

REZONING REPORT

▶ **FILE #:** 10-P-19-RZ

AGENDA ITEM #: 33

AGENDA DATE: 10/10/2019

▶ **APPLICANT:** SENTINEL BUILDERS
OWNER(S): Dabney & Patricia Hansard

TAX ID NUMBER: 68 H A 010 (PART OF) [View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 0 Keck Road

▶ **LOCATION:** South side of Keck Road, southeast of Callahan Drive

▶ **APPX. SIZE OF TRACT:** 0.95 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Keck Road, a local street with a pavement width of 17 feet within a right-of-way width of 45 feet.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

▶ **PRESENT ZONING:** C-6 (General Commercial Park)

▶ **ZONING REQUESTED:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Unknown.

EXTENSION OF ZONE: No, however, it is adjacent to RA (Low Density Residential) zoning in the county.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - C-6

South: Single family residential - RA

East: Single family residential - C-6

West: Agriculture/forestry/vacant, multi-family residential - C-6 and RB

NEIGHBORHOOD CONTEXT: The surrounding area is a mix of single family residential, office and commercial, however, the area is adjacent to a commercially zoned area along the commercially zoned area adjacent to Callahan Drive.

STAFF RECOMMENDATION:

▶ **Approve R-2 (General Residential) zoning.**

Staff recommends approval of the R-2 zoning because it is compatible with the sector plan designation of MU-SD NWC-1, which allows consideration of Medium Density Residential.

COMMENTS:

REZONING REQUIREMENT 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. Population continues to increase in the North City Sector.
2. A range of housing options including medium density residential are needed.

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

1. The R-2 zone district is intended to provide for medium population density. Uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, educational facilities, and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this 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. The R-2 zoning at this location will not cause any direct or indirect adverse effects.

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 FACILITY PLAN, AND OTHERS:

1. This request is consistent with the sector plan designation of MU-SD NWC-1, which allows consideration of Medium Density Residential uses.
2. This area is within the City of Knoxville on the Growth Policy Plan.
3. This rezoning is consistent with all other adopted plans.

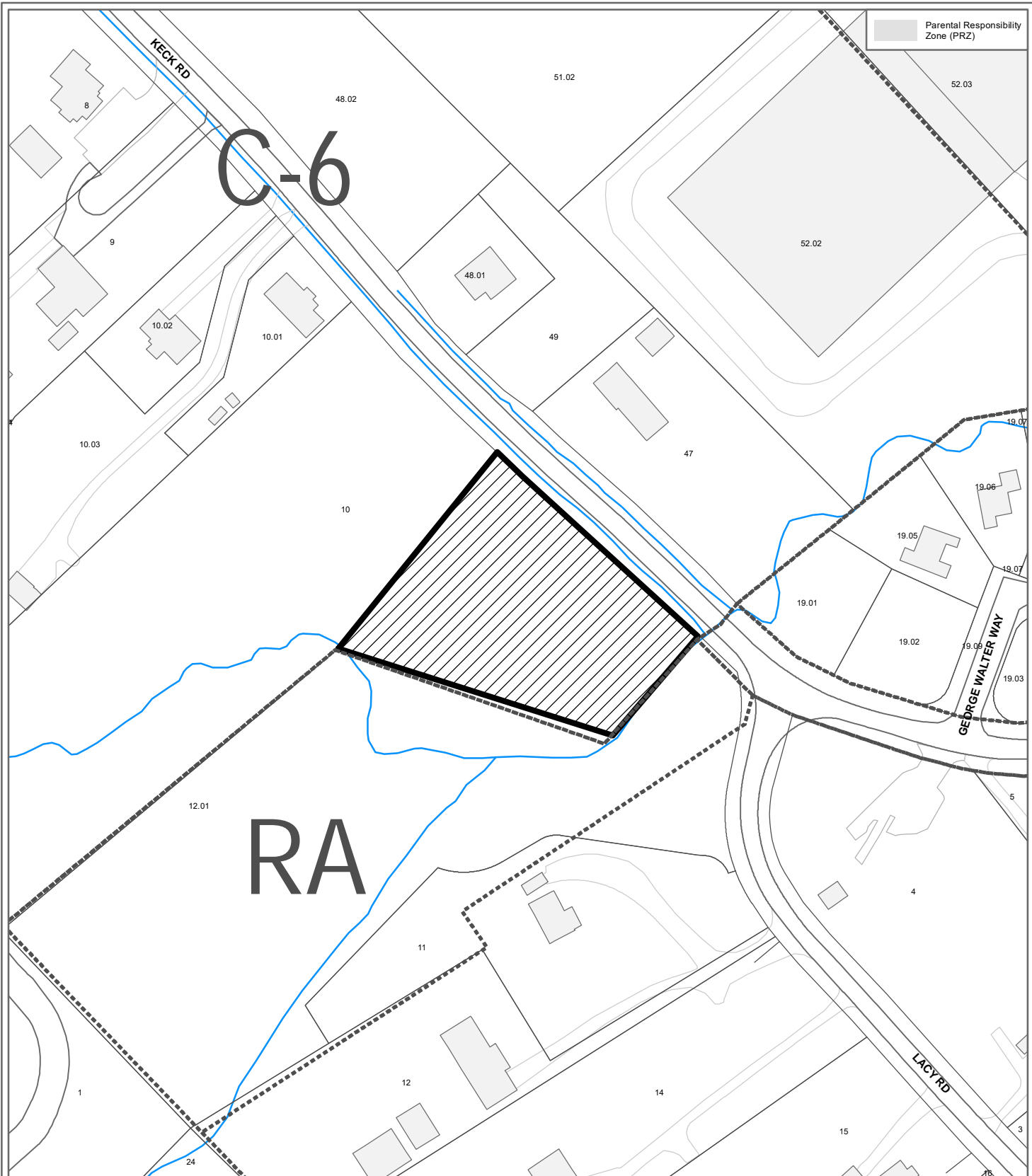
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell 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 Knoxville City Council for action on 11/5/2019 and 11/19/2019. 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.



