

REZONING REPORT

▶ **FILE #:** 6-N-19-RZ

AGENDA ITEM #: 34

AGENDA DATE: 6/13/2019

▶ **APPLICANT:** **KINGS PROPERTIES & DEVELOPMENT, LLC**

OWNER(S): John King / King Properties & Associates, LLC

TAX ID NUMBER: 78 229

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 5704 Beaver Ridge Rd

▶ **LOCATION:** **South side of Beaver Ridge Road, South of Oak Ridge Highway, West of Stoneridge Drive, East of Tracy Way**

▶ **APPX. SIZE OF TRACT:** **1.23 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Beaver Ridge Road, a local street with a pavement width of 19.3' feet and right-of-way width of 50' feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Grassy Creek

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

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

▶ **EXISTING LAND USE:** **Residential**

▶ **PROPOSED USE:** **Residential subdivision**

DENSITY PROPOSED: **5 du/ac**

EXTENSION OF ZONE: Yes, extension of PR up to 5 du/ac to the east and south.

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: ROW - A (Agricultural)

South: Single family residential - PR (Planned Residential)

East: Single family residential - A (Agricultural)

West: Agricultural/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area abuts a single family residential neighborhood and is at the edge of the commercial corridor along Oak Ridge Highway in the Karns community.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 5 du/ac.**

Staff recommends approval of the requested PR (Planned Residential) zoning up to 5 du/ac, as an extension of the existing PR up to 5 du/ac zoning to the east and south. The request is also inline with the sector plan land use classification of LDR (Low Density Residential) and is within 200' feet of a large church and private school.

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 along the commercial corridor of Oak Ridge Highway.
2. The property is located within the Northwest County Sector, one of the most rapidly growing sectors.

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 AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. PR zoning is compatible with the existing LDR (Low Density Residential) sector plan designation.
2. The adjacent properties to the east and south are also zoned PR up to 5 du/ac.
3. The requested rezoning adjacent to a commercial corridor along Oak Ridge Highway and is within 200' feet of a private school and church, sidewalks are recommended to provide pedestrian connectivity to between the residential and non-residential uses.
4. Access to the site should be discussed with Knox County Engineering to allow proper ingress and egress from Beaver Ridge Rd or Stoneridge Dr that would not hinder existing traffic patterns.

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 request is consistent with and not in conflict with all other adopted plans.

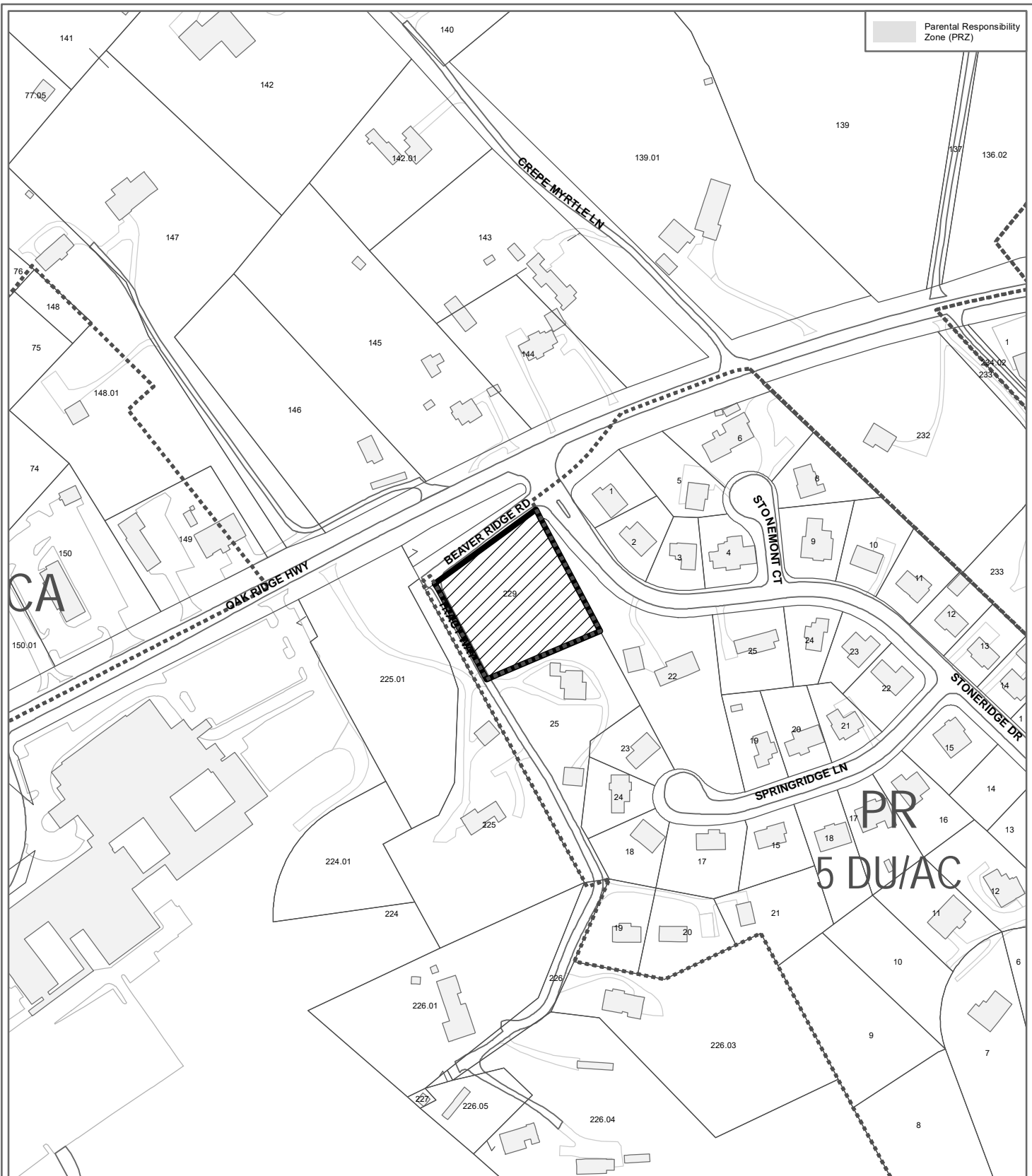
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (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.

