

REZONING REPORT

▶ **FILE #:** 11-G-19-RZ **AGENDA ITEM #:** 16

AGENDA DATE: 11/14/2019

▶ **APPLICANT:** JASON BAKER B & B BUILDERS

OWNER(S): B & B Builders

TAX ID NUMBER: 29 090

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 E. Emory Rd.

▶ **LOCATION:** **South side of E. Emory Road, northeast of Brown Gap Road**

▶ **APPX. SIZE OF TRACT:** **17.48 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Emory Road, a major arterial with a pavement width of 22 feet within a right of way width of 100 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:** **Vacant**

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

DENSITY PROPOSED: **5 du/ac**

EXTENSION OF ZONE: No, but this parcel is adjacent to an RA zoned subdivision.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - A

South: Agriculture/forestry/vacant - A

East: Single family residential / rural residential - RA

West: Single family residential - A

NEIGHBORHOOD CONTEXT: The area is a mix of single family residential subdivisions and large lot agricultural zoned parcels.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) up to 3.5 du/ac. (Applicant requested PR up to 5 du/ac)**

Staff recommends approval of PR (Planned Residential) up to 3.5 du/ac based on the surrounding built out densities (see Exhibit A).

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 North County Sector continues to grow in population, additional housing opportunities are needed to accommodate this growth.
