

REZONING REPORT

▶ **FILE #:** 7-J-19-RZ

AGENDA ITEM #: 37

AGENDA DATE: 7/11/2019

▶ **APPLICANT:** SAAD ALANI

OWNER(S): Saad Alani

TAX ID NUMBER: 144 006

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 648 Fox Rd

▶ **LOCATION:** East side of Fox Road, north side of George Williams Road

▶ **APPX. SIZE OF TRACT:** 4.16 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: The site is currently accessed off of Fox Rd, a minor collector with a pavement width of 24 feet in a right-of-way that varies in width from 170 feet to 200 feet. The property also borders George Williams Rd, a major collector with a 24-foot pavement width and a right-of-way that varies in width from 77 feet to 112 feet.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

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

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: n/a

HISTORY OF ZONING: None for this property. However, land was rezoned from Agricultural to RP (Planned Residential) across Fox Rd and across George Williams Rd.

SURROUNDING LAND USE AND ZONING: North: SFR (Single Family Residential) - PR (Planned Residential, density 1-3 ac) and OS-1 (Open Space) around I-140

South: SFR (Single Family Residential) - PR (Planned Residential, density 1-3 ac)

East: SFR (Single Family Residential) - PR (Planned Residential, density 1-3 ac)

West: RR (Rural Residential) - RA (Low Density Residential Zone)

NEIGHBORHOOD CONTEXT: The site is bordered by several self-contained cul-de-sac developments with no connectivity to each other or to main roads. These are planned residential areas with densities ranging from 1.86 du/ac to 3 du/ac.

STAFF RECOMMENDATION:

▶ **Staff recommends approval of PR (Planned Residential) zoning with up to 3 du/ac. (The applicant**

requested 5 du/ac.)

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 of the Growth Policy Plan outside of city limits.
2. This property is bordered by three planned residential developments:
 - The Fox Creek neighborhood to the northwest has 143 units on 76.51 acres, a density of 1.86 du/ac.
 - The Fox Landing neighborhood to the southeast has 30 units on 10 acres, a density of 3 du/ac.
 - The Fox Vue neighborhood to the northeast (across I-40) has 41 units on 14.3 acres, a density of 2.86 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. 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 AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. PR is consistent with surrounding RA and PR residential zoning with single family housing. The surrounding planned residential developments vary in density from 1.86 du/ac to 3 du/ac, and the RA zone to the west has 1 acre lots and larger with single family detached homes. The applicant is requesting 5 du/ac, but staff believes 3 du/ac is more appropriate.
2. PR zoning with up to 5 du/ac is compatible with the existing LDR (Low Density Residential) sector plan designation and any impacts would be addressed during the use on review process.
3. This property has been designated by FEMA as Flood Zone X.
4. The northwestern corner of the property is in the Hillside and Ridgetop Protection Area, which offers guidelines for development in planned zone districts.

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 proposed amendment is consistent with and not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 237 (average daily vehicle trips)

