

# REZONING REPORT

▶ **FILE #:** 10-K-19-RZ

**AGENDA ITEM #:** 28

**AGENDA DATE:** 10/10/2019

▶ **APPLICANT:** **WORLEY BUILDERS, INC.**

OWNER(S): Peyton & Nicole Roberts

TAX ID NUMBER: 104 17010 AND 17011

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2213 Lovell Road

▶ **LOCATION:** **North side of Lovell Road, east of Bombay Lane, west of Hibbert Road.**

▶ **APPX. SIZE OF TRACT:** **2.85 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Road, a minor arterial with a pavement width of 22 feet within a right of way 100 feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** **Single family residential and Agriculture/forestry/vacant**

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

**DENSITY PROPOSED:** **5 du/ac**

EXTENSION OF ZONE: Yes, PR zoning abuts the property on the west and east side.

HISTORY OF ZONING: None noted.

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

South: Agricultural/forestry/vacant - A

East: Single family residential - PR

West: Single family residential - PR

NEIGHBORHOOD CONTEXT: The area consists primarily of a mix of single family residential neighborhoods, multi-family, rural residential and some remaining large lot vacant, agricultural land.

## STAFF RECOMMENDATION:

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

Staff recommends approval of PR up to 5 du/ac, which is compatible with the sector plan designation of LDR for this property. Surrounding zoning for residential densities range from 3.5 du/ac to 12 du/ac (See Exhibit A). The property is 0.36 miles from the commercial node at the Middlebrook Pike/Lovell Road intersection.

## 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 population of the Northwest County Sector remains one of the fastest growing in Knox County.
2. Planned Residential (PR) zoning will ensure that the development of additional residential development at this site will address existing and forecasted conditions 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 up to 5 du/ac is consistent with the sector plan designation of LDR.
2. This area is within the Planned Growth Area of the Growth Policy Plan.
3. This rezoning is consistent with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 173 (average daily vehicle trips)

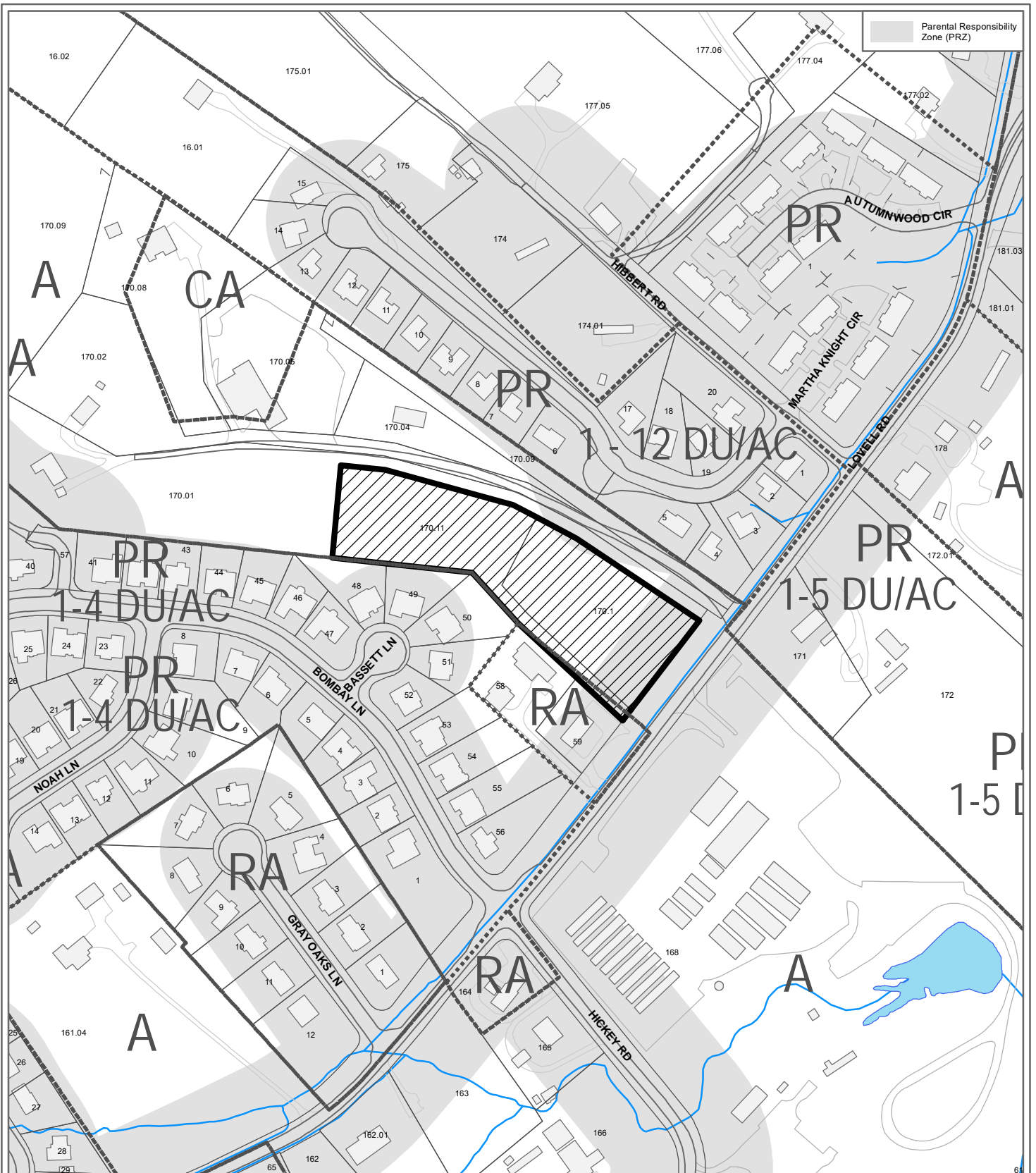
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public school children, grades K-12)

