



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-G-20-RZ **AGENDA ITEM #:** 16
4-H-20-SP **AGENDA DATE:** 4/9/2020

▶ **APPLICANT:** TERRY ROMANS
OWNER(S): Richard H. & Joyce B. Hill, Trustees

TAX ID NUMBER: 138 268 & 267 [View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 8904 & 8908 Sevierville Pk.

▶ **LOCATION:** East side of Sevierville Pk., northeast of intersection of Valgro Rd.

▶ **TRACT INFORMATION:** 1.4 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Sevierville Pike, a minor collector with a pavement width of 17.7 feet within a right-of-way width of 60 feet.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Hinds Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agriculture) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RA (Low Density Residential)

▶ **EXISTING LAND USE:** Single family residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Agriculture/forestry/vacant - AG (Agriculture)

South: Single family residential - AG (Agriculture)

East: Agriculture/forestry/vacant - AG (Agriculture)

West: Under construction/other uses - OS (Open Space)

NEIGHBORHOOD CONTEXT: The area is largely agricultural with rural and single family residential in the surrounding area.

STAFF RECOMMENDATION:

- ▶ **Adopt resolution #4-H-20-SP amending the South County Sector Plan to RR (Rural Residential) because the sector plan did not recognize the substandard size existing agricultural parcels within the the Rural Area of the Growth Policy Plan. (Applicant requested LDR.)**

