



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-E-19-RZ
5-B-19-SP

AGENDA ITEM #: 25
AGENDA DATE: 5/9/2019

▶ **APPLICANT:** STEVE MADDOX
OWNER(S): Maddox Companies

TAX ID NUMBER: 132 021 [View map on KGIS](#)

JURISDICTION: Commission District 3

STREET ADDRESS: 127 Triplett Lane

▶ **LOCATION:** West side of Triplett Lane, South of Kingston Pike

▶ **TRACT INFORMATION:** 5.1 acres.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Triplett Lane, a local street, with a pavement width of 22.3 feet within a right-of-way width of 50 feet. Access is also via Franklin Boulevard, a private street.

UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RA (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Rural residential

▶ **PROPOSED USE:** Residential

DENSITY PROPOSED: 7 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING:

HISTORY OF ZONING REQUESTS:

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Office - CA (General Business)
South: Single family residential - RAE (Exclusive Residential)
East: Rural residential / Agriculture/forestry/vacant - RAE (Exclusive Residential)
West: Public quasi-public / Single family residential - O-1 (Office, medical, and related services)

NEIGHBORHOOD CONTEXT: The area is adjacent to the commercial corridor along Kingston Pike, which consists of a mix of commercial, office and public uses. It is also near the

node of Pellissippi Parkway and Kingston Pike. The area to the south of the corridor consists primarily of single family residential neighborhoods.

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION #5-B-19-SP, amending the Southwest County Sector Plan to MDR (Medium Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)**

This site is located within the Planned Growth Area of the Growth Policy Plan and is adjacent to the Urban Growth Area for the City of Knoxville. The area is located adjacent to the commercial corridor of Kingston Pike and within 1000' feet of the commercial node of Kingston Pike and the Pellissippi Parkway. Medium density residential and office uses provide a transition between commercial and single family residential uses. Staff recommends approval of the MDR (Medium Density Residential) sector plan designation, which will accommodate the requested PR (Planned Residential) zone up to 7 du/ac.

- ▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 7 dwelling units per acre.**

Staff recommends approval of the requested PR zoning up to 7 du/ac, which is compatible with the requested plan amendment to MDR (Medium Density Residential) land use designation for this property.

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. No major changes have occurred since the last update of the Southwest County Sector Plan in 2016.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or utilities have been developed in the area since the adoption of the Southwest County Sector Plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The plan should have recognized the potential for additional residential density to be accommodated on the adjacent rural residential and vacant parcels as a transition between the existing commercial corridor along Kingston Pike to the north and the single family residential neighborhoods.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The Southwest County Sector continues to be fast growing part of Knox County.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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.
2. The area is located adjacent to the commercial corridor of Kingston Pike and near the intersection with

Pellissippi Parkway.

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. A planned unit development shall be compatible with the surrounding or adjacent zones and this shall be determined by the Planning Commission during the Use On Review process.

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 proposed MDR sector plan designation and any impacts will be addressed during the the use on review process.
2. If access is provided from both Triplett Lane and Franklin Boulevard, street connections should be designed so that a straight cut through street is not created.
3. A sidewalk connection should be provided between the proposed residential neighborhood and the existing sidewalk network on Triplett Lane.

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 recommended amendment for the Southwest County Sector Plan to MDR (Medium Density Residential) makes the proposed rezoning consistent with the land use plan and all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 406 (average daily vehicle trips)

