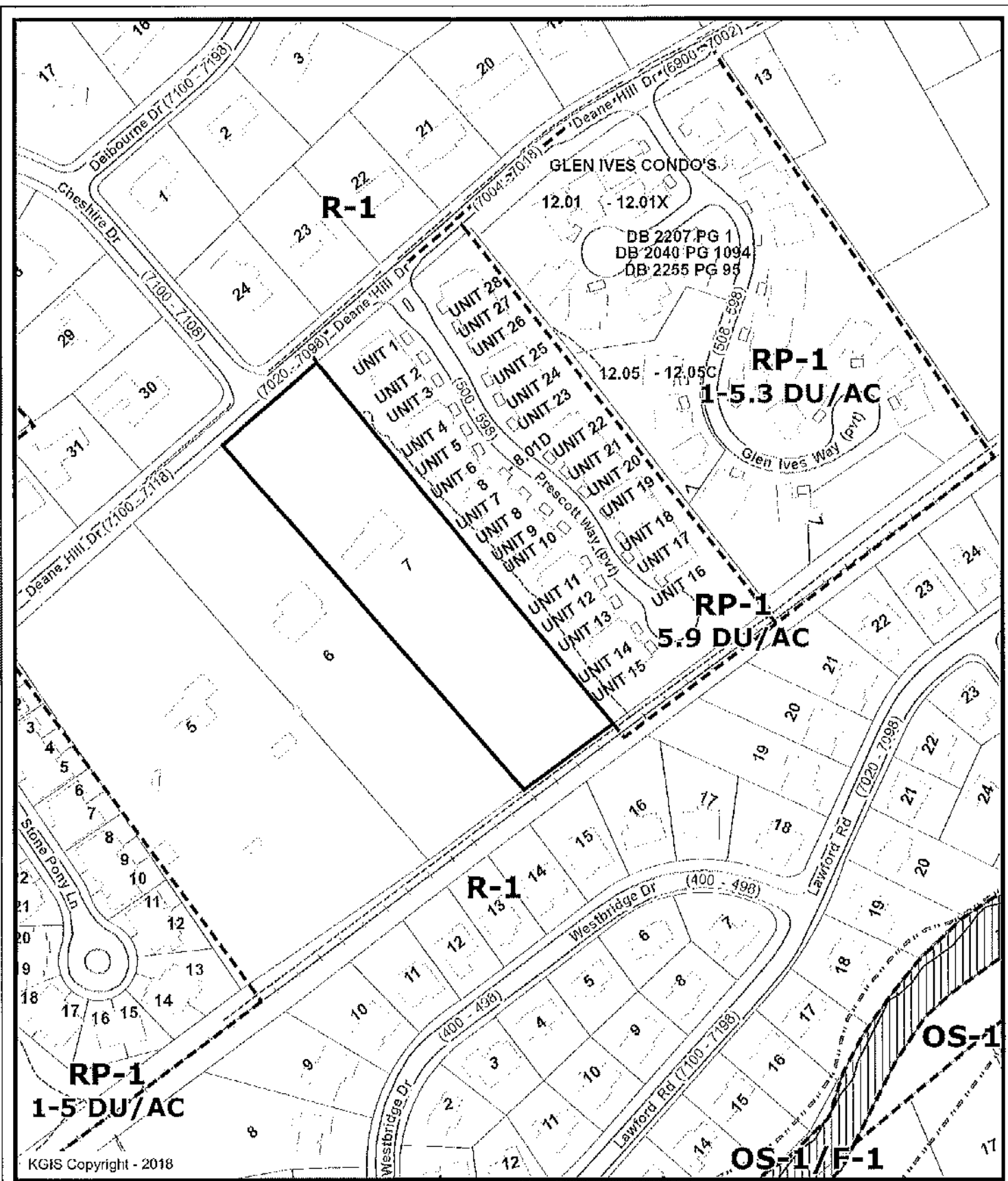
One Year Plan _____ Sector Plan
FROM: #
TO: #

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: John G. Moore III
Company: _____
Address: 540 Stone Pony Lane
City: Knoxville State: TN Zip: 37919
Telephone: 865-603-4785
E-mail: john@southeastinvestments.com

PROPOSED USE OF PROPERTY

PUD - 14 condos
Density Proposed 5.9 Units/Acre
Previous Rezoning Requests: N/A

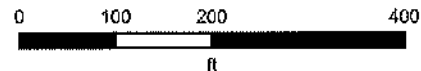


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Letter Portrait



Printed: 12/27/2018 at 12:30:33 PM



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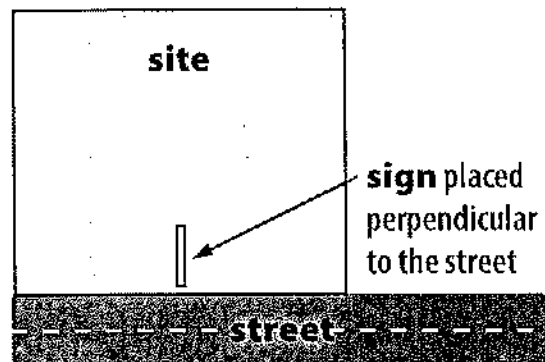
REQUIRED SIGN POSTING AGREEMENT

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 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:

1/31/2019 and 2/15/2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Handwritten Signature]

Printed Name: John Moore

Phone: 865-603-4785 Email: john@southeastinvestments.com

Date: 12-27-18

MPC File Number: 2-C-19-RZ