- ▶ **Approve PR (Planned Residential) zoning up to 2 du/ac consistent with the proposed RR (Rural Residential) sector plan amendment. (Applicant requested RA).**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no changes to conditions that would warrant amending the land use plan. However, the existing conditions of the sub standard size parcels could have been shown as Rural Residential during the previous sector plan update.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. These existing parcels could have been shown as RR (Rural Residential) in the South County Sector Plan because they are smaller than one acre and in the Rural Area of the Growth Policy Plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There have been no new trends in development, population or traffic that warrant reconsideration of the original plan proposal.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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 South County Sector continues to grow and additional opportunities for residential development are needed.

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

1. 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 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. This amendment will not adversely affect 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. The proposed amendment is consistent with and not in conflict with any adopted plans.

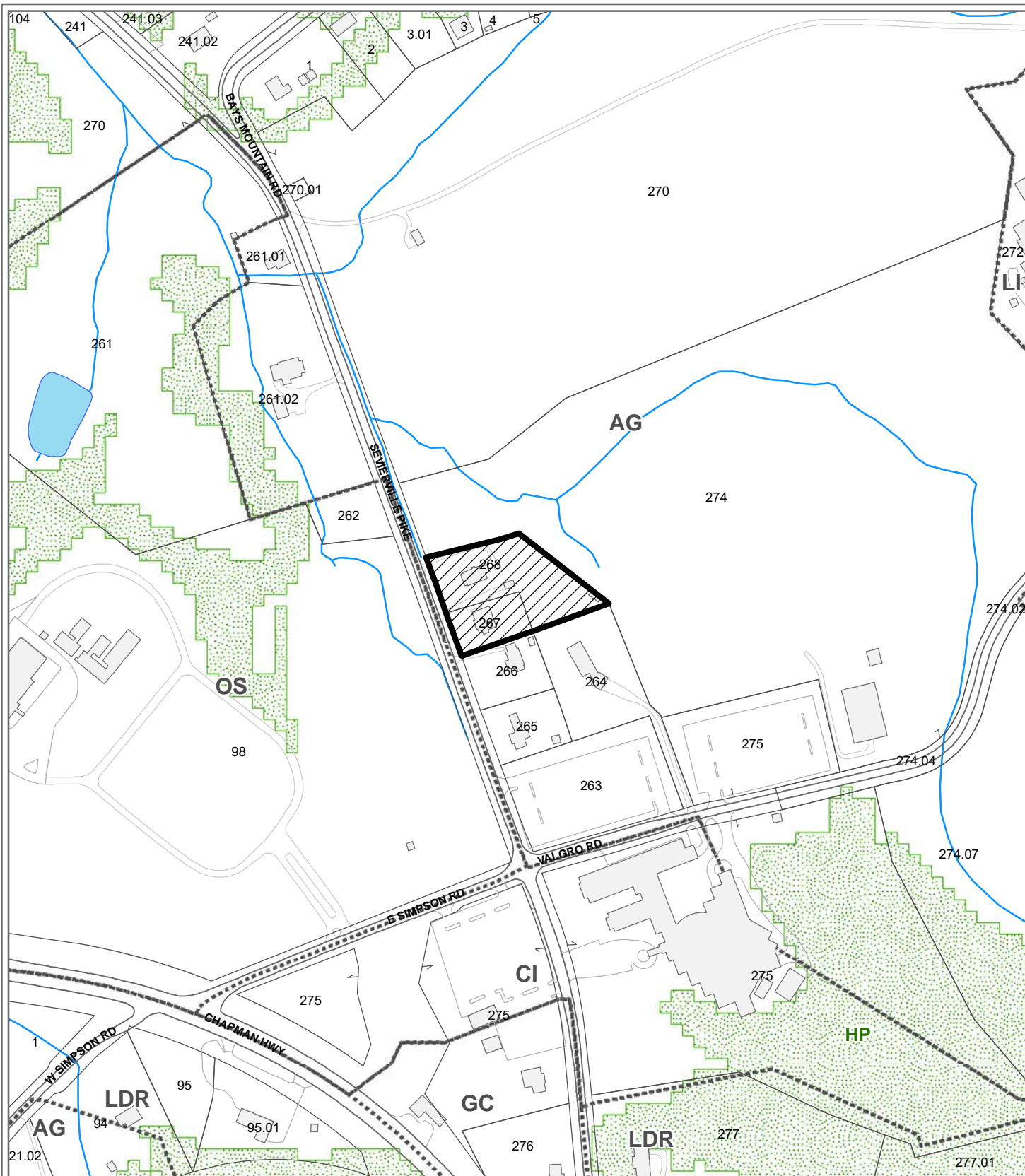
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