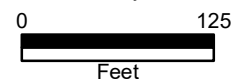
**10-P-19-RZ
REZONING**

From: C-6 (General Commercial Park)
To: R-2 (General Residential)



Petitioner: Sentinel Builders

Map No: 68
Jurisdiction: City



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



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
 Use on Review / Special Use

SUBDIVISION

- Concept Plan
 Final Plat

ZONING

- Plan Amendment
 Rezoning

Sentinel Builders

Applicant

8/26/19

October 10, 2019

Date Filed

Meeting Date (if applicable)



File Number(s)

18-P-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

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

Dabney & Patricia Hansard

1923 Cherokee Bluff Dr, Knoxville

865-389-0814

Owner Name (if different)

Owner Address

Owner Phone

Keck Road

(Part of) 068HA010

Property Address

Parcel ID

South side of Keck Road southeast of Callahan Drive

4 Ac (0.95 to be rezoned)

General Location

Tract Size

Seventh

C-6

Jurisdiction (specify district above)

- City County

Zoning District

Northwest City

MU-SD **NWC-1**

Urban 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

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

Zoning Change: R-2
Proposed Zoning

Plan Amendment Change: _____
Proposed Plan Designation(s)

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

Other (specify): _____

STAFF USE ONLY

PLAT TYPE

Administrative Meeting

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:

500.00

FEE 2:

FEE 3:

TOTAL:

500.00

AUTHORIZATION

Staff Signature

Please Print

Date

Applicant Signature

Please Print

Date

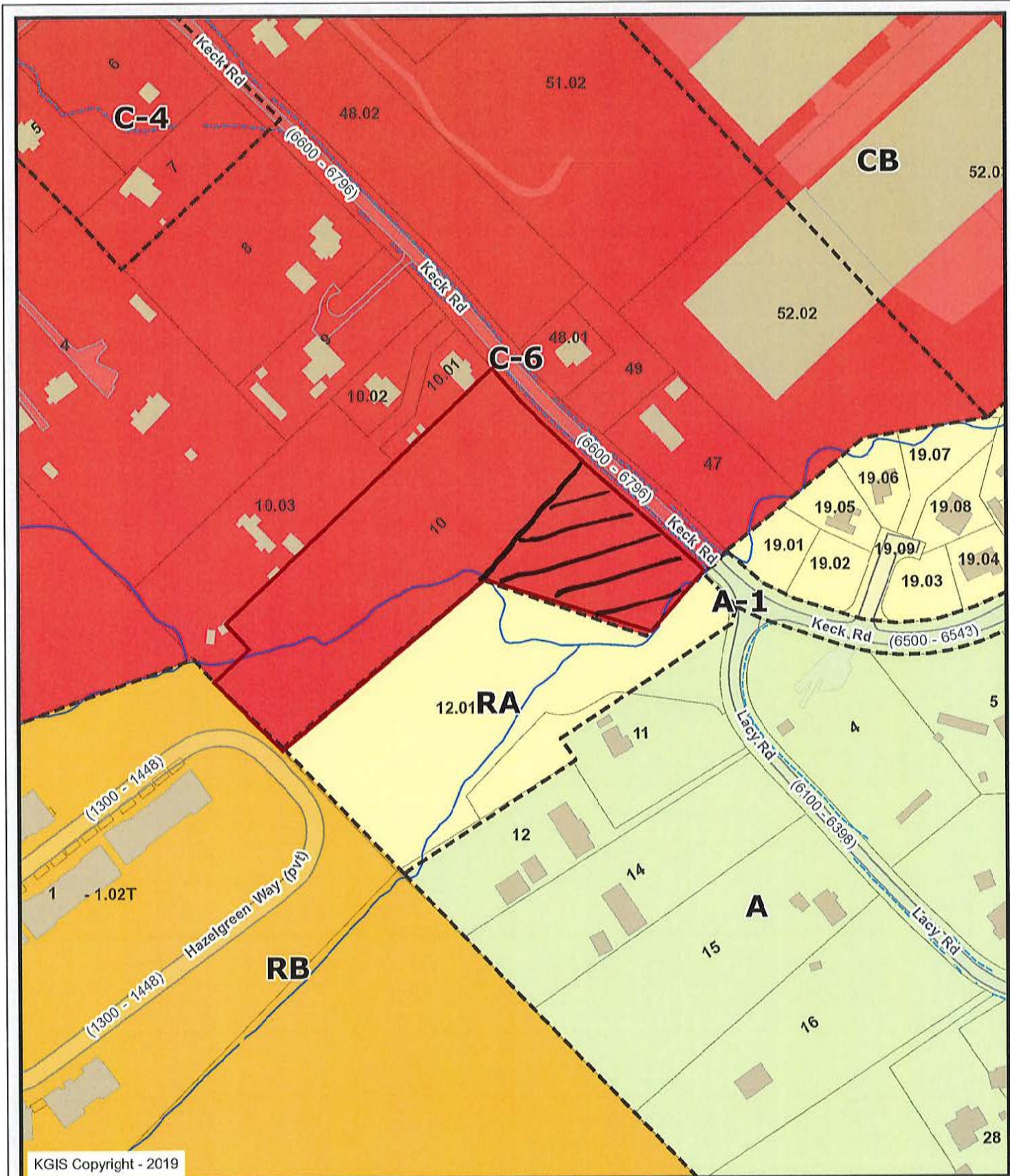
Gary Duncan, Sentinel Builders

10700 Murdock Dr.
Knoxville TN 37923

865-671-9196

8/26/2019

8/26/19

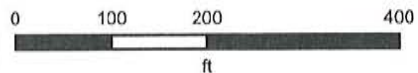


Letter Portrait

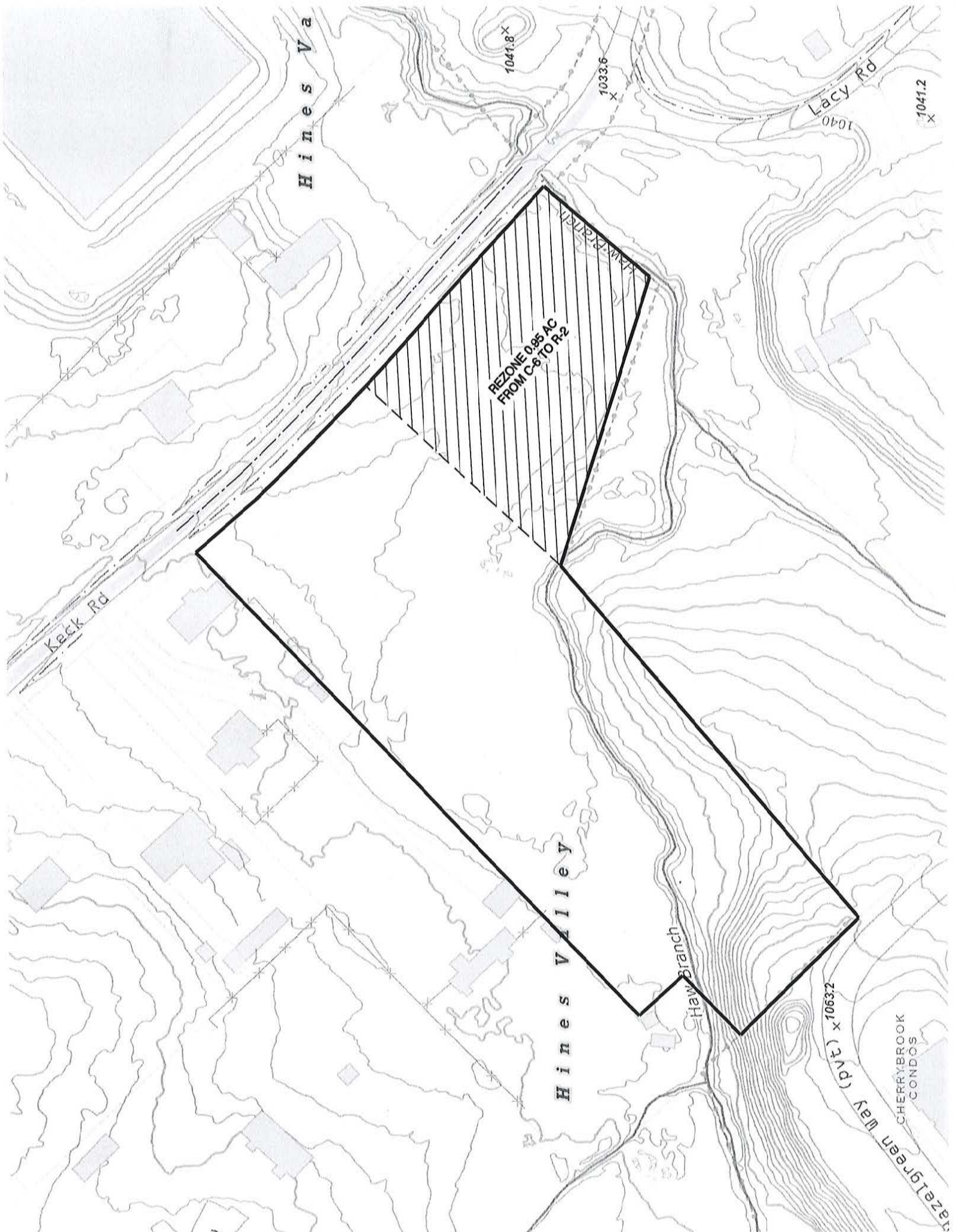
Knoxville - Knox County - KUB Geographic Information System



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Hines Va

REZONE 0.88 AC
FROM C-6 TO R-2

Hines Valley

Haw Branch

Lacy Rd

Keck Rd

Hazelgreen Way (Pvt)
CHERRYBROOK
CONDOS

1041.8 X

1033.6 X

1041.2 X

1063.2 X

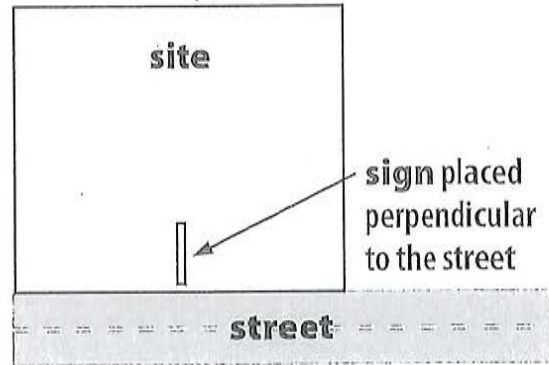
REQUIRED SIGN POSTING AGREEMENT

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:

9/26/19 and 10/11/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Gary Duncan David Wood S

Printed Name: Gary Duncan David Wood S

Phone: 865-389-0814 Email: G.Duncan@SentinelBuilders.com

Date: 8/26/2019

MPC File Number: 18-P-19-R2