

REZONING REPORT

▶ **FILE #:** 11-F-19-RZ

AGENDA ITEM #: 15

AGENDA DATE: 11/14/2019

▶ **APPLICANT:** T. DEAN LARUE

OWNER(S): T. Dean LaRue

TAX ID NUMBER: 106 A A 00302

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2350 Robinson Rd.

▶ **LOCATION:** South side of Robinson Road at Tori Road, east of Country Hill Lane.

▶ **APPX. SIZE OF TRACT:** 1.79 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Robinson Road, a minor collector with a pavement width of 20 feet, within a right of way of 60 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A-1 (Agricultural) / RP-1 (Planned Residential) / R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** SFR (Vacant)

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, RP-1 zoning abuts the property to the south, west and north.

HISTORY OF ZONING: 1-D-92-RZ: Property annexed in 1992 and went from RA and A to R-1 and A-1.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RP-1 / RN-1 and RN-2 (PD) (new zone)

South: Multifamily residential - RP-1 / RN-5 (PD) (new zone)

East: Single family residential - R-1 / RN-1 (new zone)

West: Multifamily residential - RP-1 / RN-3 (PD) (new zone)

NEIGHBORHOOD CONTEXT: The area is surrounded by a mix of multi-family residential and single family residential.

STAFF RECOMMENDATION:

▶ **Approve RN-2 (Single-Family Residential Neighborhood Zoning District) zone district. (Applicant request RP-1 (Planned Residential)).**

Staff recommends approval of RN-2 (Single-Family Residential Neighborhood Zoning District) zone district, which is effective January 1, 2020. The sector plan and one year plan designates this area as LDR, which allows consideration of RN-2. RN-2 is the highest intensity residential zone district comparable zone in the new code that can be considered under the LDR sector plan designation. The area is also surrounded primarily by residential uses.

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 Northwest County Sector is the fastest growing part of Knox County.
2. This area has mostly transitioned from larger lot agricultural zoned areas to zones for low to medium density residential development.

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

1. The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The staff recommended RN-2 will not adversely affect, directly nor indirectly, this area nor any other part of the county.

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. This recommended zone is consistent with the sector plan designation of LDR for this property.
2. This zone is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 136 (average daily vehicle trips)

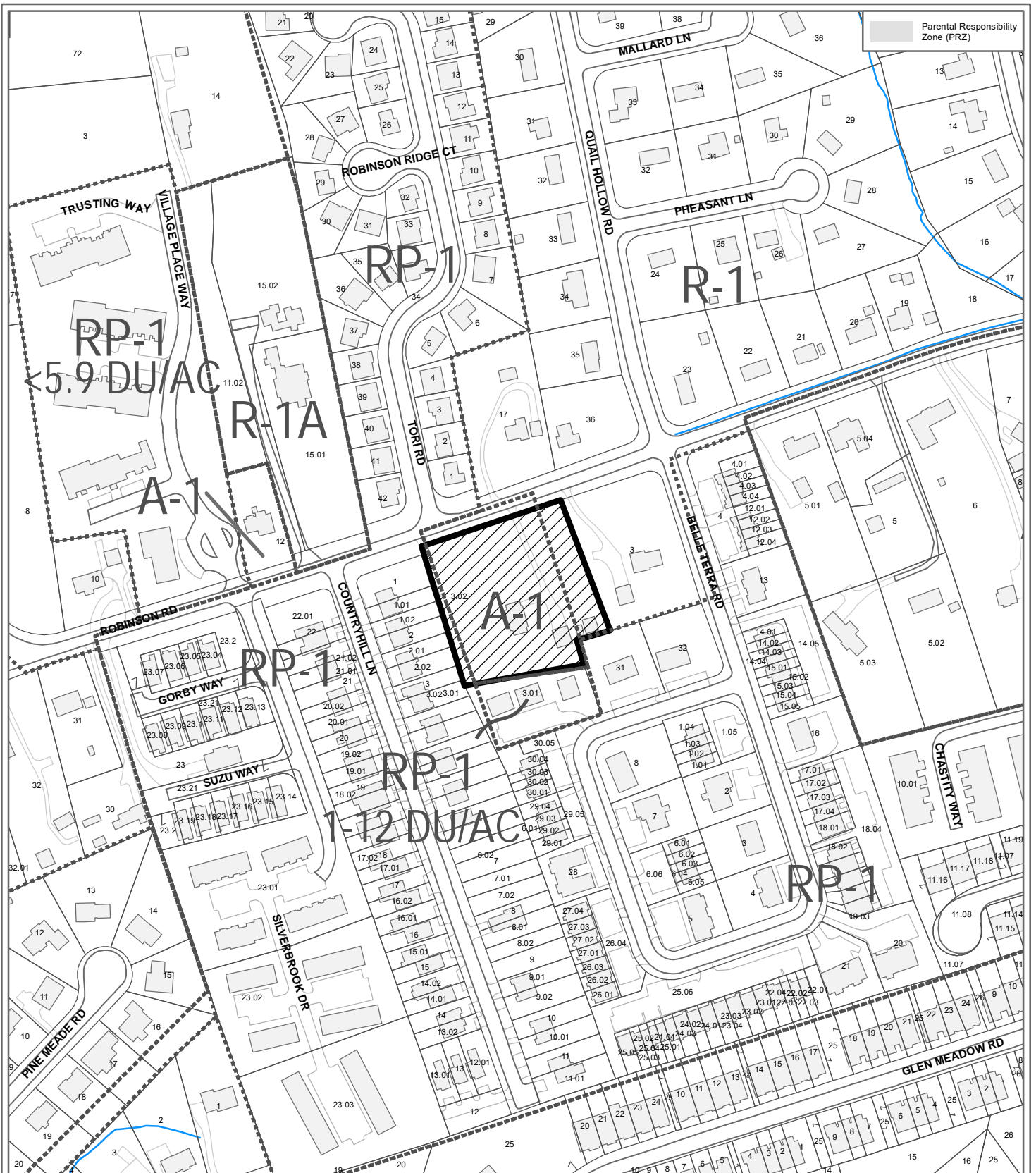
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