Schools affected by this proposal: Ball Camp Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- 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-K-19-RZ  
REZONING**

From: A (Agricultural)

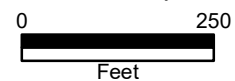
To: PR (Planned Residential)



Petitioner: Worley Builders, Inc.

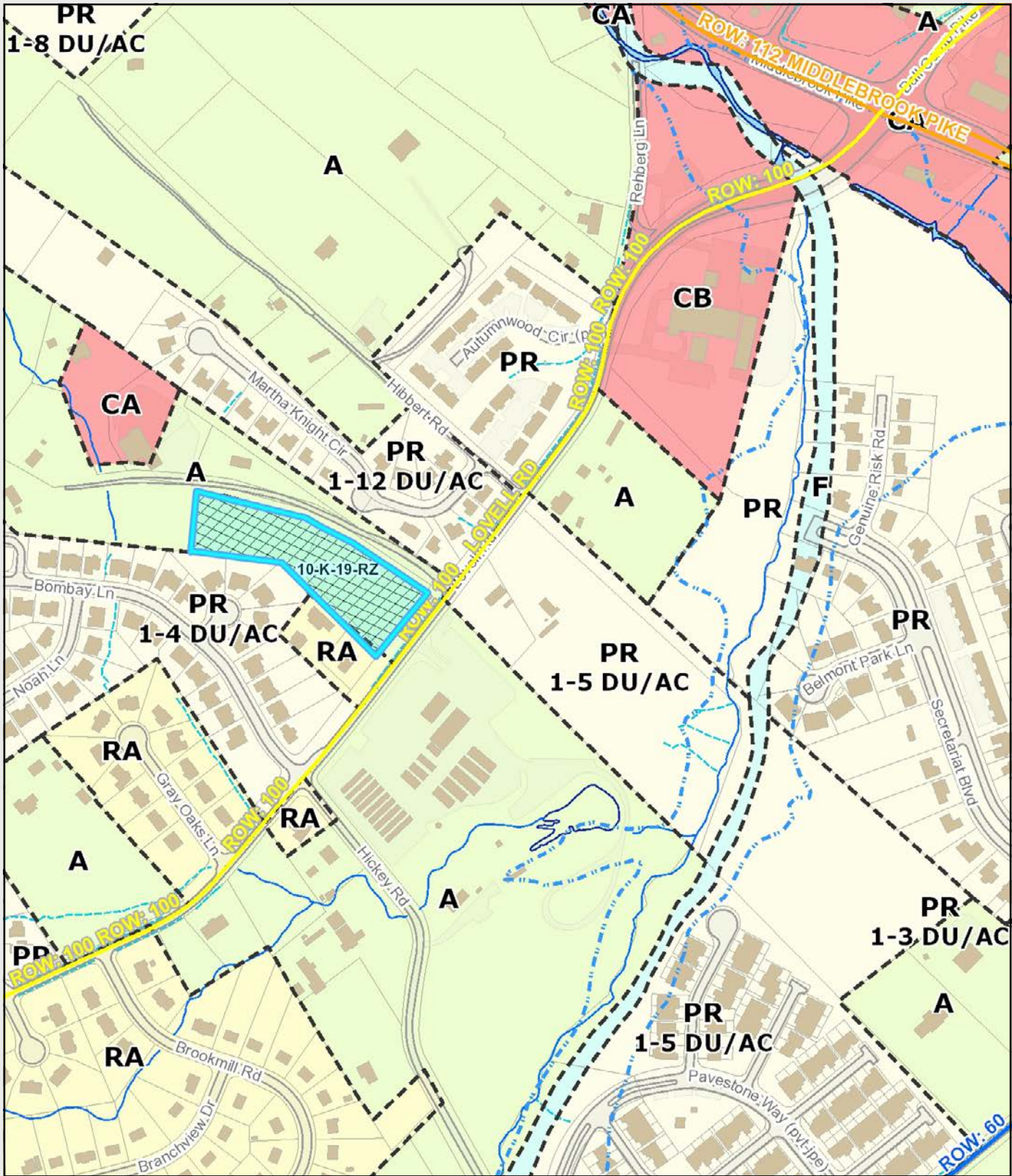
Map No: 104

Jurisdiction: County

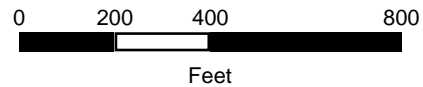


Original Print Date: 9/17/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





10-K-19-RZ Exhibit A  
Surrounding Zoning Pattern



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# DEVELOPMENT REQUEST



## DEVELOPMENT

- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment Knox County
- Rezoning Planning

WORLEY BUILDERS, INC.

Applicant

8-26-19

Date Filed

10-10-19

Meeting Date (if applicable)

10-K-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

RON W. WORLEY, JR.

Name

WORLEY BUILDERS, INC.

Company

P.O. Box 71022

Address

Knoxville,

City

TN

State

37938

Zip

865-922-2600

Phone

RON@WORLEYBUILDERSINC.COM

Email

## CURRENT PROPERTY INFO

1. Peyton & Nicole Roberts 1807 Bombay Ln, Knoxville, TN 37922
