

REZONING REPORT

▶ **FILE #:** 6-D-19-RZ

AGENDA ITEM #: 24

AGENDA DATE: 6/13/2019

▶ **APPLICANT:** NMI RESIDENTIAL INVESTMENTS, LLC
 OWNER(S): Jim Harrison / NMI Residential Investments, LLC

TAX ID NUMBER: 154 F F 021 154 09804 (PART OF) [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 Chimney Top Ln

▶ **LOCATION:** North Side of Clingmans Dome Drive, North of Mystic Street

▶ **APPX. SIZE OF TRACT:** 0.75 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: City

ACCESSIBILITY: Access is via Mystic Street, a local street with a pavement width of 24' feet and a right-of-way width of 50' feet. Access is also via Clingmans Dome Drive, a local street, with a pavement width of 25' feet and a right-of-way width of 51' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT ZONING:** OS-2 (Open Space)

▶ **ZONING REQUESTED:** TC-1 (Town Center)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential lots

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Rezoning request from OS-2 to TC-1 was withdrawn in 2012 (7-D-12-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land, detached residential / OS-2 (Open Space) & TC-1 (Town Center)

South: Attached and detached residential / TC-1 (Town Center)

East: Vacant land / TC-1 (Town Center)

West: Detached residential / TC-1 (Town Center)

NEIGHBORHOOD CONTEXT: The Beau Monde Subdivision is the residential neighborhood within the Northshore Town Center mixed use development. The neighborhood is developed with a mix of detached and attached residential units and the commercial portion of the town center is developed with a mix of office and commercial uses, and an apartment complex and an elementary school.

STAFF RECOMMENDATION:

▶ **POSTPONE** the request until the July 11, 2019 meeting as requested by the applicant.

COMMENTS:

This request is to rezone a portion of the land dedicated for open space for the Beau Monde neighborhood from OS-2 to TC-1 with the intent of creating new detached residential lots along the northeast side of Clingsman Dome Dr, consistent with the larger lots to the north on Clingsman Dome Dr. The Beau Monde subdivision is zoned TC-1, the same as the entire Northshore Town Center development when it was originally approved in 2001, however, the TND-1 development standards are used for the residential neighborhood. The TND-1 standards require that 15% of the land, excluding roads, be dedicated for open space and used for recreation, conservation and beautification. Of this, 7.5% of the open space must be for parks, greens and squares.

The applicant does not need to show that the open space requirements can still be met as part of this application because the TC-1 zone allows parks and the previously approved park plan can be constructed in the TC-1 or OS-2 zone. However, in order to create residential lots on this property the applicant must submit a Concept Plan to show the lot layout and a Use On Review application for the Planning Commission to consider an amendment to the previously approved development plan for the Beau Monde neighborhood that shows the modification of the open space plan and confirms that the open space requirements are still being met.

ESTIMATED TRAFFIC IMPACT: 66 (average daily vehicle trips)

