



REZONING REPORT

▶ **FILE #:** 5-D-19-RZ

AGENDA ITEM #: 24

AGENDA DATE: 5/9/2019

▶ **APPLICANT:** TRANTANELLA CONSTRUCTION

OWNER(S): David Trantanella / Trantanell Construction

TAX ID NUMBER: 47 233

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1108 E Beaver Creek Dr

▶ **LOCATION:** **South side of east Beaver Creek Drive, Southwest of Dry Gap Pike at Calla Crossing Lane**

▶ **APPX. SIZE OF TRACT:** 6.8 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Beaver Creek Drive, a major collector, with a pavement width of 18.9' feet within a right-of-way width of 70 feet.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** **RR (Rural Residential)**

▶ **PROPOSED USE:** **Single family detached residential**

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, PR zoning is adjacent to the property on the south and north sides.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential)

South: Agriculture/forestry/vacant - PR (Planned Residential)

East: Single family residential / rural residential - A (Agriculture)

West: Rural residential - A (Agriculture)

NEIGHBORHOOD CONTEXT: The neighborhood is largely single family residential with some larger lot rural residential and agricultural zones that are transistion. The location is within 800' feet of a small commercial node at the intersection with Dry Gap Pike and E. Beaver Creek Drive.

STAFF RECOMMENDATION:

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

subject to one condition.

Staff recommends approval of the requested PR (Planned Residential) zoning up to 5 du/acre, subject to the following condition.

1. Connectivity to adjacent properties should be addressed during the use-on-review process.

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 on the Growth Policy Plan.

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

1. The proposed amendment to PR zoning provides 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.

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 up to 5 du/ac is compatible with the LDR sector plan designation and is within a predominately low density residential area.
2. The property is located within the PRZ (Parental Responsibility Zone) of Brickey-McCloud Elementary School, sidewalks should be provided as part of the design for the use-on-review process.
3. Access for the property off of E Beaver Creek Drive should align with Calla Crossing Lane.
4. A closed depression exists on the southwestern side of the property, the applicant should be advised that a sinkhole may be present.

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 all adopted plans.

ESTIMATED TRAFFIC IMPACT: 385 (average daily vehicle trips)

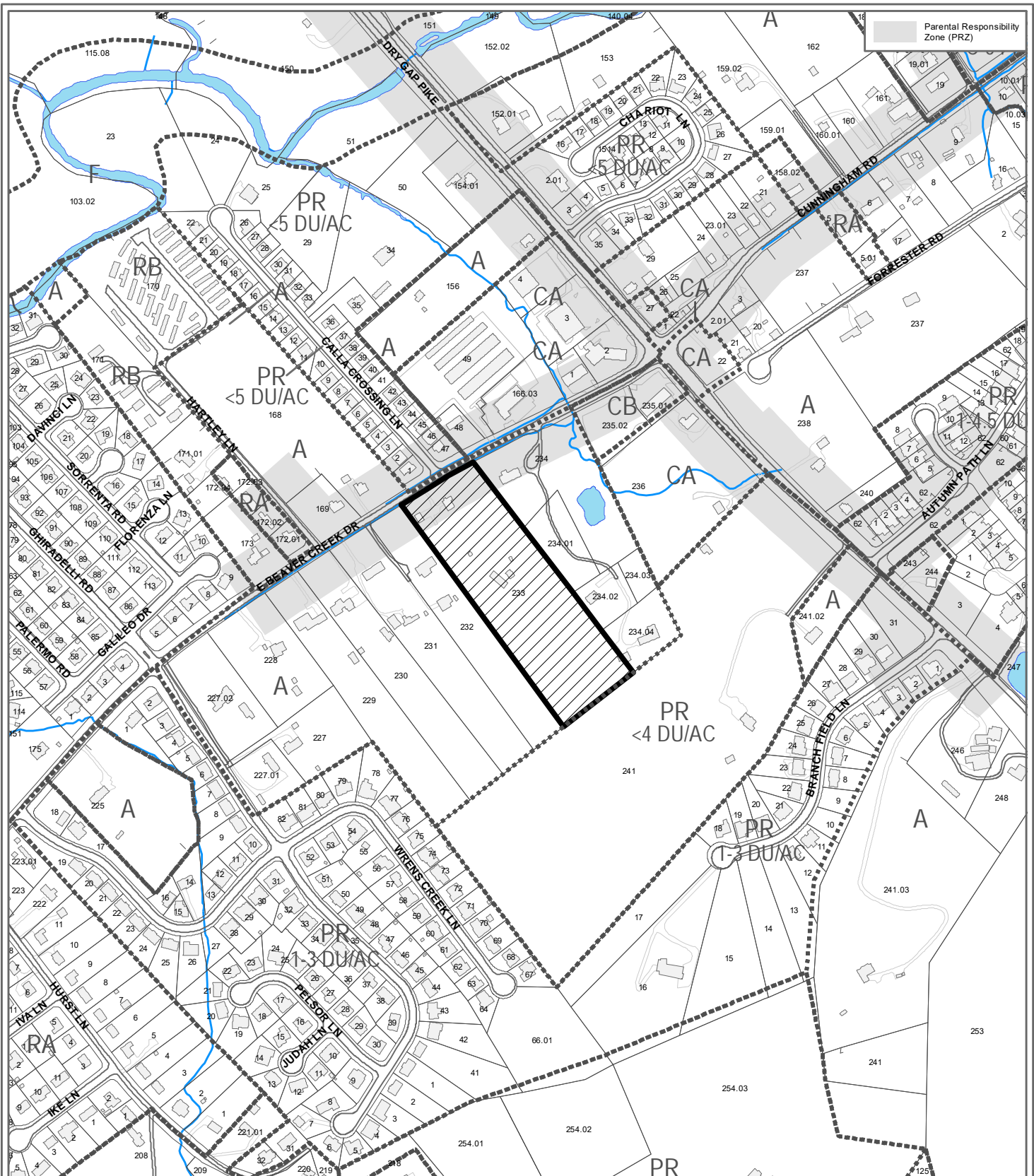
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