2. The surrounding areas have built out from a range of 3.7 du/ac to 1.9 du/ac (see Exhibit A). The staff recommendation for 3.5 du/ac is consistent with the built out density of the surrounding areas.
2. The area is shown as LDR (Low Density Residential) on the sector plan.

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

1. The 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. Each planned unit development shall be compatible with the surrounding or adjacent districts. Such compatibility shall be determined by the planning commission by review of development plans for the district.

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. PR up to 3.5 du/ac will not adversely affect, directly nor indirectly, this area nor any other part of the county.
2. The PR zone district requires site plan review by the planning commission to address any issues through the design process.
3. Connectivity with adjoining properties should be considered during the design process for the required use on review for this property.

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 requested zone and density 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: 919 (average daily vehicle trips)

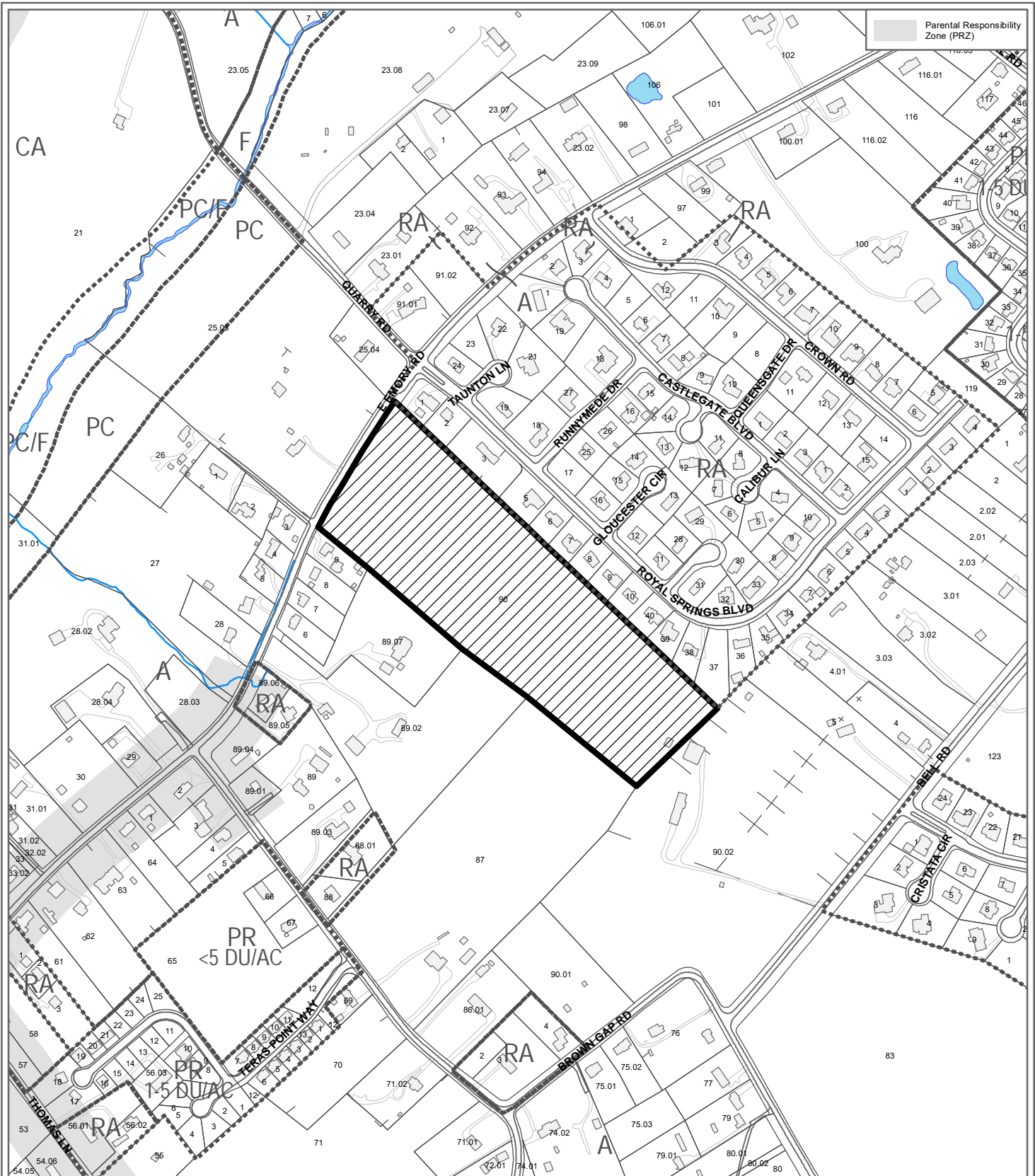
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 36 (public school children, grades K-12)