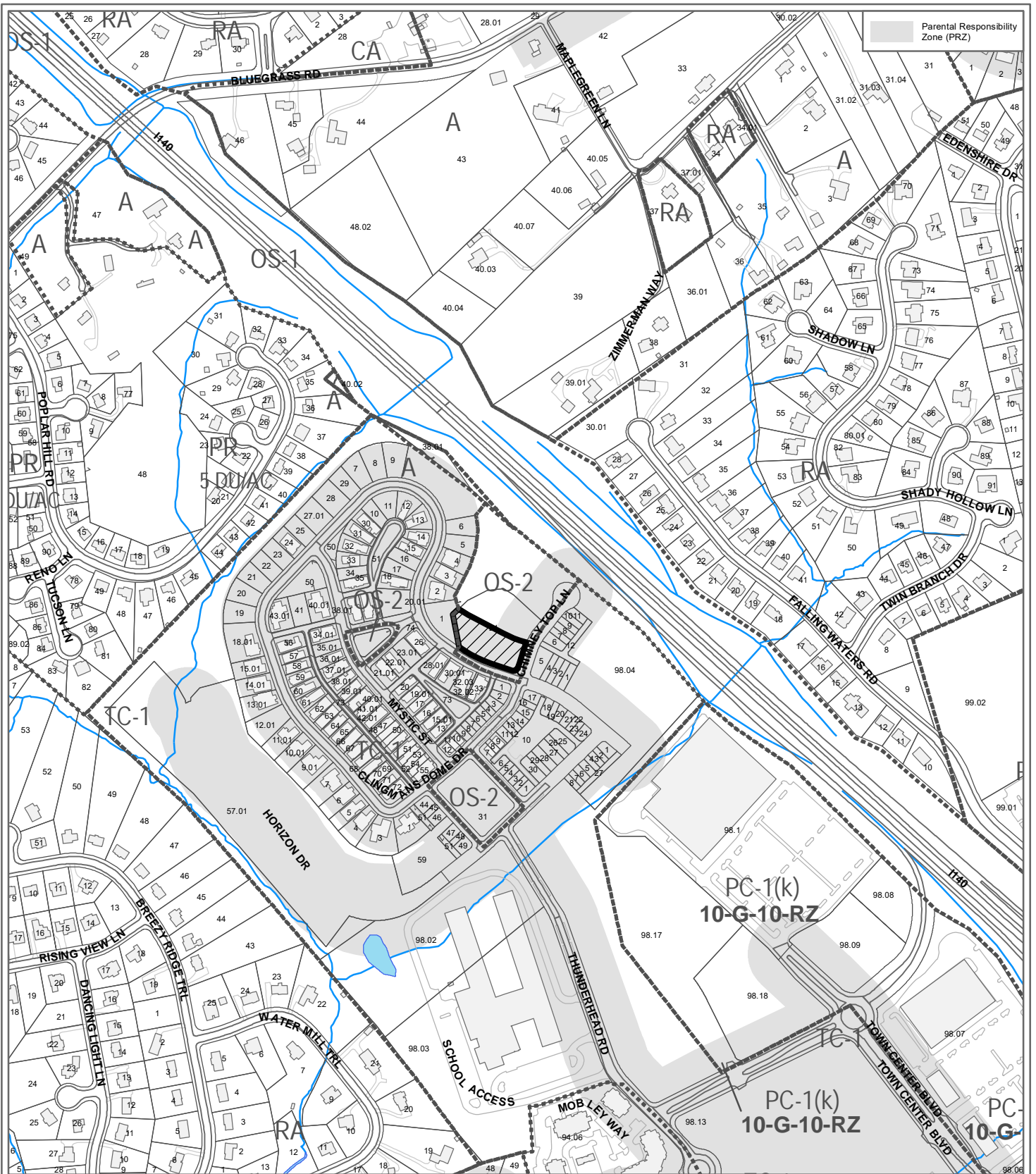
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Northshore Elementary, West Valley Middle, and Bearden 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 7/16/2019 and 7/30/2019. 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.



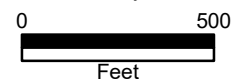
**6-D-19-RZ
REZONING**

From: OS-2 (Open Space)
To: TC-1 (Town Center)

