

REZONING REPORT

▶ **FILE #:** 7-D-19-RZ

AGENDA ITEM #: 31

AGENDA DATE: 7/11/2019

▶ **APPLICANT:** PRIMOS LAND COMPANY, LLC

OWNER(S): Primos Land Company, LLC

TAX ID NUMBER: 79 05504

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3321 Hazelnut Ln

▶ **LOCATION:** Northwest side of Schaad Road at Hazelnut Lane.

▶ **APPX. SIZE OF TRACT:** 10.48 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Schaad Road, a minor arterial, with a pavement widths of 32.3' feet and a right-of-way width of 112' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Single Family Residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: No.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, rural residential - A (Agricultural)

South: Agriculture/forestry/vacant - A (Agricultural)

East: Agriculture/forestry/vacant, single family residential - A (Agricultural)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is along the recently improved Schaad Road, with pedestrian connectivity/sidewalks extending up to the intersection with Oak Ridge Highway and is within the parental responsibility zone (PRZ) of Amherst Elementary School.

STAFF RECOMMENDATION:

▶ **RECOMMEND that Planning Commission APPROVE PR (Planned Residential) zoning up to 9 du/ac. (Applicant requested 5 du/ac)**

The Northwest County Sector Plan recommends MDR (Medium Density Residential) uses for this property. The range of density for MDR is 5 to 12 dwelling units per acre in Knox County. Staff recommends PR (Planned Residential) up to 9 du/ac since the area is near a commercial node and has pedestrian connectivity along Schaad Road to Amherst Elementary and up to the commercial node at the intersection with Oak Ridge

Highway. The site is also relatively flat and is within the Urban Growth Area of the Growth Policy Plan.

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 completion of the Schaad Road improvements provided pedestrian connectivity for the parcels with frontage along the road.
2. The Northwest County Sector is currently the most rapidly growing sector of Knox County.

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

1. The PR zone 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. The staff recommended PR density up to 9 du/acre will require review of a development plan by the planning commission, and if a maximum density up to 9 du/acre is proposed, then a traffic impact study would be required, since the trip generation would exceed the 750 average daily trips threshold.
2. Potential adverse effects will be addressed through the development plan 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 Northwest County Sector Plan reflects MDR (Medium Density Residential) for this property because of the pedestrian connectivity along Schaad Road and the proximity to a commercial node and Amherst Elementary.
2. The site is also relatively flat and provides for a greater opportunity for medium density residential uses than the steeper topography in the vicinity.
3. The staff recommended density of PR up to 9 du/ac is consistent with the MDR designation of the land use plan and is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 574 (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.

