

REZONING REPORT

▶ **FILE #:** 10-G-19-RZ

AGENDA ITEM #: 24

AGENDA DATE: 10/10/2019

▶ **APPLICANT:** CANNON & KUIPERS, LLC

OWNER(S): Claude & Dorothy Hall

TAX ID NUMBER: 47 062

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 Bishop Road

▶ **LOCATION:** East side of Bishop Road, east of the intersection with Tate Trotter Road

▶ **APPX. SIZE OF TRACT:** 5.56 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bishop Road, a major collector with a pavement width of 19 feet within a right-of-way width of 60 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:** Residential subdivision

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, existing PR to the south

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - A

South: Single family residential - PR (1-3 du/ac)

East: Single family residential - RA

West: Agricultural/forestry/vacant - A

NEIGHBORHOOD CONTEXT: The area consists largely of single family residential subdivisions with a density range up to 3 du/ac or less. Some rural residential and large tract vacant agricultural lands are also interspersed throughout the area.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 3 du/ac (Applicant requested PR up to 5 du/ac).**

Staff recommends PR zoning of up to 3 du/ac. The surrounding zoning is mostly PR up to 3 du/ac. However, actual build-out of the area neighborhoods also zoned PR average 2.33 du/ac (see Exhibit A). The PR zone with up to 3 du/ac will provide staff, the community and the Planning Commission with an opportunity to review a development plan for this location, and is consistent with the LDR (Low Density Residential) sector plan designation for this area in the North County Sector.

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 area is largely single family residential neighborhoods.
2. The North County Sector is a relatively fast growing part of Knox County.
3. The PR zone will allow planning and engineering staff the opportunity to review a site plan for residential development at this location.

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 ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The PR zoning will allow for review of a development plan to ensure that issues may be addressed via the use-on-review process.

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 PR rezoning of up to 3 du/ac is consistent with the existing LDR sector plan designation for this property.
2. This area is within the Planned Growth Area of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 320 (average daily vehicle trips)

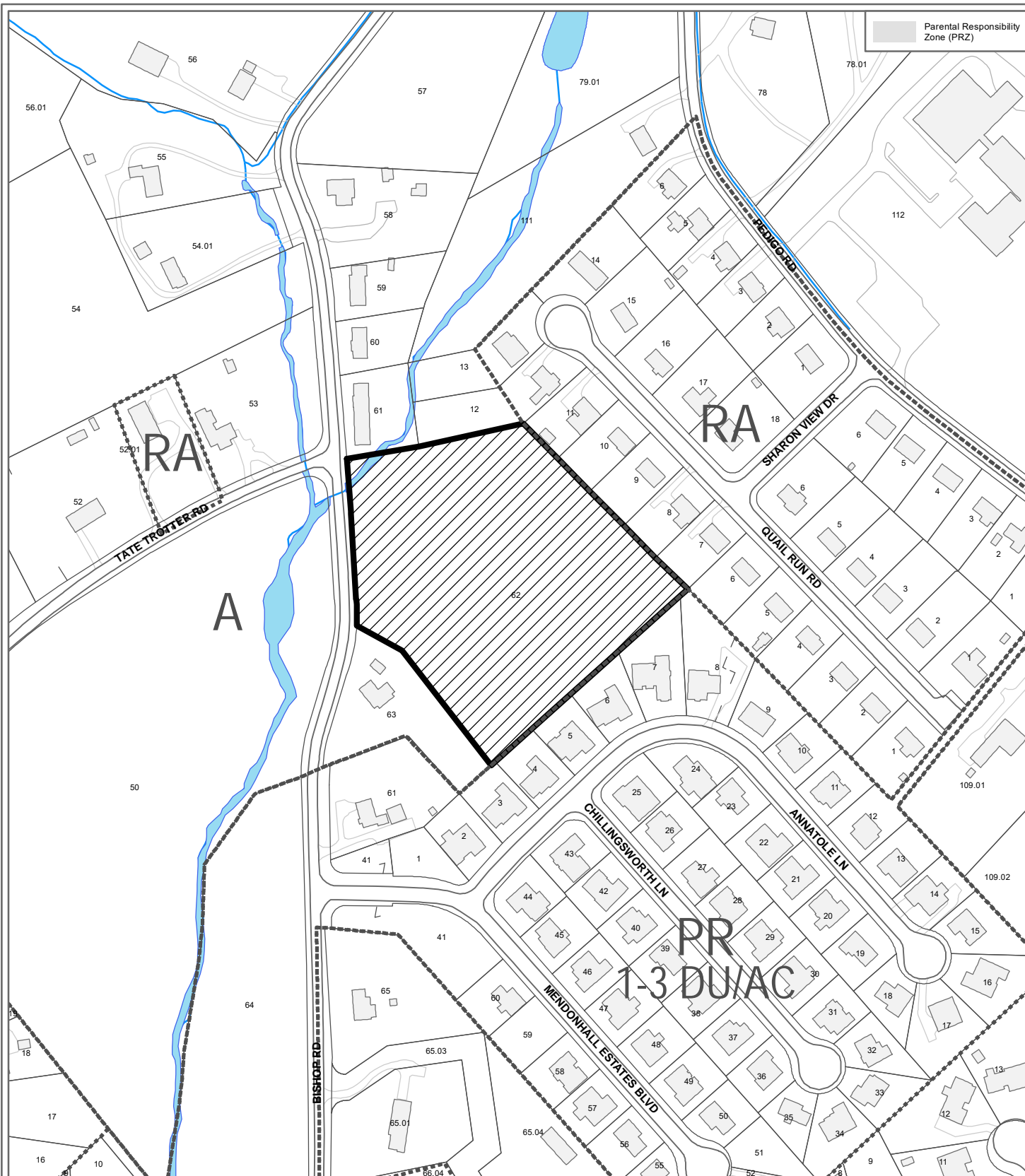
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 11 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell 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 11/18/2019. 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.