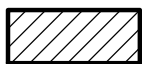
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 5/26/2020. 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.



**4-H-20-SP / 4-G-20-RZ
SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agriculture)
To: LDR (Low Density Residential)



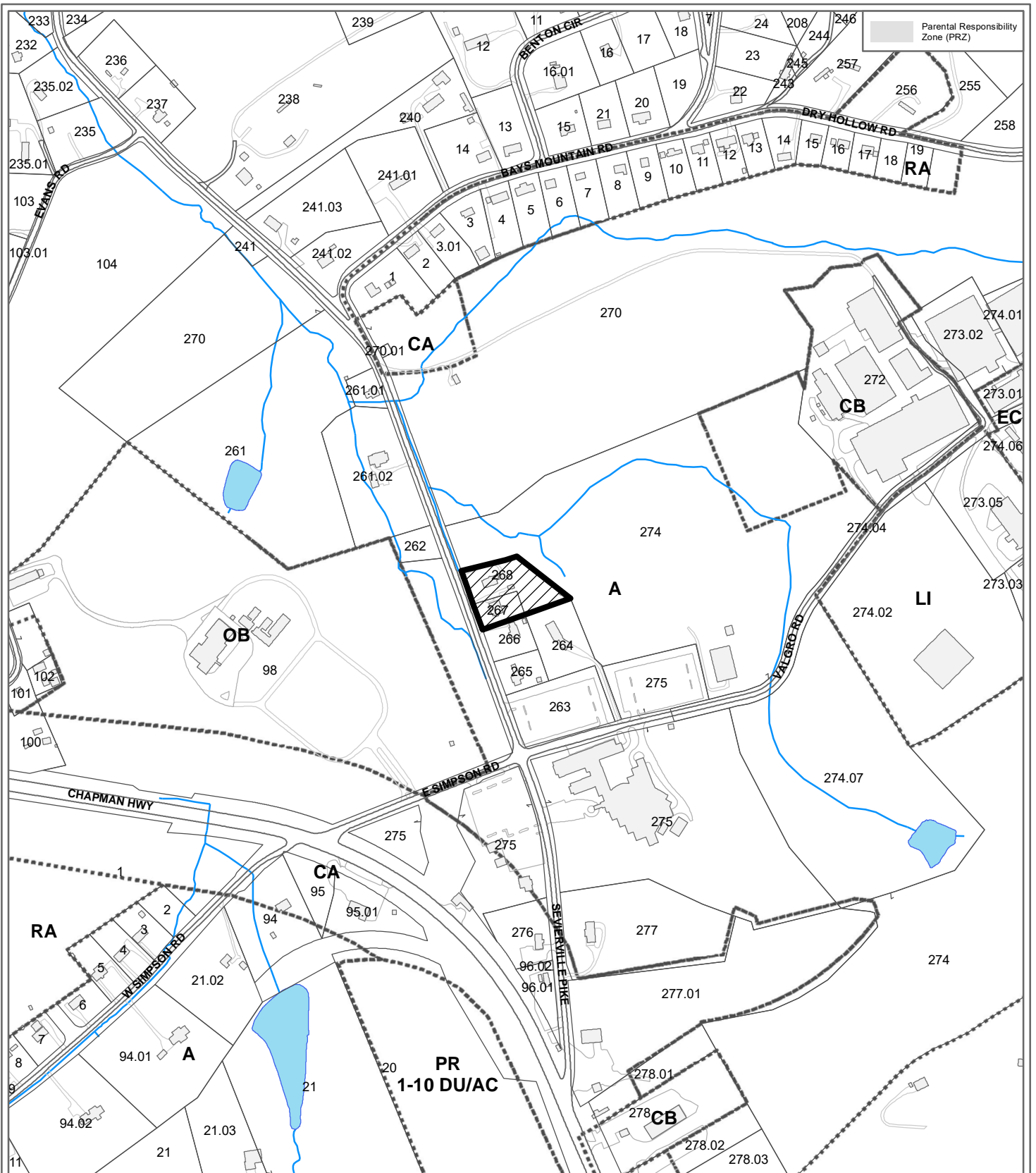
Petitioner: Romans, Terry

Map No: 138

Jurisdiction: County



Original Print Date: 3/16/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



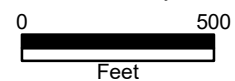
**4-G-20-RZ
REZONING**

From: A (Agricultural)
To: RA (Low Density Residential)



Petitioner: Romans, Terry

Map No: 138
Jurisdiction: County



Original Print Date: 3/17/2020 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH COUNTY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the South County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Knoxville-Knox County Planning staff recommends an amendment to the Sector Plan from Agricultural to Rural Residential, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the South County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 9, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the South County Sector Plan, with its accompanying staff report and map, file #4-H-20-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Terry E Romans

Surveyor

Applicant Name

Affiliation

February 24, 2020

April 9, 2020 @ 1:30

4-G-20-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

4-H-20-SP

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

Terry Romans

Romans Engineering

Name

Company

1923 Hopewell Rd

Knoxville

TN

37920

Address

City

State

Zip

(865) 679-5736

romansengineering@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Trust - Richard Hill, Trustee

8919 Simpson Rd Knoxville Tn

(865) 591-9012

Owner Name (if different)

Owner Address

Owner Phone

8904 & 8908 Sevierville Pike

138 268; 138 267

Property Address

Parcel ID

670 feet northwest ^{east} of intersection of Valgro Rd & Sev. Pike ^{E/S}

1.4⁺ acres

General Location

Tract Size

9th

A

Jurisdiction (specify district above)