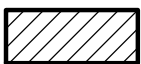
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 12/17/2019 and 1/14/2020. 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.



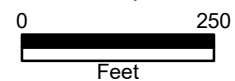
**11-F-19-RZ
REZONING**

Petitioner: LaRue, T. Dean



From: A-1 (General Agricultural)
To: RP-1 (Planned Residential)

Map No: 106
Jurisdiction: City



Original Print Date: 10/11/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DEVELOPMENT REQUEST

A (LA)
RECEIVED
 SEP 27 2019
 Knoxville-Knox County
 Planning

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

T. DEAN LARUE

Applicant: _____
 Date Filed: 9/27/19 Meeting Date (if applicable): 11/14/19 File Numbers(s): F 11-E-19-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

LARUE FAMILY TRUST (T. DEAN LARUE)

Name: _____ Company: _____
 Address: 10413 KINGSTON PIKE City: KNOX State: TN Zip: 37922
 Phone: 865-300-3326 Email: DLARUE@CBTN.COM

CURRENT PROPERTY INFO

Owner Name (if different): SAME Owner Address: 1176 WESTLAND GARDENS BLVD Owner Phone: 865-300-3326

Property Address: 2350 ROBINSON RD Parcel ID: 106AA00302
S/S Robinson Rd, at Tori Rd, east of Country Hill Ln.
MIDDLEBROOK PIKE / PINEY GROVE Parcel ID: CUU RCU Tract Size: 1.79 Acres

General Location: 3 Zoning District: A-1 / R-1 / RP-1

Jurisdiction (specify district above): Northwest Co City County Sector Plan Land Use Classification: LDR Growth Policy Plan Designation: N/A

Existing Land Use: SFR Septic (Y/N): Y Sewer Provider: _____ Water Provider: KUB

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): _____

SUBDIVISION

Proposed Subdivision Name _____ Unit / Phase Number

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

Zoning Change: RP-1 _____

Proposed Zoning

Plan Amendment Change: _____

Proposed Plan Designation(s)

ZONING

Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests

Other (specify): _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

FEE 1:	\$600	TOTAL: \$600
FEE 2:		
FEE 3:		