2. Michael & Lacierna Delaguardo 1800 " " " " " "

Owner Name (if different)

Owner Address

Owner Phone

1. 2213 Lovell Rd
2. 2211 Lovell Rd

Property Address

1. 104 17010
2. 104 17011

Parcel ID

1. 1.40 acres

N/S Lovell Rd, E of Bombay Ln, West of Hibbert Rd

General Location

Tract Size

2. 1.45 acres

2.85 acres

6

Jurisdiction (specify district above)

- City
- County

Zoning District

A

Northwest County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

RR/Vacant

Existing Land Use

WKUD

Septic (Y/N)

Sewer Provider

WKUD

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 5 du/acre</u> Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	<input checked="" type="checkbox"/> Proposed Property Use (specify) <u>Single Family Residential</u> Proposed Density (units/acre) _____    Previous Rezoning Requests _____	
	<input type="checkbox"/> Other (specify): _____	

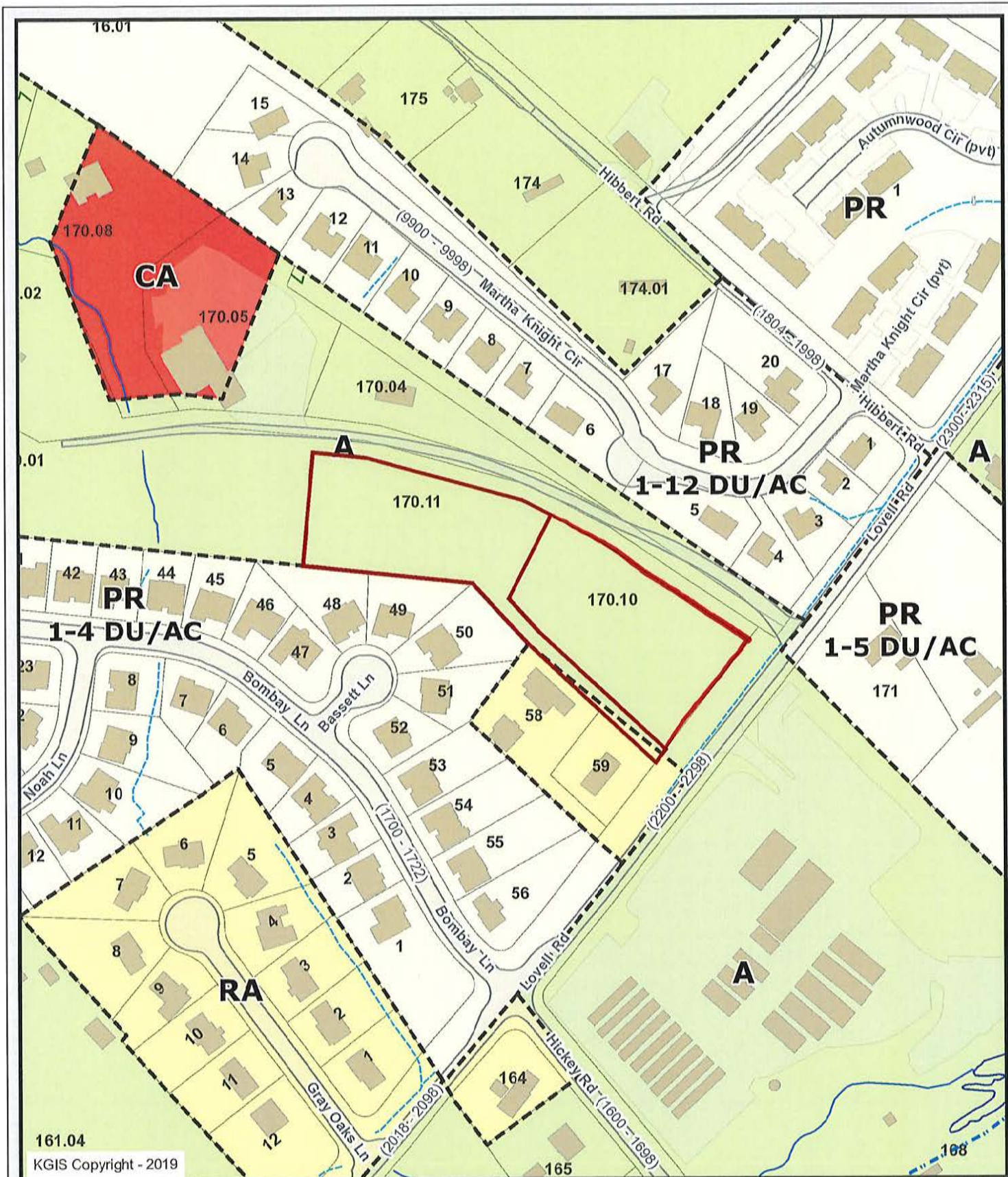
STAFF USE ONLY	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Administrative <input type="checkbox"/> Meeting <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	<u>600.00</u>	
		<b>FEE 2:</b>	
		<b>FEE 3:</b>	<u>600.00</u>