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Gibbs 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 12/16/2019. 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.



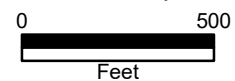
**11-G-19-RZ
REZONING**

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



Petitioner: B & B Builders, Jason Baker

Map No: 29
Jurisdiction: County



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

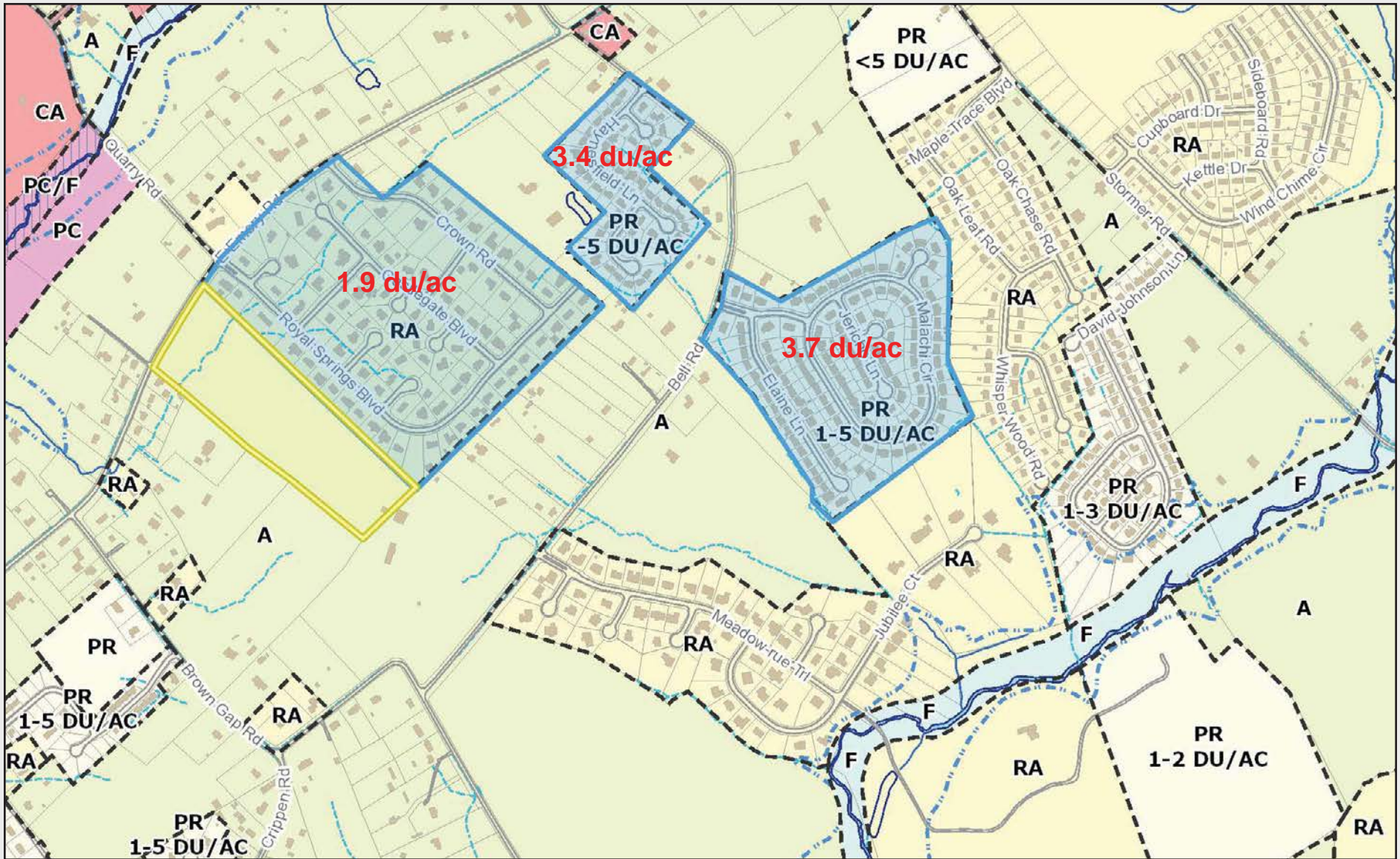
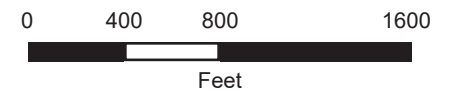


Exhibit A. Surrounding Built Out Density

11-G-19-RZ

*actual density
shown in red*

Notes



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DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Jason Baker
B & B Builders Inc

Applicant

9/30/19

Date Filed

11/14/19

Meeting Date (if applicable)

11-G-19-RZ

File Numbers(s)

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

David Harbin
Name

Batson, Himes, Norvell & Poe
Company

4334 papermill Drive
Address

Knoxville
City

TN
State

37909
Zip

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

Jason Baker
B & B Builders, Inc
Owner Name (if different)