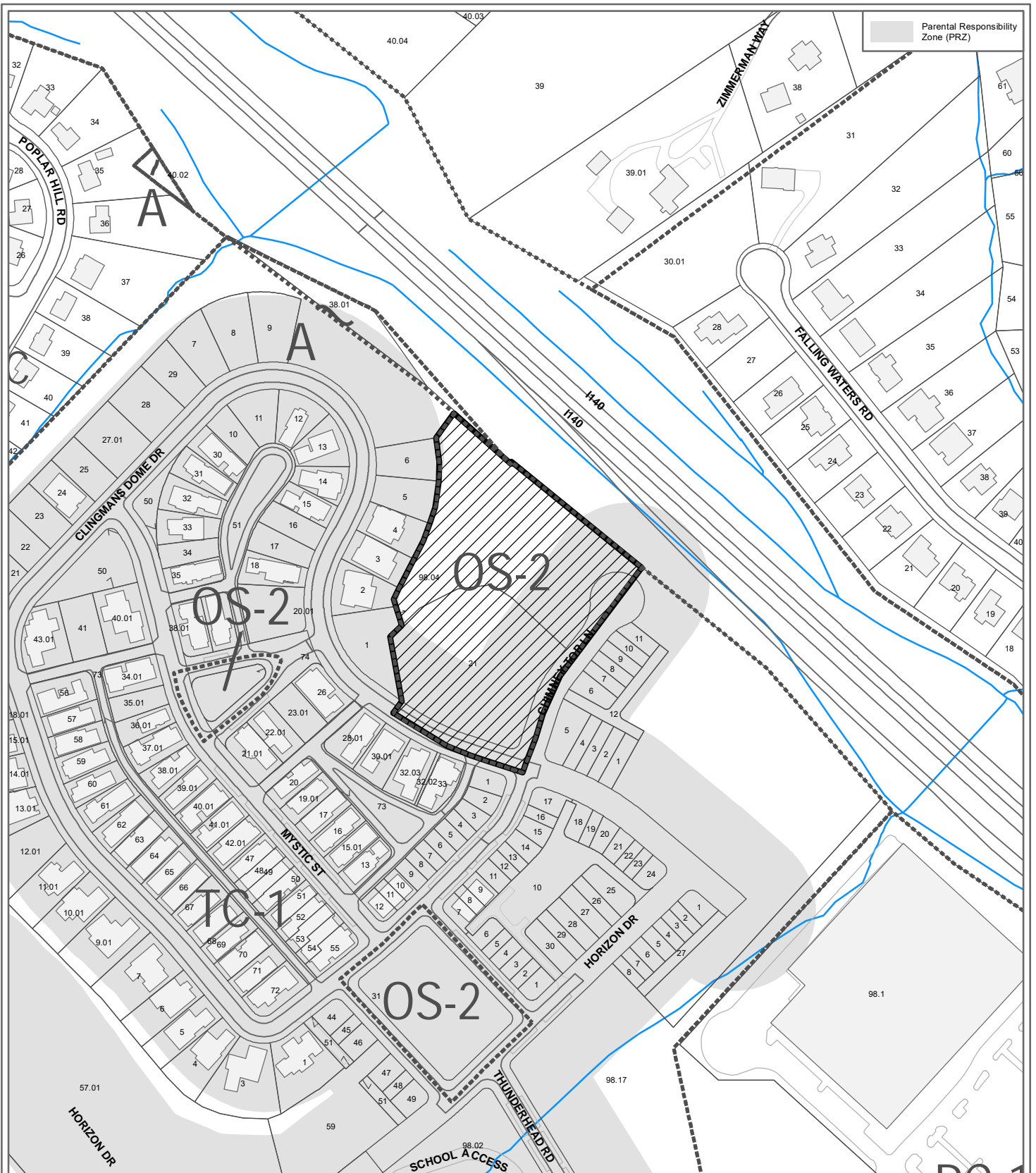


Petitioner: NMI Residential Investments, LLC

Map No: 154
Jurisdiction: City



Original Print Date: 5/16/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



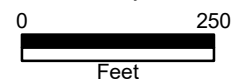
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From: OS-2 (Open Space)
To: TC-1 (Town Center)

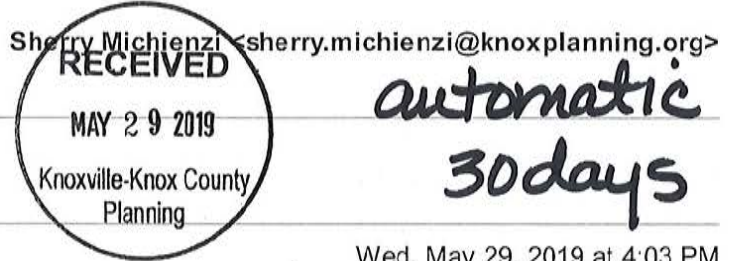


Petitioner: NMI Residential Investments, LLC

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Original Print Date: 5/16/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



6-SA-19-C and 6-D-19-RZ

1 message

Mike Reynolds <mike.reynolds@knoxplanning.org>

Wed, May 29, 2019 at 4:03 PM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

Cc: Amy Brooks <amy.brooks@knoxplanning.org>

Postponement request for two separate applications, 6-SA-19-C and 6-D-19-RZ, until the July 11, 2019 Planning Commission meeting.