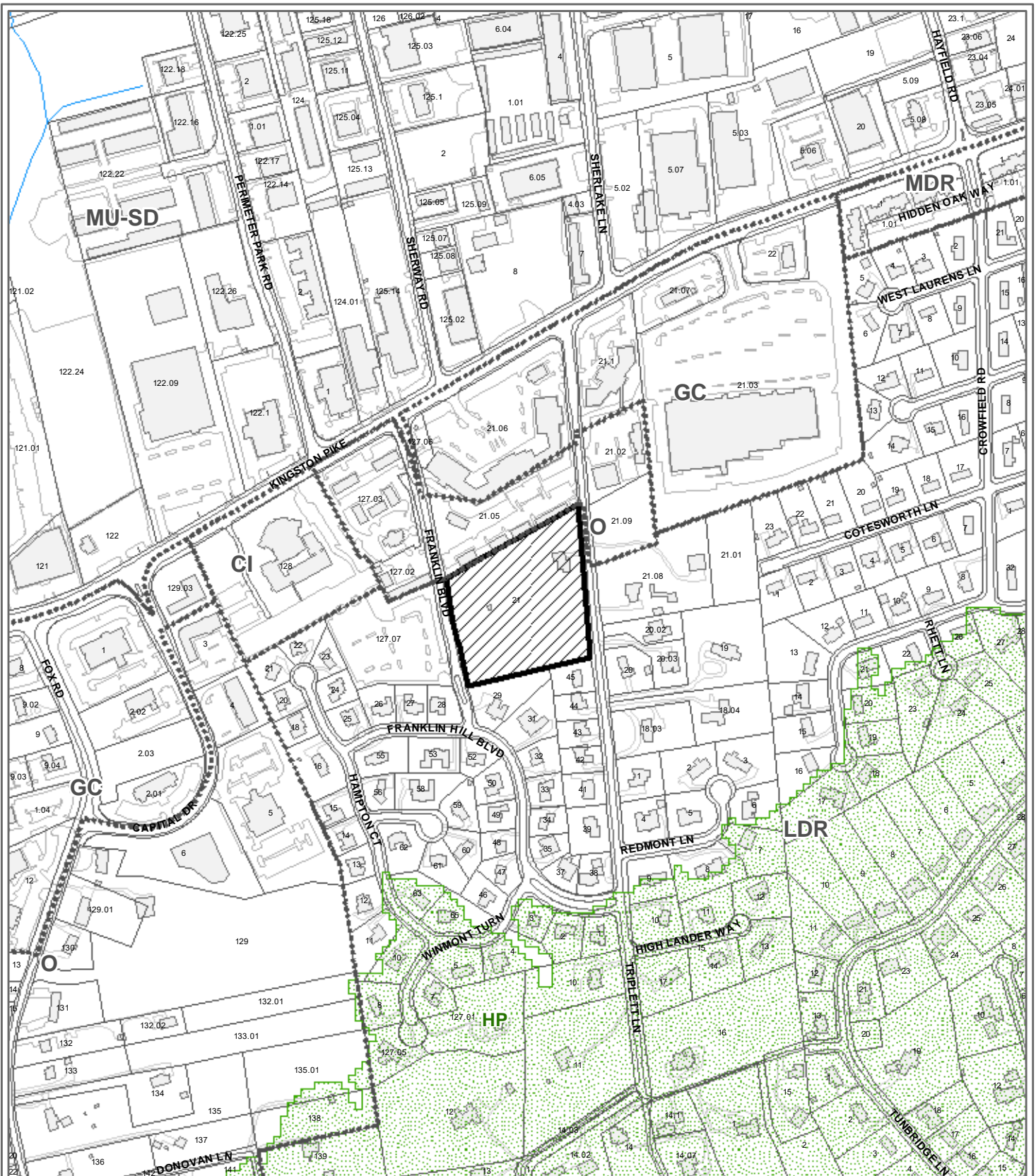
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed

ESTIMATED STUDENT YIELD: 15 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts 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 Knox County Commission for action on 6/24/2019. 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.



5-B-19-SP / 5-E-19-RZ
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

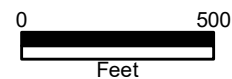
From: LDR (Low Density Residential)
 To: MDR (Medium Density Residential)