ESTIMATED STUDENT YIELD: 14 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Central 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-D-19-RZ
REZONING**

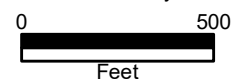
From: A (Agricultural)
To: PR (Planned Residential)



Petitioner: Trantabella Construction

Map No: 47

Jurisdiction: County



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

REZONING PLAN AMENDMENT

Name of Applicant: TRANTANELLA CONSTRUCTION

Date Filed: 3/25/19

Meeting Date: 4/11/19

Application Accepted by: Sherry Michienzi

Fee Amount: \$1010⁰⁰

File Number: Rezoning 5-D-19-A

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 1108 E BEAVER CREEK

General Location: SOUTH SIDE OF E BEAVER CREEK DRIVE, SOUTHWEST OF DRY GAP PIKE at Calla Crossing Dr.

Parcel ID Number(s): 047 PARCEL 233

Tract Size: 6.8ac

Existing Land Use: RR

Planning Sector: NORTH COUNTY

Growth Policy Plan: PLANNED GROWTH

Census Tract: 62.07

Traffic Zone: 247

Jurisdiction: City Council _____ District
 County Commission 7th District

Requested Change REZONING

FROM: AGRICULTURE

TO: PR 5 UNIT/ACRE

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

SINGLE FAMILY DETACHED

Density Proposed 5 Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: DAVID TRANTANELLA

Company: TRANTANELLA CONSTRUCTION

Address: 8001 CONNER RD

City: POWELL State: TN Zip: 37849

Telephone: 865-938-7200

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: DAVID HARBIN

Company: BATSON, HIMES, NORVELL, & POE

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

Telephone: 865-588-6472

Fax: _____

E-mail: harbin@bhn-p.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: David Harbin