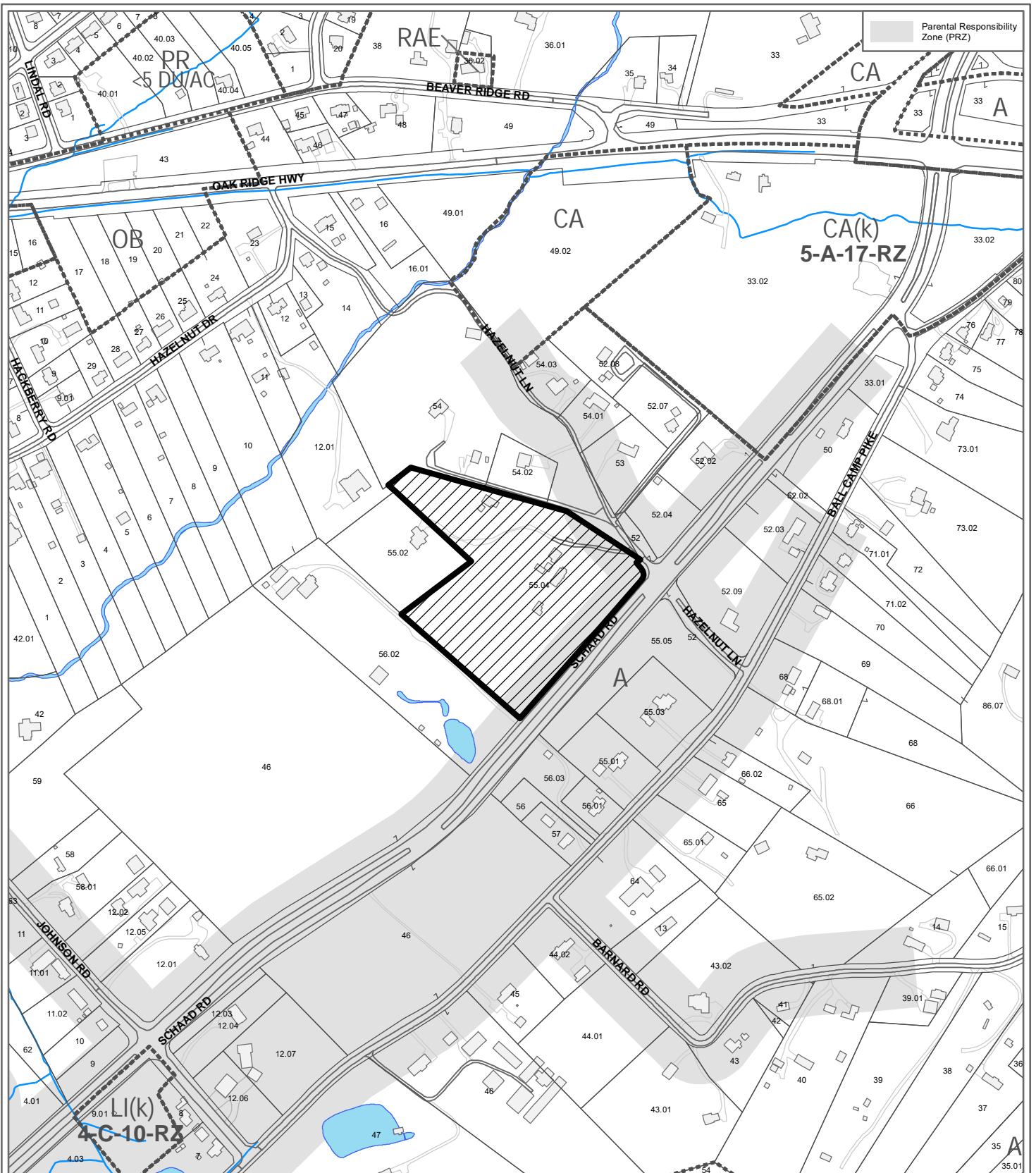
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Amherst 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 8/26/2019. 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.



**7-D-19-RZ
REZONING**

From: A (Agricultural)

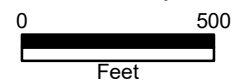
To: PR (Planned Residential)



Petitioner: Primos Land Company, LLC

Map No: 79

Jurisdiction: County



Original Print Date: 6/18/2019

Revised:

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

REZONING **PLAN AMENDMENT**



Name of Applicant: Primos Land Company, LLC

Date Filed: 5/14/19 Meeting Date: 7/11/19

Application Accepted by: Jama Reed

Fee Amount: \$1,124.00 File Number: Rezoning 7-D-19-RZ

Fee Amount: _____ File Number: Plan Amendment _____

PROPERTY INFORMATION

Address: 3321 Hazelnut LN.
 General Location: NW 1/4 School rd & Hazelnut Lane

Parcel ID Number(s): 079/05504

Tract Size: 10.48 Acres

Existing Land Use: Residential Vacant

Planning Sector: Northwest County (MDR)

Growth Policy Plan: Urban Growth

Census Tract: 46.07

Traffic Zone: 212

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Josh Sanderson

Company: Primos Land Co. LLC

Address: 4909 Ball Rd

City: KNOXVILLE State: TN Zip: 37731

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: josh@primosco.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: WANIS A. Rghebi

Company: SEC, LLC

Address: 4909 Ball Rd.