## AUTHORIZATION

Sherry Michienzi    SHERRY MICHIEZI    8-26-19  
 Staff Signature    Please Print    Date

Ron W. Worley Jr. Pres.    Ron W. Worley Jr.    8-26-19  
 Applicant Signature    Please Print    Date  
Worley Builders Inc.





**PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE**  
**MAP DEPARTMENT - OWNERSHIP CARD**

Source: KGIS

ACTIVE      NORMAL

08/26/2019

District	Map	Insert	Group	Parcel	Ward	Property Location				
W6	104			170.10		2213 LOVELL RD				
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )		Acreage	
ELEANOR KAY HOOKS PROPERTY				-	1-	=			1.40 - A.C. Deeded	
						<a href="#">201410230022753</a>			- A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
ROBERTS PEYTON N & ROBERTS NICOLE E				11/4/2014	<a href="#">20141106</a>	0025651	\$ 61,500	1807 BOMBAY LN KNOXVILLE, TN 37932		

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**Remarks**

<i>Parent Parcel</i>		<i>Parent Instrument Number</i>	
104 170			
<i>Previous Parcel ( Split From )</i>		<i>Next Parcel ( Merged Into )</i>	
104 170			



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W6	104			170.11		2211 LOVELL RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
ELEANOR KAY HOOKS PROPERTY				-	2-	-		1.45 - A.C. Deeded
						<a href="#">201410230022753</a>		- A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
DELAGUARO MICHAEL K & DELAGUARO LACIENA L		11/4/2014	<a href="#">20141106</a>	0025649	\$ 61,500	1800 BOMBAY LN KNOXVILLE, TN 37932		

**Remarks**

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<a href="#">104 170</a>	
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104 170	

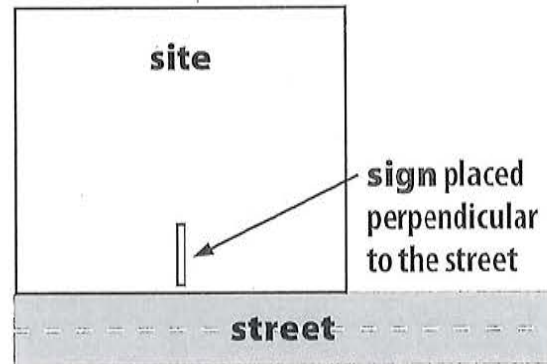
## REQUIRED SIGN POSTING AGREEMENT

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, 2019 and Oct 11, 2019  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Ron W. Worley, P.E.

Printed Name: Worley Builders, Inc

Phone: 865-922 2000 Email: Ron@WORLEYBUILDERSINC.COM

Date: 8-26-19

MPC File Number: 10-~~K~~-19-RZ