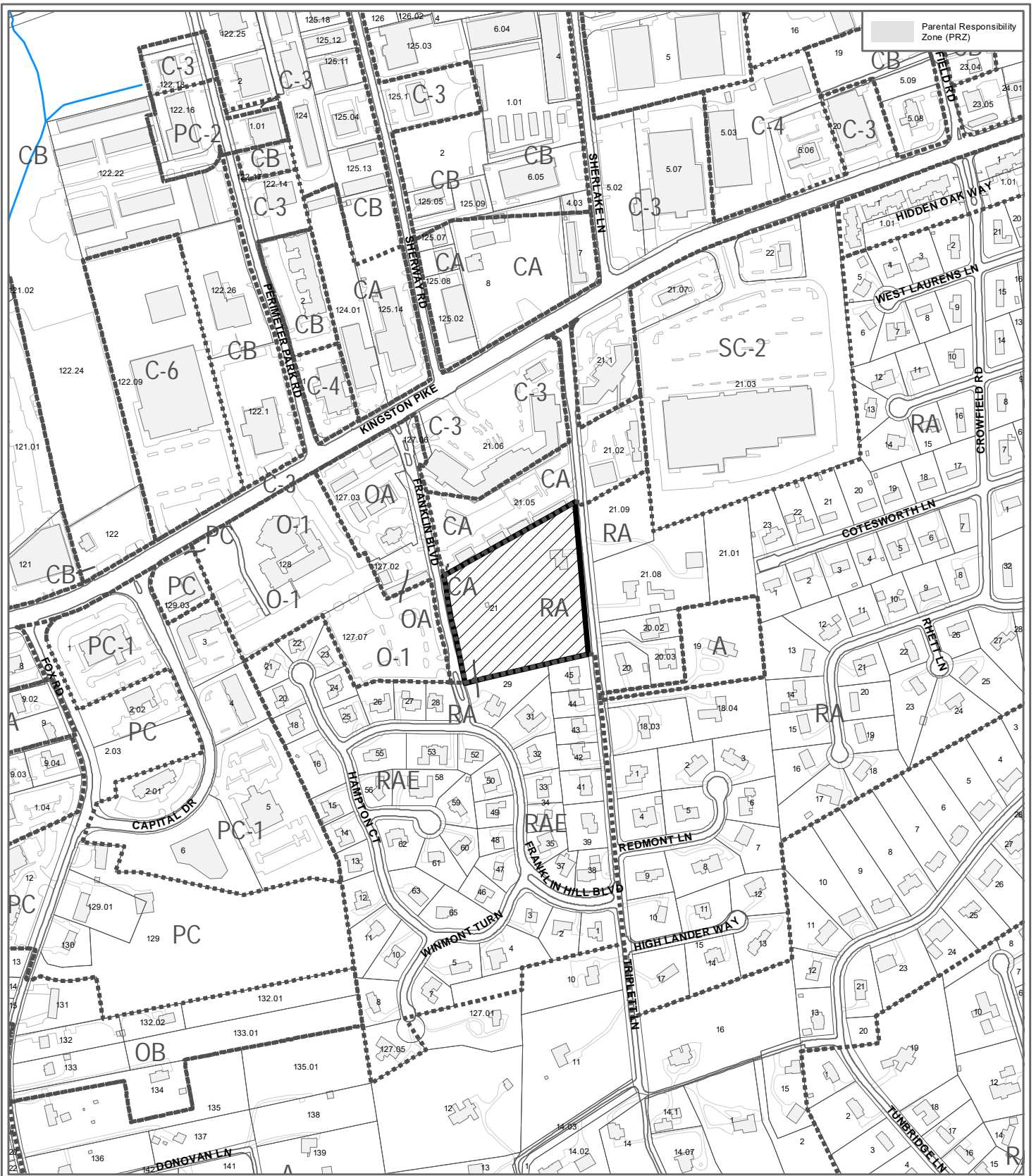
Petitioner: Maddox, Steve

Map No: 132

Jurisdiction: County



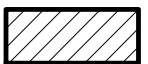
Original Print Date: 4/17/2019 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Parental Responsibility Zone (PRZ)

**5-E-19-RZ
REZONING**

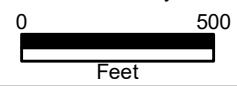
From: RA (Low Density Residential)
To: PR (Planned Residential)



Petitioner: Maddox, Steve

Map No: 132
Jurisdiction: County

Original Print Date: 4/17/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTHWEST COUNTY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Southwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Steve Maddox has submitted an application to amend the Sector Plan from Low Density Residential to Medium Density Residential, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the Southwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on May 9, 2019, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Southwest County Sector Plan, with its accompanying staff report and map, file #5-B-19-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

REZONING PLAN AMENDMENT

Name of Applicant: Steve Maddox

Date Filed: 3-25-19 Meeting Date: 5-9-2019

Application Accepted by: Emily

Fee Amount: 850.00 File Number: Rezoning 5-E-19-87

Fee Amount: 800.00 File Number: Plan Amendment 5-B-19-51

\$1650.00



PROPERTY INFORMATION

Address: 127 Triplett Lane
 General Location: West side of Triplett Lane
South of Kingston Pike

Parcel ID Number(s): 132 021

Tract Size: 5.10 Acres
 Existing Land Use: Residential
 Planning Sector: Southwest County
 Growth Policy Plan: Planned
 Census Tract: 57.06
 Traffic Zone: 171