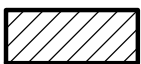
If approved, this item will be forwarded to Knox County Commission for action on 7/22/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**6-N-19-RZ
REZONING**

From: A (Agricultural)

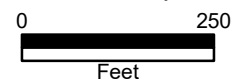
To: PR (Planned Residential)



Petitioner: Kings Properties & Development, LLC

Map No: 78

Jurisdiction: County



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

KNOXVILLE KNOX COUNTY
M P C
 METROPOLITAN
 P L A N N I N G
 C O M M I S S I O N
 T E N N E S S E E
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 8 6 5 • 2 1 5 • 2 5 0 0
 F A X • 2 1 5 • 2 0 8 8
 www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: KING PROPERTIES & DEVELOPMENT, LLC
 Date Filed: 4/29/19 Meeting Date: 6/13/19
 Application Accepted by: Jamae Reed
 Fee Amount: \$600 File Number: Rezoning 6-N-19-RZ
 Fee Amount: _____ File Number: Plan Amendment _____

PROPERTY INFORMATION
 Address: 5704 BEAVER RIDGE ROAD
 General Location: SOUTH SIDE OF BEAVER RIDGE ROAD
SOUTH OF INTERSECTION OF OAK RIDGE HWY & STONERIDGE DR
 Parcel ID Number(s): CLT 78
Parcel 229
 Tract Size: 1.23 Acres
 Existing Land Use: Residential
 Planning Sector: Northwest County
 Growth Policy Plan: Planned Growth
 Census Tract: 60.02
 Traffic Zone: 208
 Jurisdiction: City Council _____ District
 County Commission 6th District