**10-G-19-RZ
REZONING**

From: A (Agricultural)

To: PR (Planned Residential)



Petitioner: Cannon & Kuipers, LLC

Map No: 47

Jurisdiction: County

Original Print Date: 9/17/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



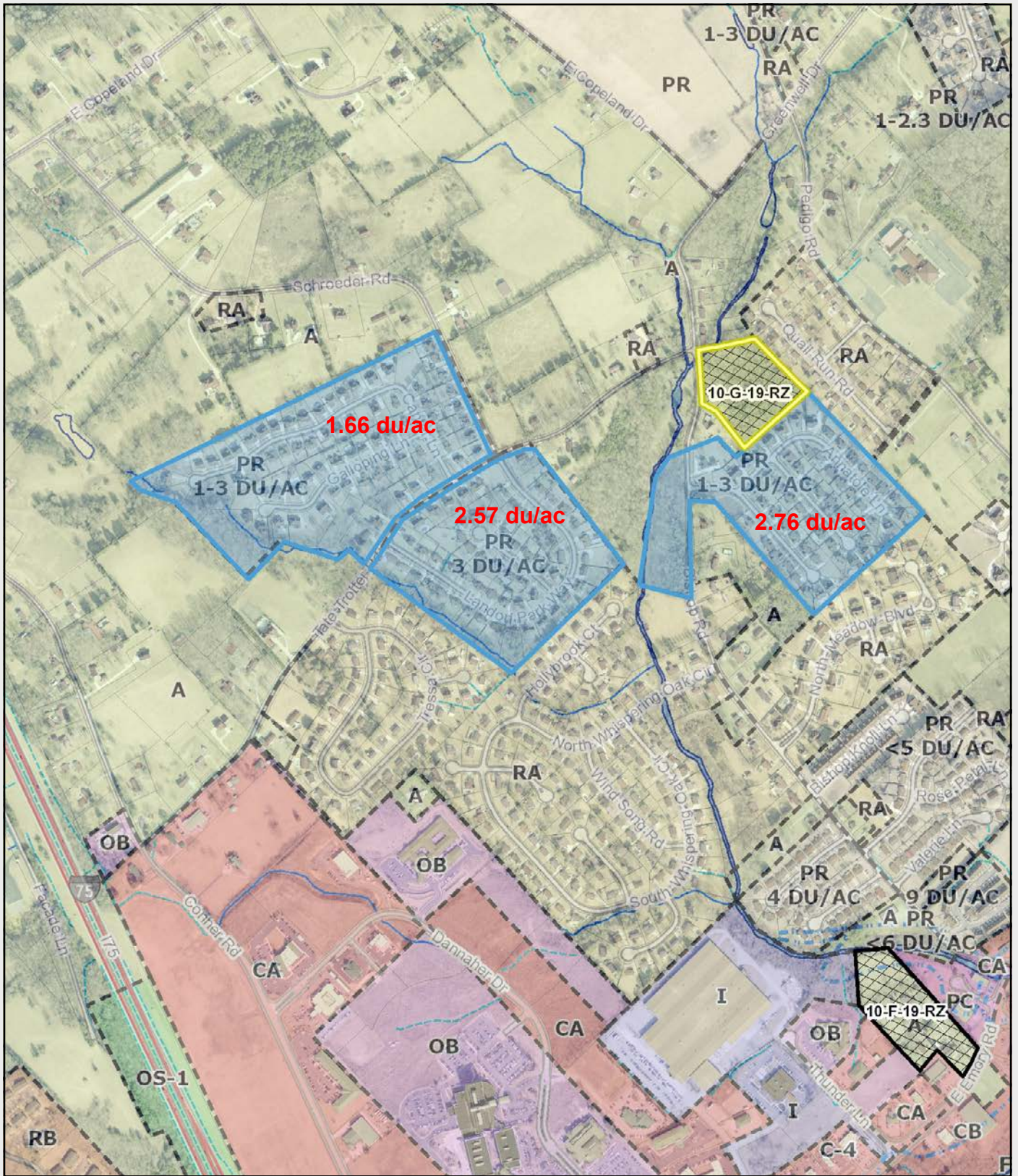
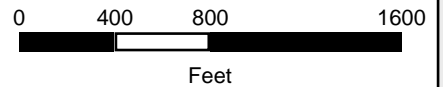