PLEASE PRINT

Name: DAVID HARBIN

Company: BATSON, HIMES, NORVELL & POE

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

Telephone: 865-588-6472

E-mail: harbin@bhn-p.com

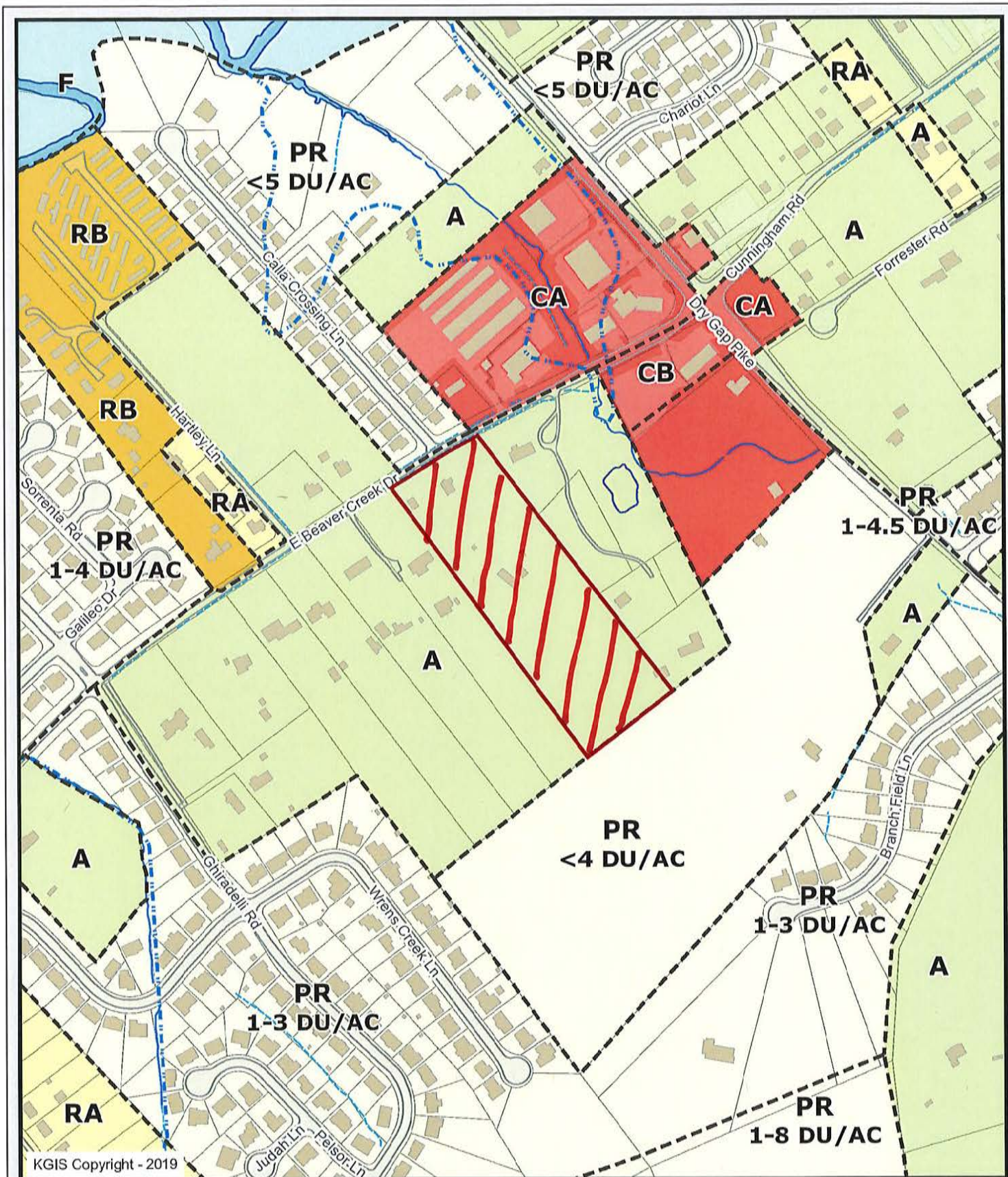
NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION IN SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
ROBERT FRANKLIN & LETHA M GILES NELSON	PO BOX 12406	KNOXVILLE	TN	37912	✓	

DAVID TRANTANELLA	8001 CONNER RD	Bwell	TN	37849		✓
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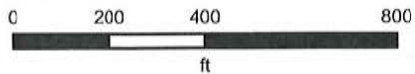
Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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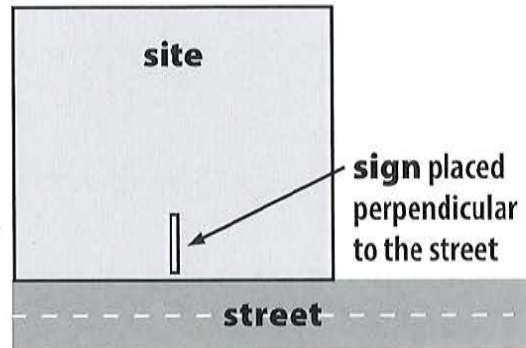
REQUIRED SIGN POSTING AGREEMENT

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:

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

Signature: Kathy Patton

Printed Name: Batson Himes Norvell & Poe

Phone: 865-588-6472 Email: _____

Date: 3-25-19

File Number: 5-D-19-RZ