

REZONING REPORT

► **FILE #:** 4-H-20-RZ **AGENDA ITEM #:** 17

AGENDA DATE: 4/9/2020

► **APPLICANT:** GRANT MCMAHAN / MCCAMY CONSTRUCTION

OWNER(S): Stuart Sprouse

TAX ID NUMBER: 134 G A 022 & 02201

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1629 & 0 Polkwright Ln.

► **LOCATION:** West side of Polkwright Ln., north of Batson Ln.

► **APPX. SIZE OF TRACT:** 1.5 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Polkwright Lane is a local road with a 16-ft. pavement width and a 50-ft. right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

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

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

► **DENSITY PROPOSED:** 2 du/ac

EXTENSION OF ZONE: Yes, PR (Planned Residential) zoning is adjacent to the southwest

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single family residential and agricultural/forestry/vacant - A (Agricultural) and RA (Low Density Residential)

South: Single family residential and rural residential - A (Agricultural)

East: Rural residential - A (Agricultural)

West: Agricultural/forestry/vacant and single family residential - A (Agricultural) and PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is predominantly single family residential use. Lot sizes vary and range from 0.3 to 3.7 acres.

STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning at 2 du/ac, because it is consistent with the Southwest County Sector Plan's RR (Rural Residential) designation.**

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. There is an increased need for small-scale housing in Knox County. The proposed rezoning will create an increased opportunity for a greater number of dwelling units that could help meet this demand.

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

1. The proposed amendment to 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. Built at allowed maximum density of 2 du/ac, the development could hold up to 3 dwelling units.

2. The property is located in FEMA Flood Zone X but does not contain any floodplain areas.

3. The property contains land in the HP (Hillside and Ridgetop Protection) area. The slope analysis supports 1.75 du/ac.

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 Southwest County sector plan's Rural Residential designation supports PR zoning with up to 2 du/ac in the Rural Area of the Growth Plan.

ESTIMATED TRAFFIC IMPACT: 41 (average daily vehicle trips)

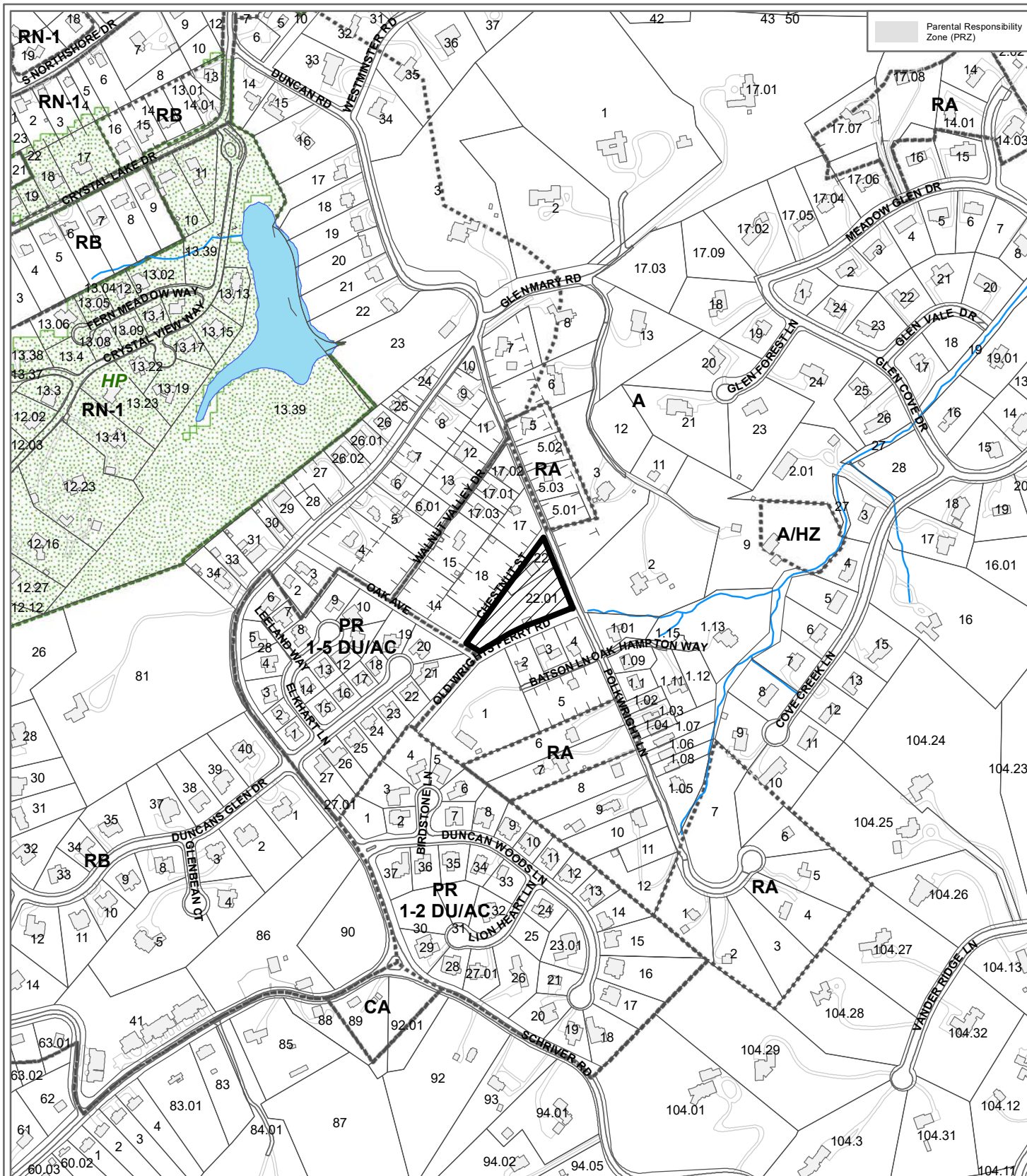
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