Exhibit A. 10-G-19-RZ
 2018 aerial photo with current zoning map
(Built density shown in red)



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DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

- Plan Amendment
- Rezoning

Cannon & Kuipers, LLC

Applicant
~~8/19/2019~~
 21

October ¹⁰ 12, 2019

10-G-19-RZ

Date Filed

Meeting Date (if applicable)

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

Garrett Tucker, PE

Robert G. Campbell and Associates, LP

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

Zip

865-947-5996

gtucker@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Claude & Dorothy Hall

P.O. Box 5550

865-237-4407

Owner Name (if different)

Owner Address

Owner Phone

KNOXVILLE, TN 37928

047 062

Property Address

Parcel ID

Bishop Road

E/S Bishop Rd, East/S intersection of Gate Brooker Rd

5.56

General Location

Tract Size

Seventh

7

A

Jurisdiction (specify district above)

- City
- County

Zoning District

North County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVacant

N

HPUD

HPUD

Existing Land Use

Septic (Y/N)

Sewer Provider



Water Provider

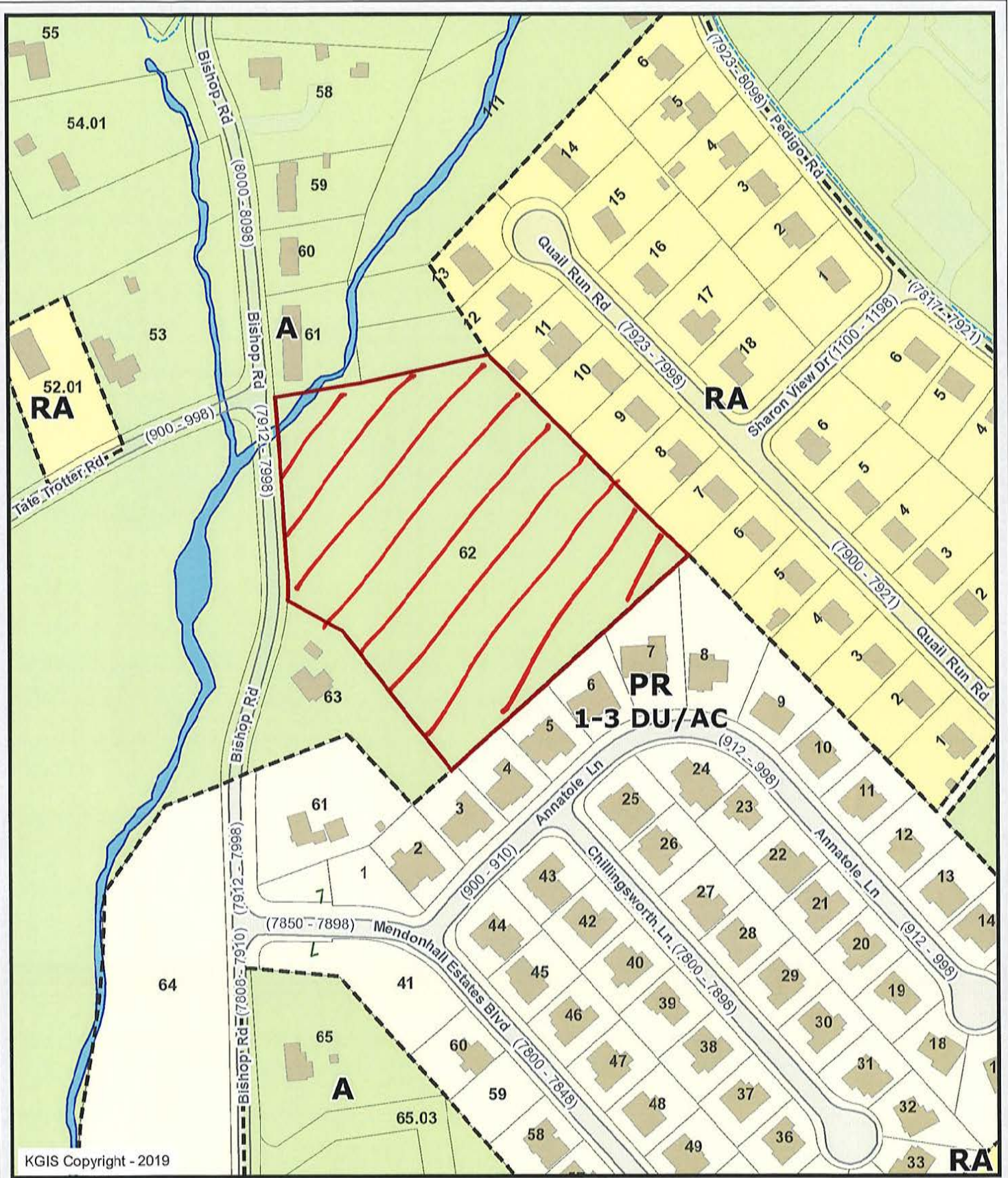
REQUEST

| | | | |
|---|---|-------------------------------------|----------------------------------|
| DEVELOPMENT | <input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential | | |
| | <input type="checkbox"/> Home Occupation (specify): _____ | | |