----- Forwarded message -----

From: **Ryan Estabrooks** <ryan@site-incorporated.com>

Date: Wed, May 29, 2019 at 3:45 PM

Subject: RE: NTC - Review

To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Cc: John Anderson <janderson@site-incorporated.com>, Grant Berry <gberry@site-incorporated.com>

Mike,

Thank you for reaching back out to us. We would like to postpone both cases 6-SA-19-C and 6-D-19-RZ a month.

Thanks,

Ryan M. Estabrooks, PE

SITE, Incorporated

10215 Technology Drive, Suite 304

Knoxville, TN 37932

Phone: (865) 777-4160

Direct: (865) 777-4167

Fax: (865) 777-4189

From: Mike Reynolds [mailto:mike.reynolds@knoxplanning.org]

Sent: Wednesday, May 29, 2019 2:59 PM

To: Grant Berry <gberry@site-incorporated.com>; Ryan Estabrooks <ryan@site-incorporated.com>

Subject: Re: NTC - Review

REZONING **PLAN AMENDMENT**

Name of Applicant: NMI Residential Investments, LLC

Date Filed: 04/22/2019 Meeting Date: 06/13/2019

Application Accepted by: M Payne

Fee Amount: \$600.00 File Number: Rezoning 6-D-19-RZ

Fee Amount: # File Number: Plan Amendment #

PROPERTY INFORMATION

Address: North Quadrant of Clingmans Dome Dr & Chimney Top Ln.

General Location: Located in the residential portion of Northshore Town Center.

1/3 Clingmans Dome Dr over N Mystic St

Parcel ID Number(s): 154FF021 & (15409804 (pt of))

Tract Size: 0.75 Acres

Existing Land Use: AgForVac

Planning Sector: Southwest County

Growth Policy Plan: _____

Census Tract: 57.09

Traffic Zone: 233 (2000)

Jurisdiction: City Council 51 2 District
 County Commission _____ District

**Requested Change
REZONING**

FROM: OS-2

TO: TC-1

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: #

TO: #

PROPOSED USE OF PROPERTY

Single Family Residential

Density Proposed # Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Jim Harrison

Company: NMI Residential Investments, LLC

Address: 6312 Kingston Pike, Suite C

City: Knoxville State: TN Zip: 37919

Telephone: (865) 588-5171

Fax: (865) 588-6051

E-mail: jharrison@chmlc.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Ryan M. Estabrooks, P.E.