- City
- County

Zoning District

South County

AG

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

SFR

N

Knox-Chapman

Knox- Chapman

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

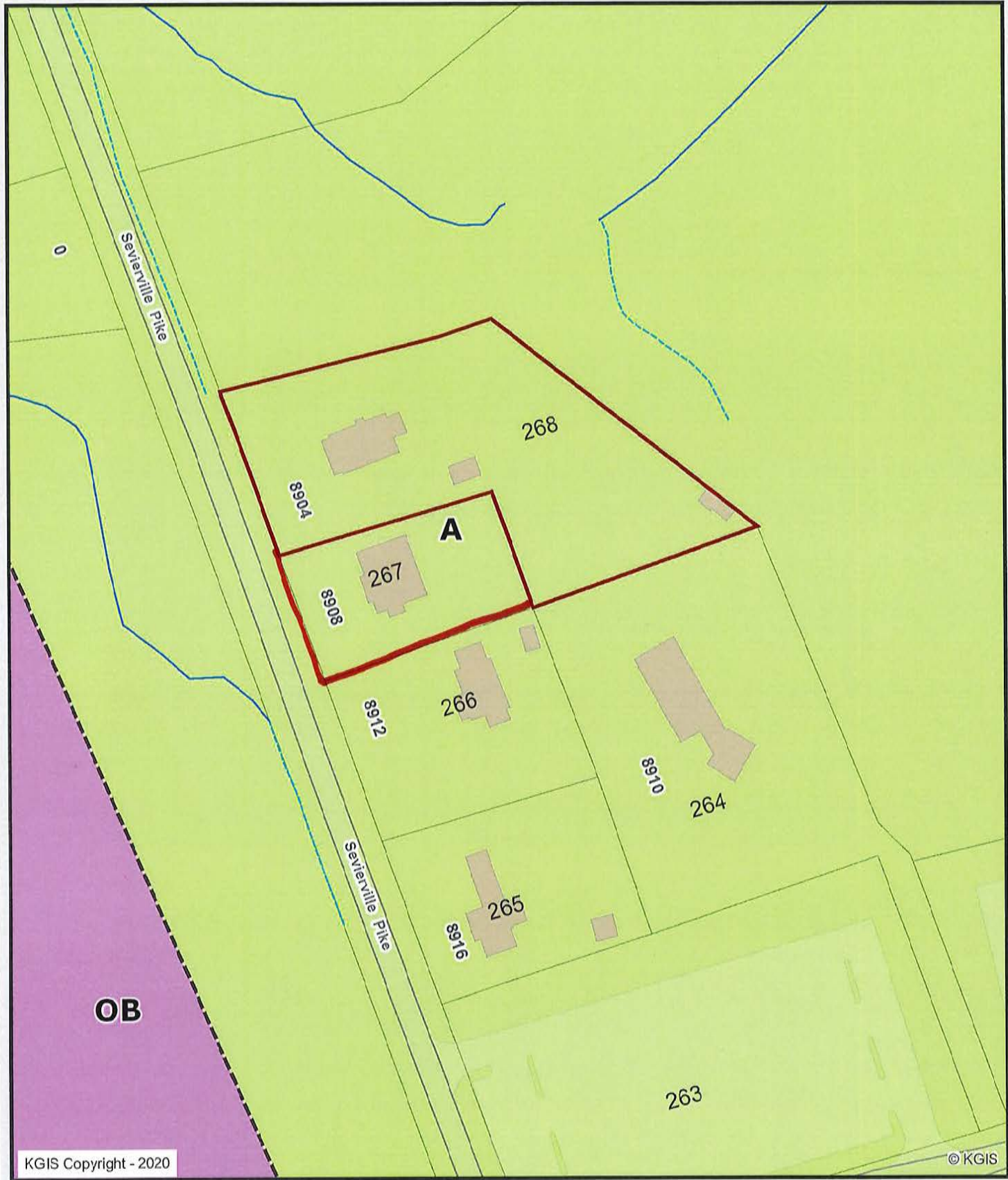
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
SUBDIVISION	<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>RA</u> Proposed Zoning _____
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>LDR</u> Proposed Plan Designation(s) _____
	<input type="checkbox"/> Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<u>RZ</u> <u>600.00</u>	
	ATTACHMENTS	FEE 2:	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<u>SP</u> <u>600.00</u>	
ADDITIONAL REQUIREMENTS	FEE 3:	<u>7K</u>	
<input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>)			<u>1200.00</u>
<input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>)			
<input type="checkbox"/> Traffic Impact Study			

AUTHORIZATION

 By signing below, I certify I am the property owner, applicant or the owners authorized representative.

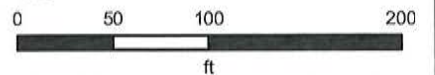
	Terry E Romans	2/24/20
Applicant Signature	Please Print	Date
(865) 679-5736	romansengineering@gmail.com	
Phone Number	Email	
		2/25/20
Staff Signature	Please Print	Date



8904 & 8908 Sevierville Pk.