City: KNOXVILLE State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: Wrghebi@secconsultants.com

Requested Change

REZONING

FROM: Ag

TO: PR

PLAN AMENDMENT

One Year Plan Sector Plan

FROM: Ag

TO: PR

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: Wanis Rghebi

PLEASE PRINT

Name: WANIS A. Rghebi

Company: SEC, LLC

Address: 4909 Ball Rd

City: KNOXVILLE State: TN Zip: 37931

Telephone: 865-694-7756

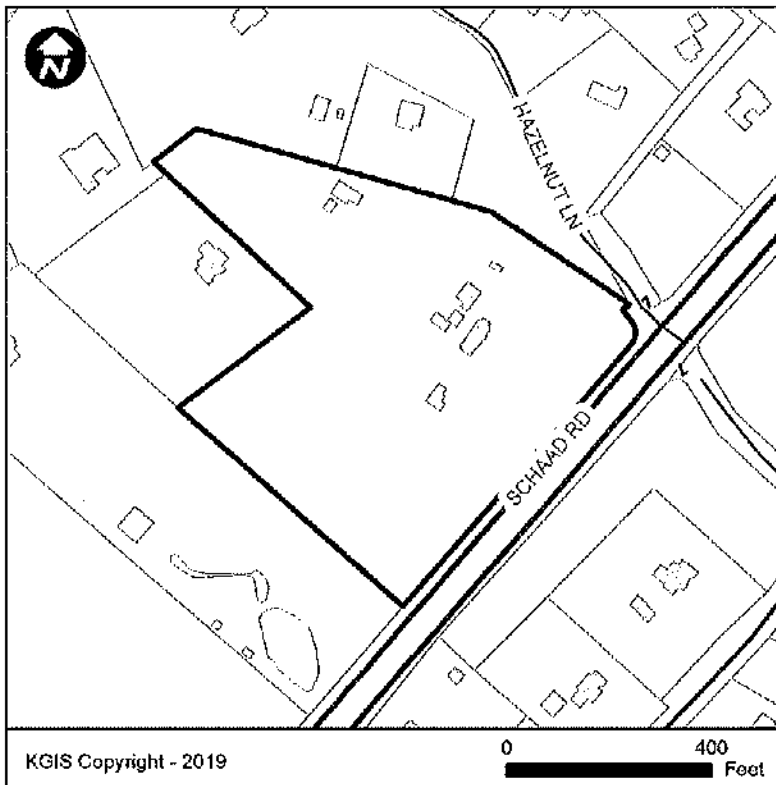
E-mail: 865-693-9699

PROPOSED USE OF PROPERTY

Single Family Residential

Density Proposed 5 Units/Acre

Previous Rezoning Requests: None

Parcel 079 05504 - Property Map and Details Report

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0 400
Feet**Property Information**

Parcel ID: 079 05504
 Location Address: 3321 HAZELNUT LN
 CLT Map: 79
 Insert:
 Group:
 Condo Letter:
 Parcel: 55.04
 Parcel Type:
 District: E6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 10.48
 Calc. Acreage: 0
 Recorded Plat: 20121108 - 0030701
 Recorded Deed: 20160222 - 0048588
 Deed Type: Deed:Full Coven
 Deed Date: 2/22/2016

Address Information

Site Address: 3321 HAZELNUT LN
 KNOXVILLE - 37931
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

PRIMOS LAND COMPANY LLC
 4909 BALL RD
 KNOXVILLE, TN 37931

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 46.07
 Planning Sector: Northwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 70E
 Voting Location: Amherst Elementary School
 5101 SCHAAD RD
 TN State House: 89 Justin Lafferty
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Brad Anders

School Zones

Elementary: AMHERST ELEMENTARY
 Intermediate:
 Middle: KARNS MIDDLE
 High: KARNS HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:

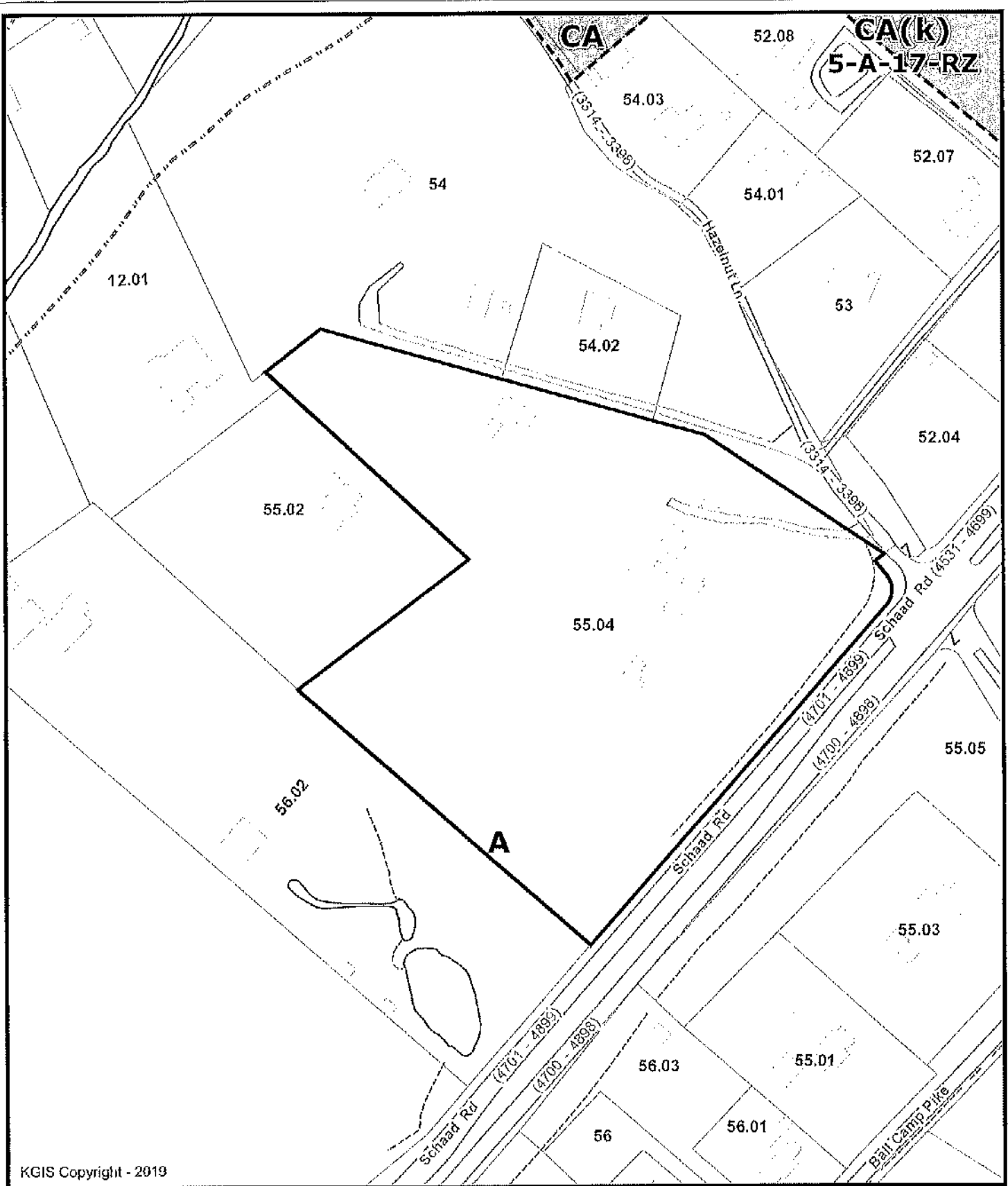
School Board: 6 Terry Hill

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Fee of 1124.00

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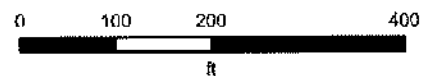
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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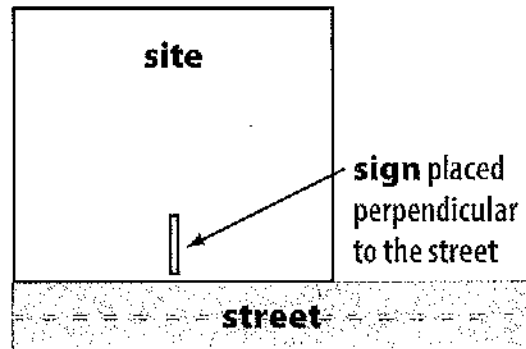
REQUIRED SIGN POSTING AGREEMENT

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 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:

June 26 and July 12
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Wanis A. Rshedi

Printed Name: WANIS A. Rshedi

Phone: 865-694-7756 Email: _____

Date: 5/14/19

File Number: 7-D-19-RZ