Jurisdiction: City Council _____ District
 County Commission 3 District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
 Name: Steve Maddox
 Company: Maddox Companies
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: 522-9910
 Fax: _____
 E-mail: _____

Requested Change

REZONING

FROM: A

TO: PR

PLAN AMENDMENT

One Year Plan SW County Sector Plan

FROM: LDR 5 or less

TO: MDR (7 du Acre) ^{asking for}

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Steve Maddox
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

PROPOSED USE OF PROPERTY

Density Proposed 7 du Units/Acre

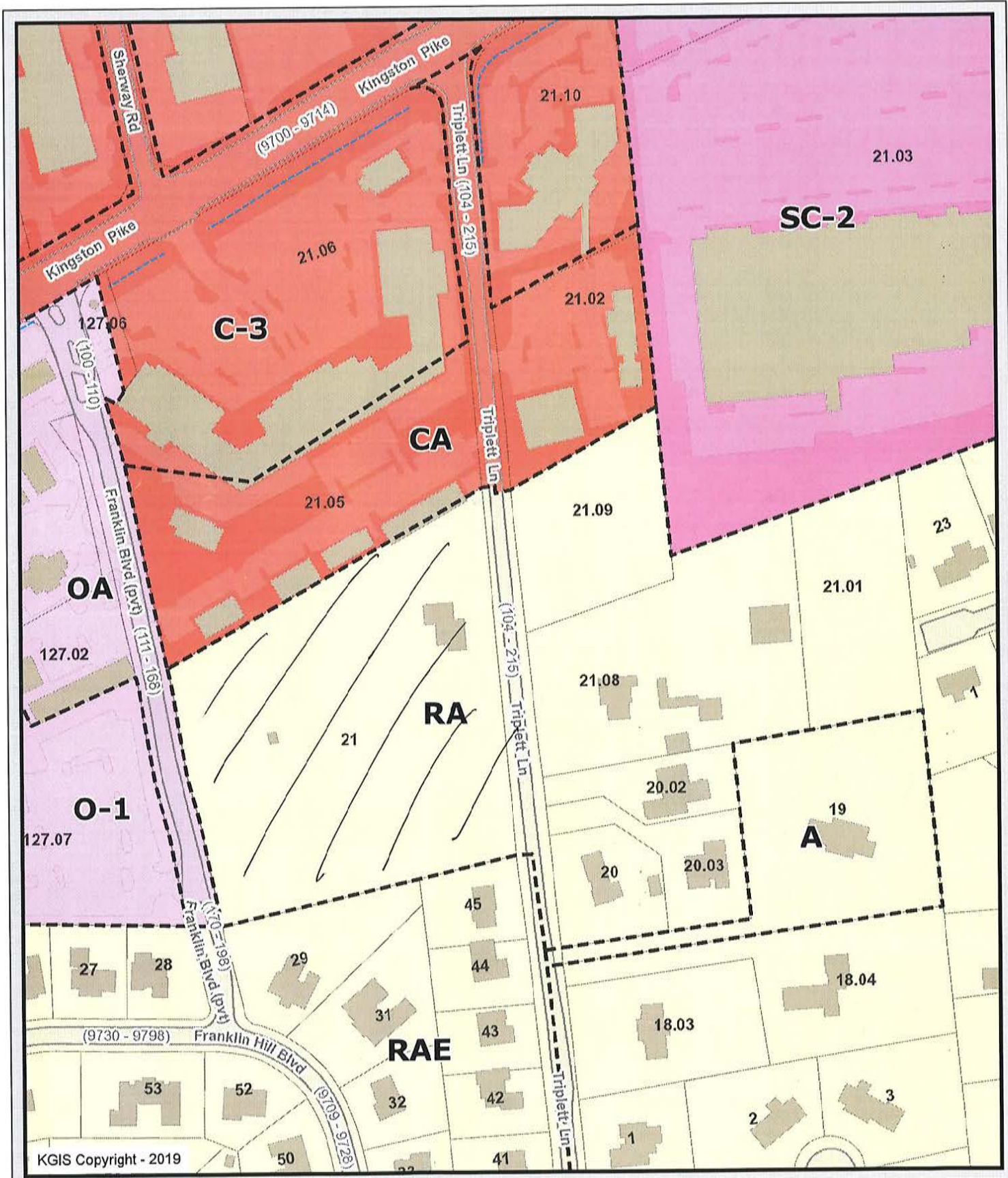
Previous Rezoning Requests: _____

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: Maddox Companies
 Company: _____
 Address: 101 Dalton Place Way
 City: Knoxville State: TN Zip: 37912
 Telephone: 522-9910
 E-mail: _____