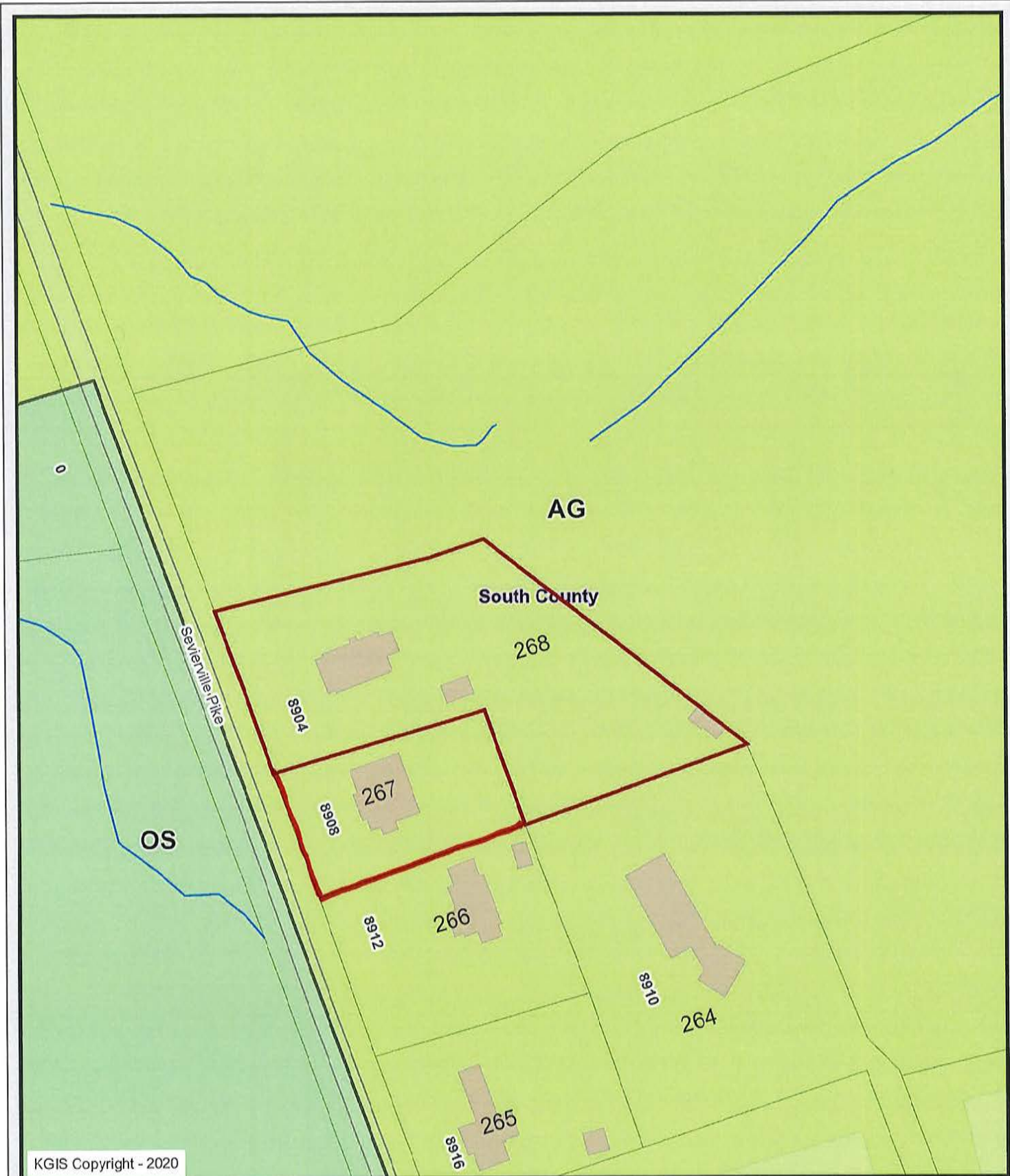


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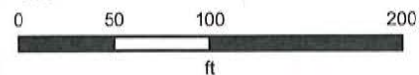


8904 & 8908 Sevierville Pk.

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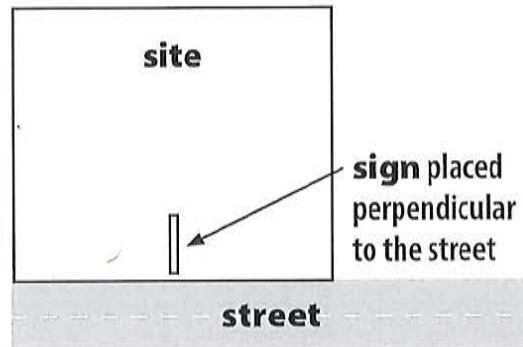
REQUIRED SIGN POSTING AGREEMENT

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:

3/25/20 and 4/10/20
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: TERRY E ROMANS

Printed Name: TERRY E ROMANS

Phone: _____ Email: _____

Date: _____

File Number: 4-G-20-RZ, 4-H-20-SP