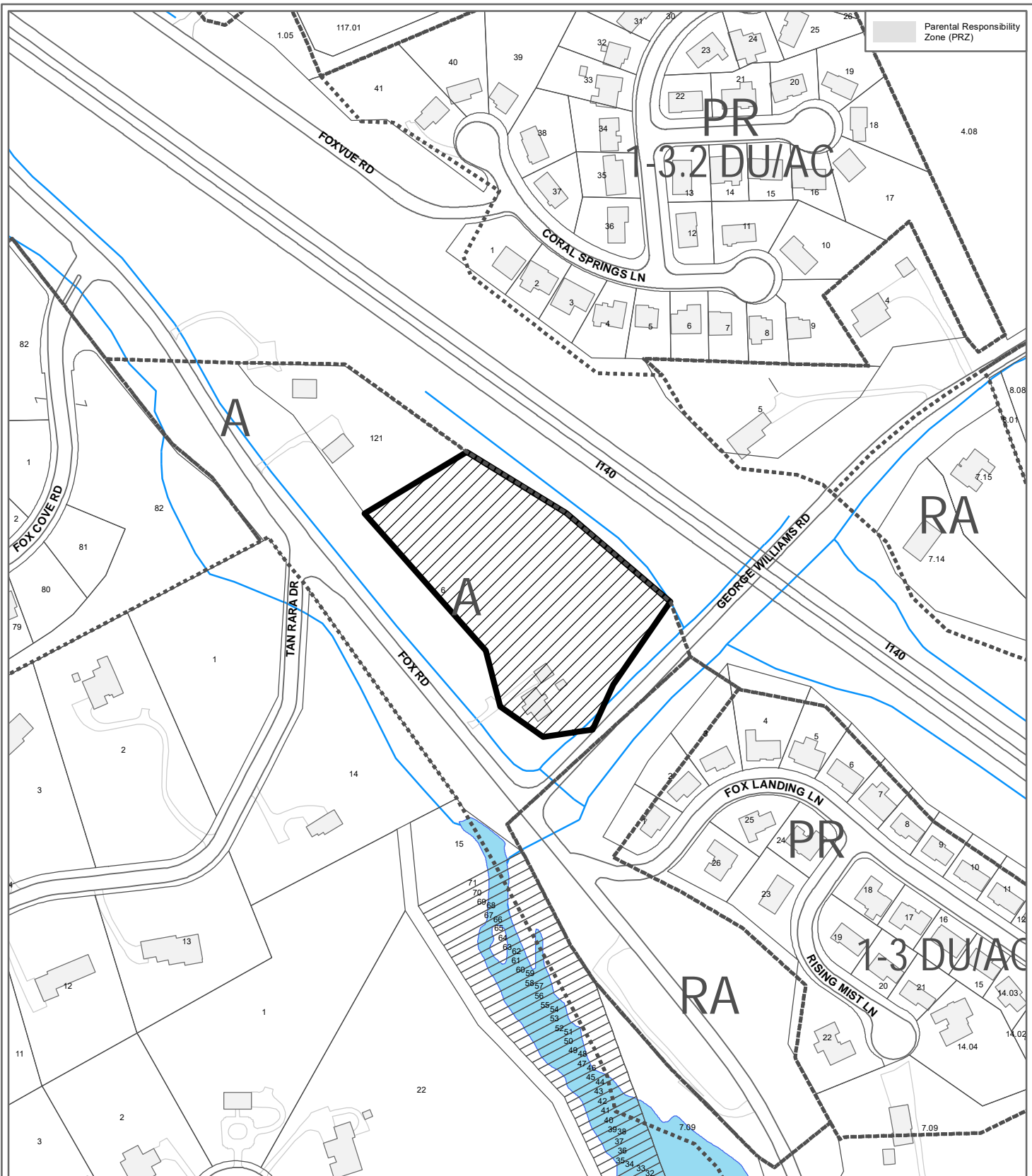
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 8 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Farragut 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 Knoxville City Council for action on 8/13/2019 and 8/27/2019. 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 County.



**7-J-19-RZ
REZONING**

From: A (Agricultural)

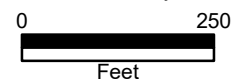
To: PR (Planned Residential)



Petitioner: Alani, Saad

Map No: 144

Jurisdiction: County



Original Print Date: 6/18/2019

Revised:

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

REZONING

PLAN AMENDMENT

Name of Applicant: Saad Alani

Date Filed: 5/23/2019 Meeting Date: 7/11/2019

Application Accepted by: M Payne

Fee Amount: 600.00 File Number: Rezoning 7-J-19-RZ

Fee Amount: # File Number: Plan Amendment #

PROPERTY INFORMATION

Address: 648 Fox Rd
General Location: 5/8 Fox Rd 1/8 George Williams Rd

Parcel ID Number(s): 1A4 006

Tract Size: 4.16 ac +/-

Existing Land Use: Vacant

Planning Sector: Southwest County - HDR

Growth Policy Plan: Planned

Census Tract: 57.06

Traffic Zone: 171

Jurisdiction: City Council _____ District
 County Commission 3rd District

**Requested Change
REZONING**

FROM: A

TO: PR 5 du/ac

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: #

TO: #

PROPOSED USE OF PROPERTY
Residential Development

Density Proposed 5 Units/Acre

Previous Rezoning Requests: N/A

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: Saad Alani

Company: _____

Address: 1333 Feather Rose Ln X

City: Knoxville State: TN Zip: 37923

Telephone: 865 548 3105

Fax: _____

E-mail: SaadKasim@yahoo.co.uk

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Saad Alani

Company: _____

Address: 1333 Feather Rose Ln X

City: Knoxville State: TN Zip: 37923 X

Telephone: 865 548 3105

Fax: _____

E-mail: SaadKasim@yahoo.co.uk

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: Saad Alani

Company: _____

Address: Same As above X

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

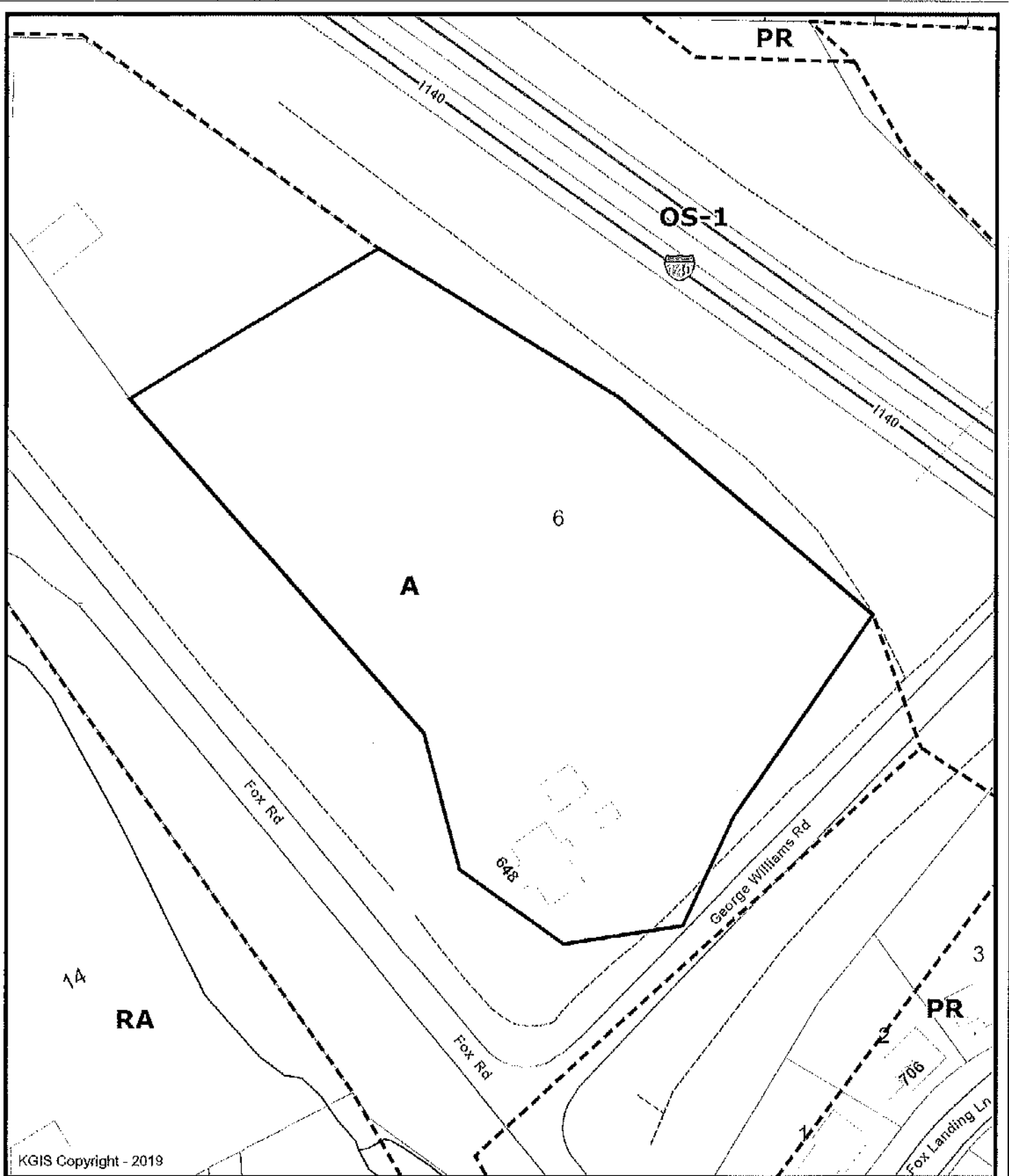
NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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Saad Alani & Halah Alani	1333 Feather Rose Ln.	Knoxville		TN 37923		✓
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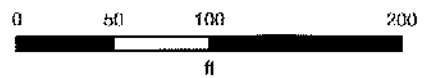
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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