| | <input type="checkbox"/> Other (specify): _____ | | |
| SUBDIVISION | <input type="checkbox"/> Proposed Subdivision Name _____ | | Unit / Phase Number _____ |
| | <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ | | |
| | <input type="checkbox"/> Other (specify): _____ | | |
| | <input type="checkbox"/> Attachments / Additional Requirements | | |
| ZONING | <input checked="" type="checkbox"/> Zoning Change: <u>PR</u> Proposed Zoning _____ | | |
| | <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ | | |
| | Residential subdivision at 5 dwelling units/acre | | |
| | <input checked="" type="checkbox"/> Proposed Property Use (specify) _____ | Proposed Density (units/acre) _____ | Previous Rezoning Requests _____ |
| <input type="checkbox"/> Other (specify): _____ | | | |

| | | | |
|---|---|--------|-----------------------------|
| STAFF USE ONLY | PLAT TYPE | FEE 1: | TOTAL: 878.00 |
| | <input type="checkbox"/> Administrative <input type="checkbox"/> Meeting | 878.00 | |
| | ATTACHMENTS | FEE 2: | |
| | <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request | | |
| ADDITIONAL REQUIREMENTS | FEE 3: | | |
| <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study | | | |

AUTHORIZATION

| | | |
|---|---|-----------------|
|  Staff Signature | James Reed Please Print | 8/21/19 Date |
|  Applicant Signature | Cannon & Kuipers (Chad Roberts) Please Print | 8/19/19 Date |