AUTHORIZATION


Staff Signature

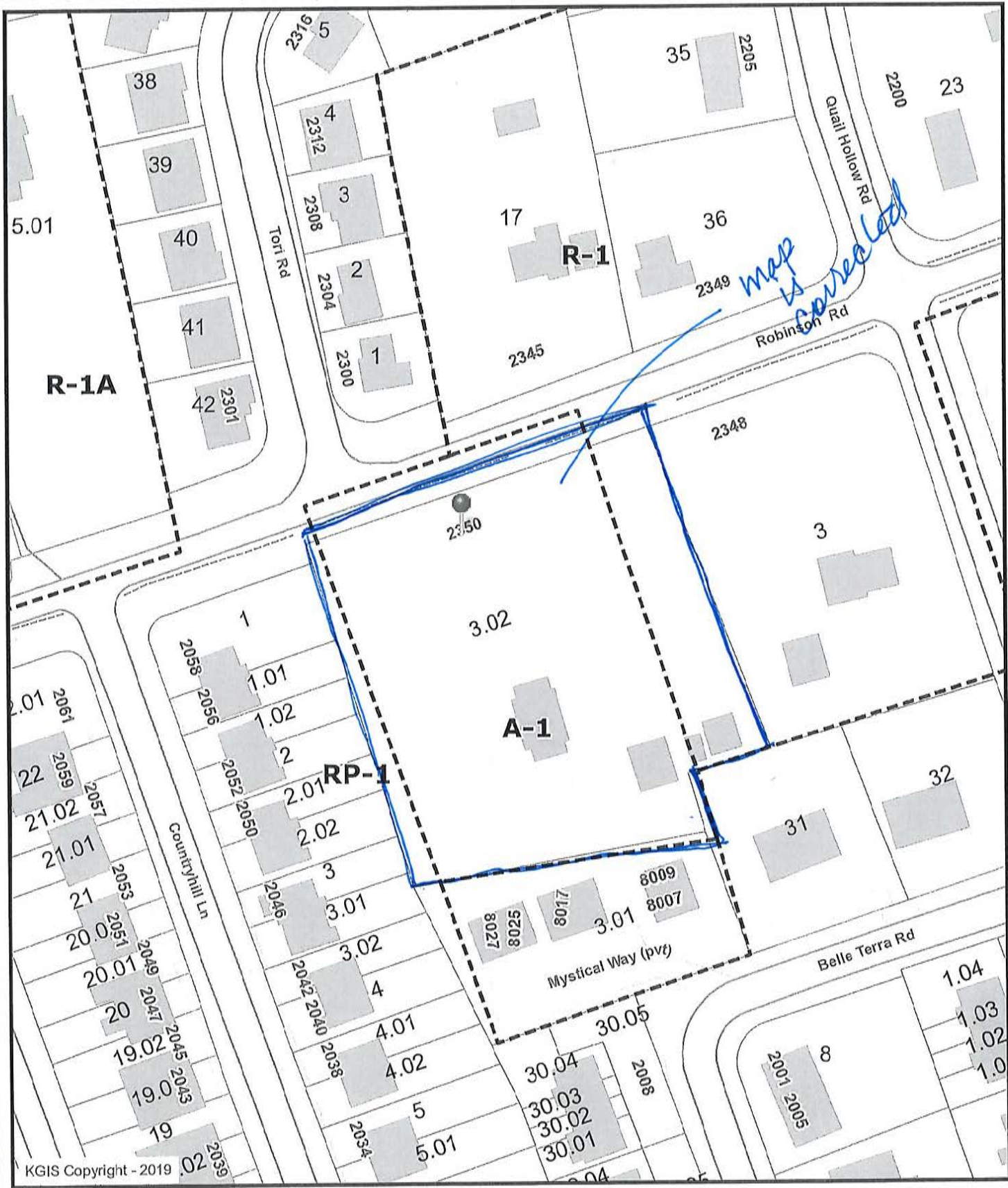
James Reed
Please Print

9/27/19
Date


Applicant Signature

T. DEAN LARUE
Please Print

9-27-19
Date



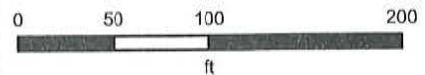
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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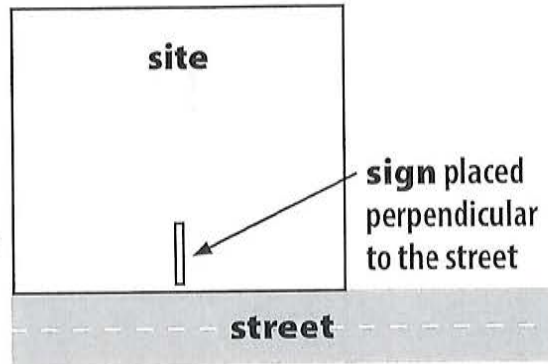
REQUIRED SIGN POSTING AGREEMENT

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:

Oct 30

(15 days before the Planning Commission meeting)

and

Nov 14

(the day after the Planning Commission meeting)

Signature: _____

Printed Name: _____

Phone: _____

Email: _____

Date: _____

File Number: _____