PO Box 71233
Owner Address

Owner Phone

0 E Emory Rd
Property Address

map 29 parcel 90
Parcel ID

South side of E. Emory Rd, NE of Brown Gap Rd
General Location

17.48ac
Tract Size

7th
Jurisdiction (specify district above) City County

Ag
Zoning District

North County
Planning Sector

LDR
Sector Plan Land Use Classification

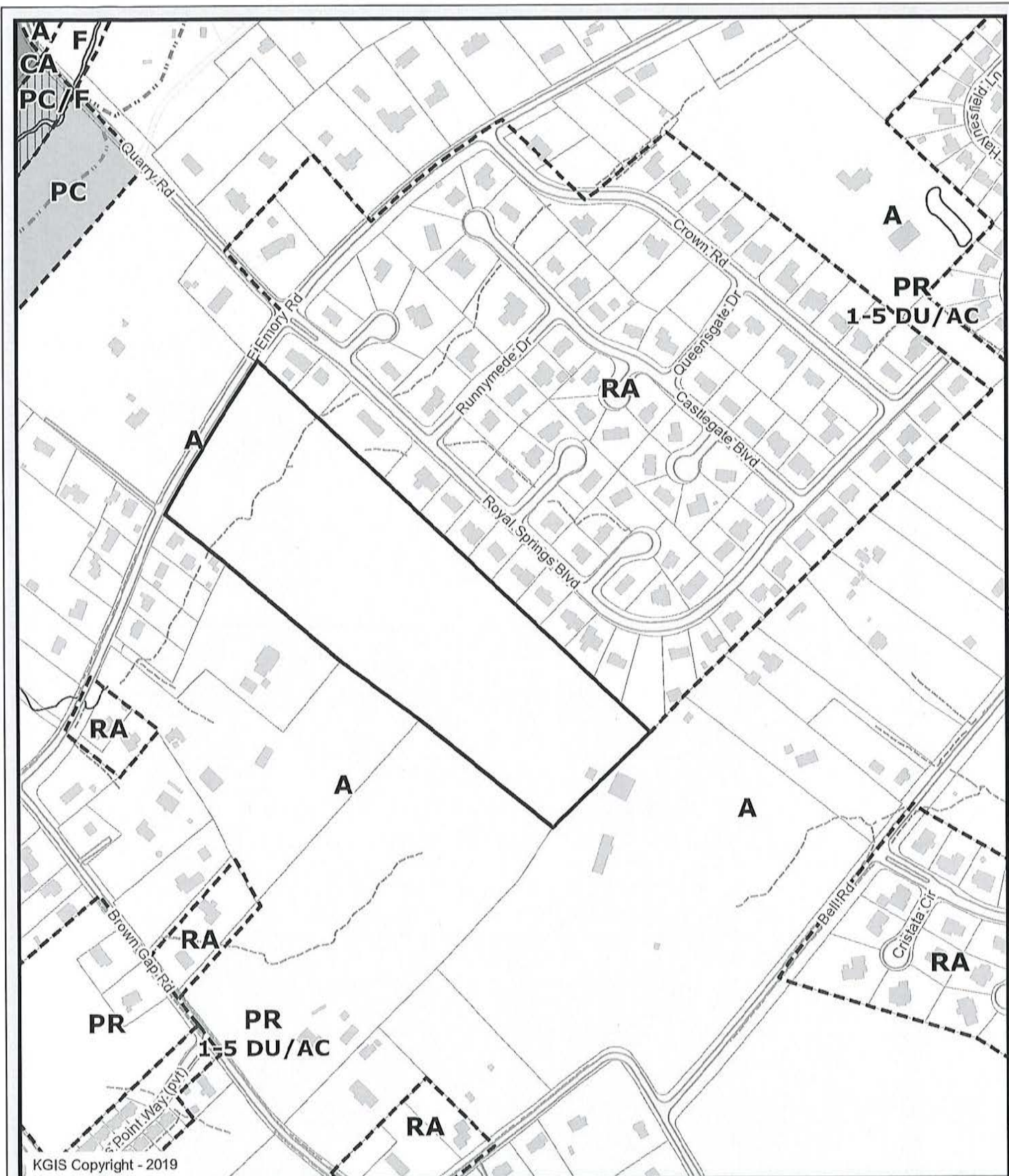
planned growth
Growth Policy Plan Designation

vacant
Existing Land Use

No
Septic (Y/N)

HPUD
Sewer Provider

HPUD
Water Provider



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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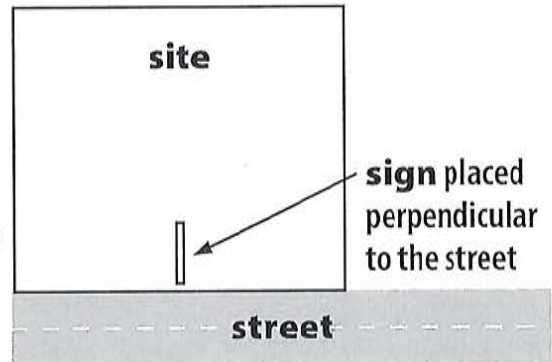
REQUIRED SIGN POSTING AGREEMENT

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:

10/30 and 11/15
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Anthony L. De Mario

Printed Name: ANTHONY L. DE MARIO

Phone: 588-6472 Email: tdmario@tds.net

Date: 9/30/19

File Number: 11-G-19-RZ