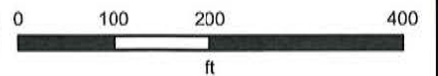


Letter Portrait

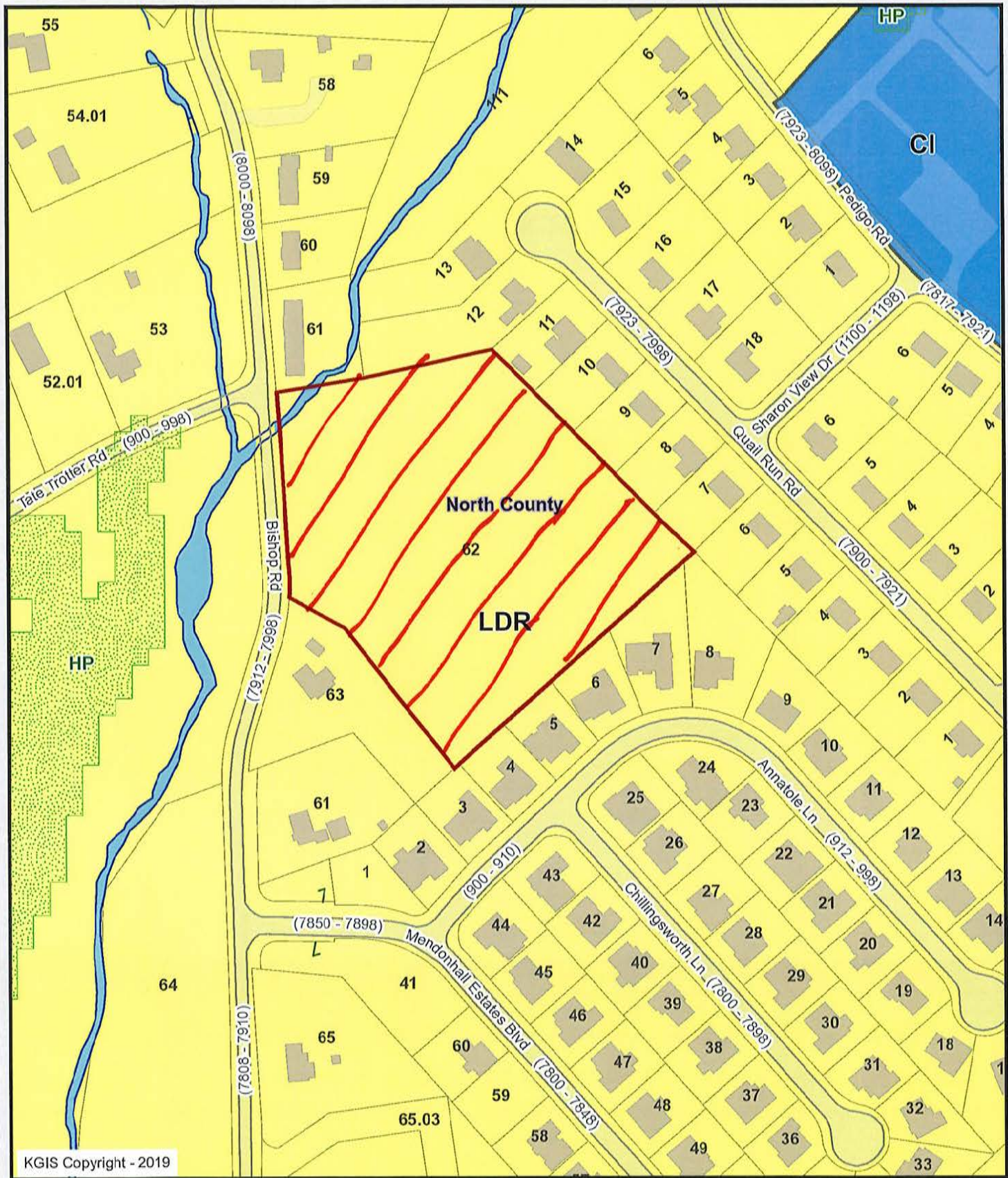
Knoxville - Knox County - KUB Geographic Information System



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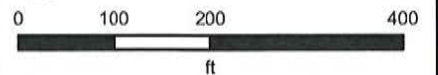
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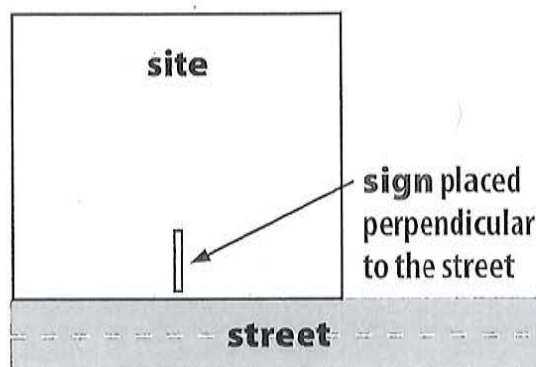
REQUIRED SIGN POSTING AGREEMENT

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 MPC Administrative Rules and Procedures.

At the time of application, MPC 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 MPC 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. MPC 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 MPC 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 MPC 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:

Sept 25

and

Oct 11

(15 days before the MPC meeting)

(the day after the MPC meeting)

Signature: Jane F. Campbell

Printed Name: Jane F. Campbell

Phone: 865-947-5996

Email: _____

Date: 8/21/19

MPC File Number: 10-G-19-RZ