Company: SITE, Incorporated

Address: 10215 Technology Drive, Suite 304

City: Knoxville State: TN Zip: 37932

Telephone: (865) 777-4160

Fax: (865) 777-4189

E-mail: ryan@site-incorporated.com

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: Jim Harrison

PLEASE PRINT

Name: Jim Harrison

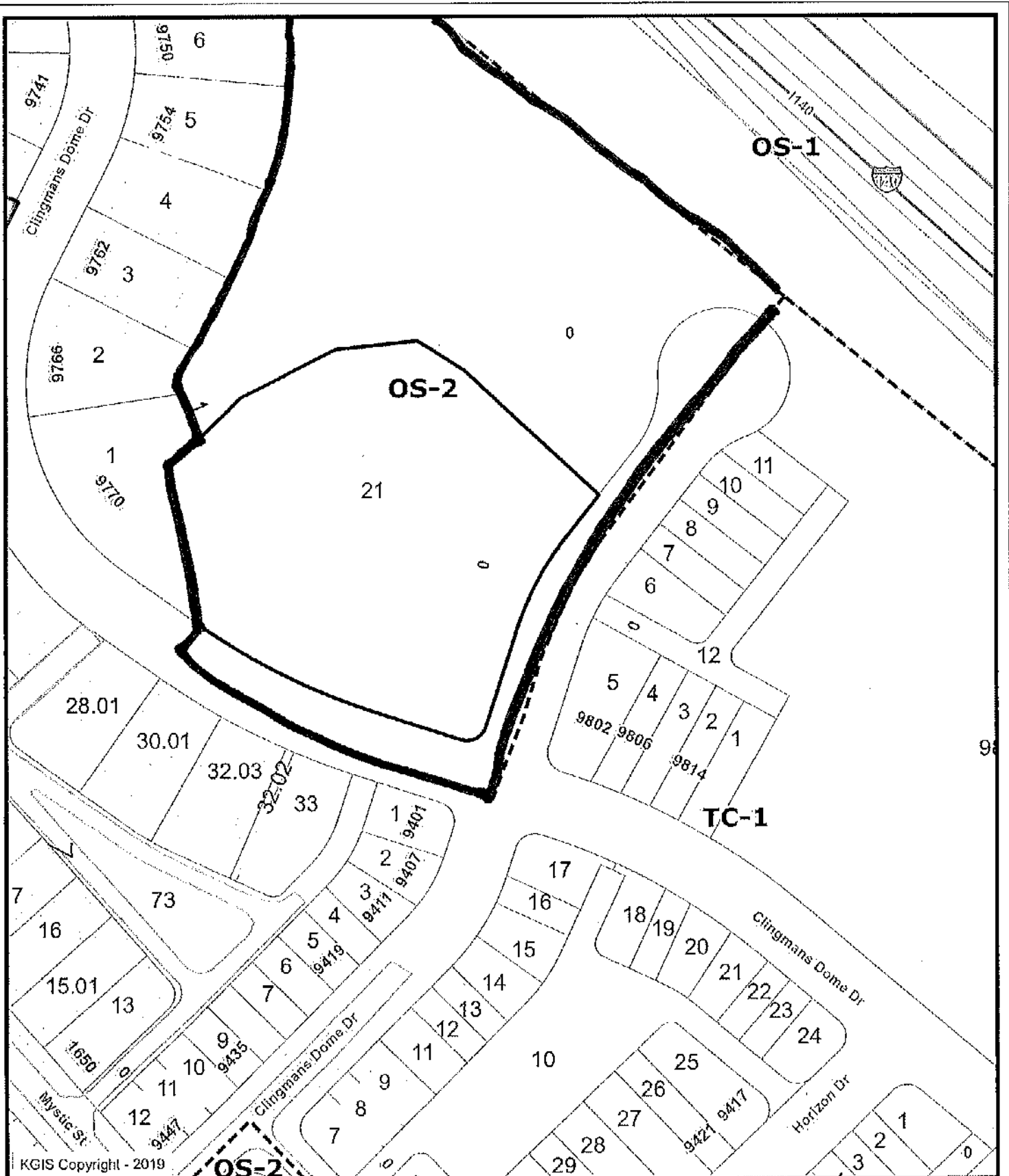
Company: NMI Residential Investments, LLC

Address: 6312 Kingston Pike, Suite C

City: Knoxville State: TN Zip: 37919

Telephone: (865) 588-5171

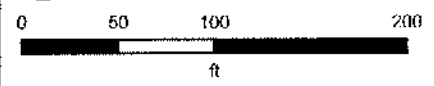
E-mail: jharrison@chmlc.com



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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System

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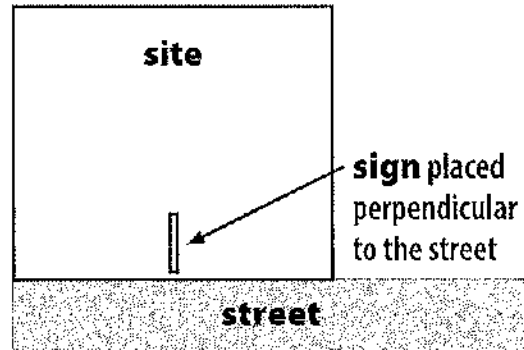
REQUIRED SIGN POSTING AGREEMENT

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:

5/29/19 and 6/14/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Ryan Estabrooks

Printed Name: Ryan Estabrooks

Phone: 865-777-4167 Email: ryan@site-incorporated.com

Date: 4/22/19

File Number: 6-D-19-RZ