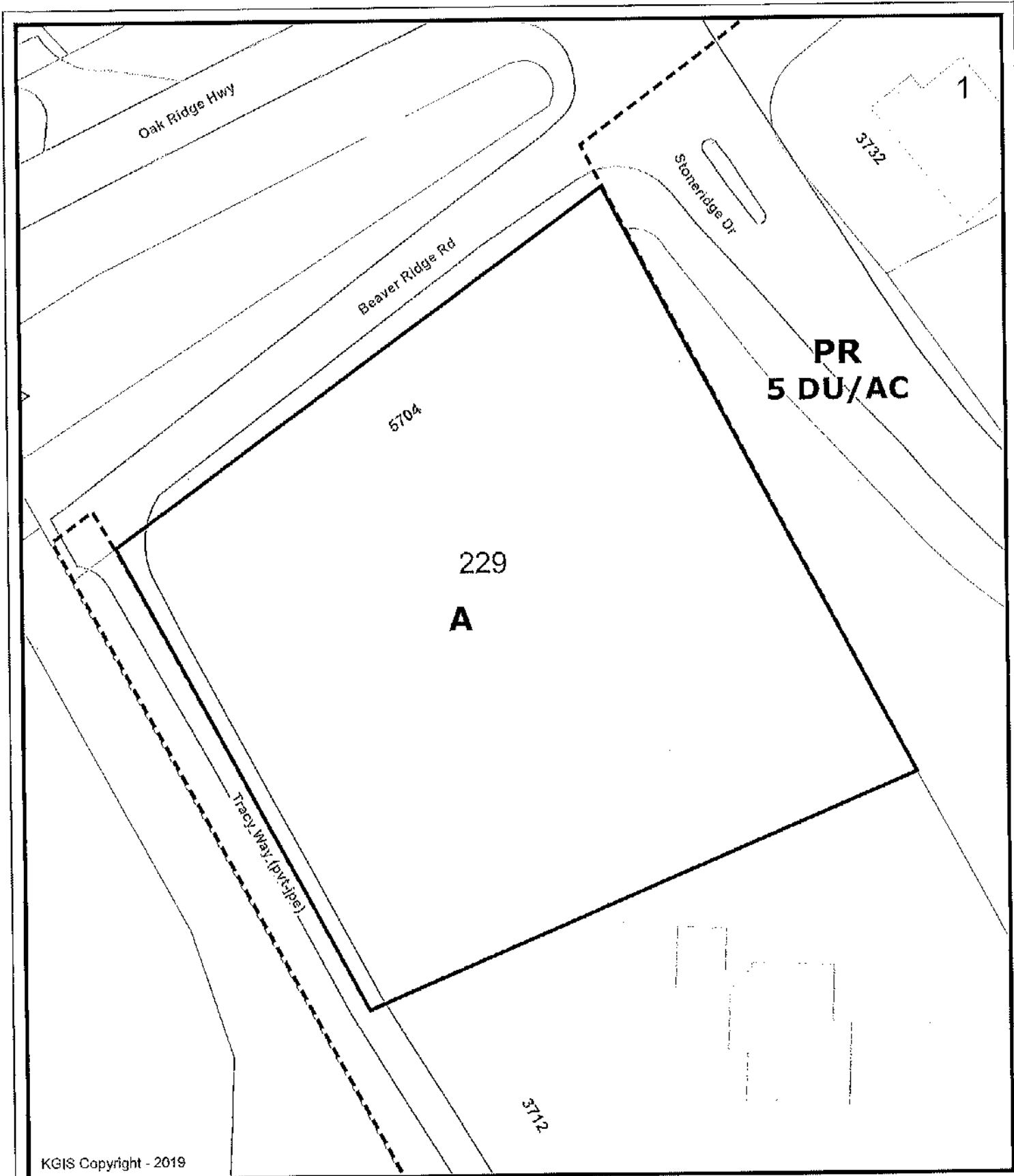
Requested Change
REZONING
 FROM: A
 TO: PR
PLAN AMENDMENT
 One Year Plan _____ Sector Plan
 FROM: _____
 TO: _____

PROPOSED USE OF PROPERTY
Residential Subdivision
 Density Proposed 5 Units/Acre
 Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**
 PLEASE PRINT
 Name: JOHN KING
 Company: KING PROPERTIES & DEVELOPMENT, LLC
 Address: 517 CALLAHAN DR, SUITE 103
 City: KNOXVILLE State: TN Zip: 37912
 Telephone: (865) 560-9401
 Fax: _____
 E-mail: jking@kingrealestateservices.com

APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: Garrett M. Tucker
 Company: Robert Campbell & Associates
 Address: 7523 Taggart Lane
 City: Knoxville State: TN Zip: 37938
 Telephone: (865) 947-5996
 Fax: (865) 947-7556
 E-mail: gtucker@rgc-a.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: [Signature]
 PLEASE PRINT
 Name: JOHN KING
 Company: KING PROPERTIES & DEVELOPMENT, LLC
 Address: SAME AS ABOVE
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____

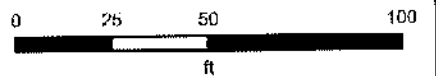


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Knoxville - Knox County - KUB Geographic Information System

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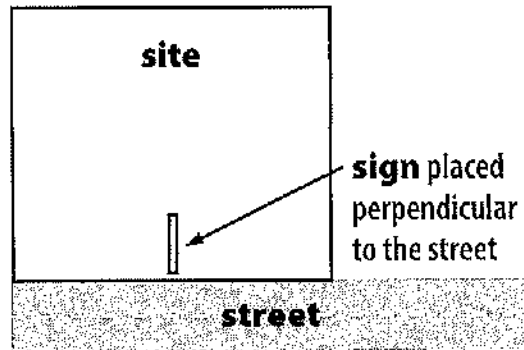
REQUIRED SIGN POSTING AGREEMENT

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:

May 29 and June 14
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Jane J. Campbell

Printed Name: Jane J. Campbell

Phone: 865-947-5996 Email: _____

Date: 4/29/19

File Number: 6-N-19-RZ