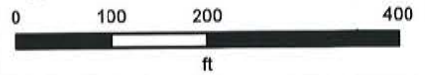
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glen maddox zoning

Knoxville - Knox County - KUB Geographic Information System



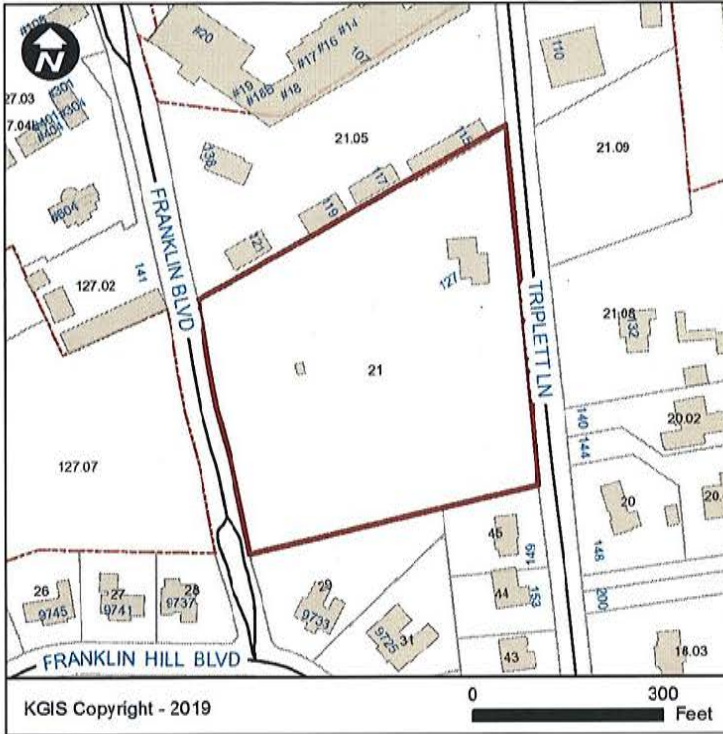
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PR-1

127 TRIPLETT LN - Property Map and Details Report



Property Information

Parcel ID: 132 021
 Location Address: 127 TRIPLETT LN
 CLT Map: 132
 Insert:
 Group:
 Condo Letter:
 Parcel: 21
 Parcel Type:
 District: W6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0
 Calc. Acreage: 5.10
 Recorded Plat: -
 Recorded Deed: 926 - 191
 Deed Type: Deed:Special Wa
 Deed Date: 8/11/1953

Address Information

Site Address: 127 TRIPLETT LN
 KNOXVILLE - 37922
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

MADDOX GLENN W
 111 TRIPLETT RD
 KNOXVILLE, TN 37922

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: 57.06
 Planning Sector: Southwest County

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

Political Districts

Voting Precinct: 68
 Voting Location: Cedar Bluff Middle School
 707 N CEDAR BLUFF RD
 TN State House: 18 Martin Daniel
 TN State Senate: 7 Richard Briggs
 County Commission: 3 Randy Smith

School Zones

Elementary: A L LOTTS ELEMENTARY
 Intermediate:
 Middle: WEST VALLEY MIDDLE
 High: BEARDEN HIGH

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

City Council:
 School Board: 3 Tony Norman
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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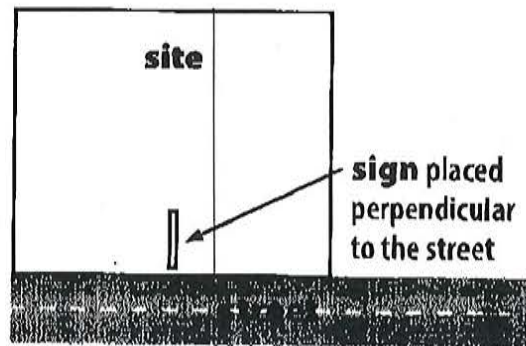
REQUIRED SIGN POSTING AGREEMENT

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:

April 24th (Wed) and May 10th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Handwritten Signature]

Printed Name: Steve Maddox

Phone: 522-9910 Email: _____

Date: 5-26-19

File Number: 5-E-19-RZ 5-B-19-SP