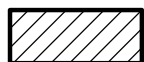
Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

- 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-RZ REZONING



From: A (Agricultural)

To: PR (Planned Residential)

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

Petitioner: McMahan / McCamy
 Construction, Grant

Map No: 134
 Jurisdiction: County

0 500
 Feet



| CATEGORY | ACRES | RECOMMENDED DENSITY (Dwelling Units / Acre) | NUMBER OF UNITS |
|--|-------------|--|-----------------|
| Non-Hillside | 1.02 | 2.00 | 2.0 |
| 0-15% Slope | 0.08 | 2.00 | 0.2 |
| 15-25% Slope | 0.34 | 2.00 | 0.7 |
| 25-40% Slope | 0.04 | 0.50 | 0.0 |
| Greater than 40% Slope | 0 | 0.20 | 0.0 |
| Ridgetops | 0 | | 0.0 |
| Subtotal: Sloped Land | 0.46 | | 0.9 |
| Maximum Density Guideline (Hillside & Ridgetop Protection Plan) | 1.48 | 1.96 | 2.9 |
| Proposed Density (Applicant) | 1.48 | 2.00 | 3.0 |

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES**Density and Land Disturbance Guidelines**

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

| Percent of Slope | Recommended Maximum Density Factor* | Recommended Maximum Land Disturbance Factor** |
|------------------|--|---|
| 0 - 15 | Knox County: 5 du/a City of Knoxville: 6 du/a | 100% |
| 15 - 25 | 2 du/a | 50% |
| 25 - 40 | 0.5 du/a | 20% |
| 40 or more | 0.2 du/a | 10% |
| Ridgetops*** | *** | *** |

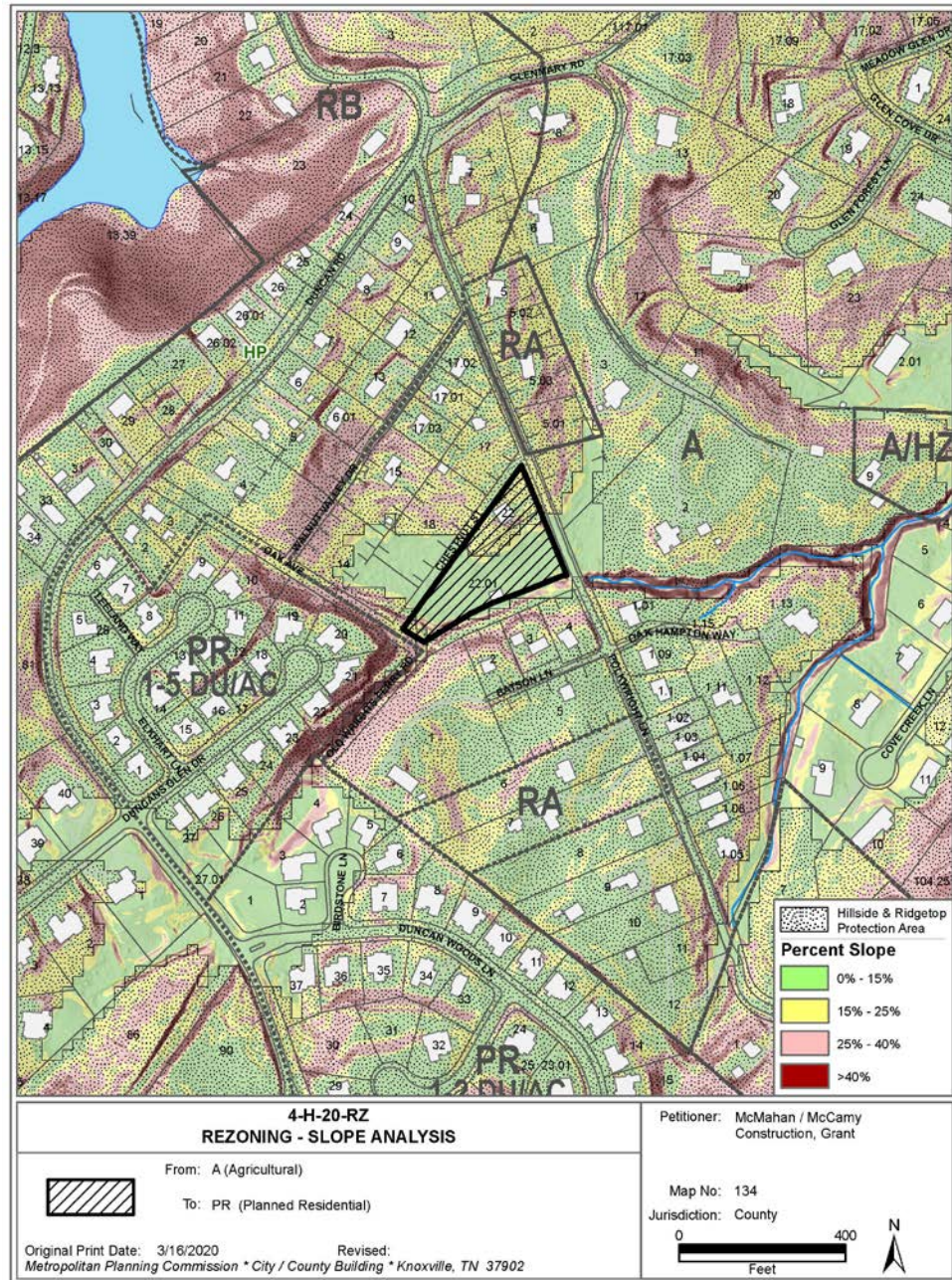
du/a: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

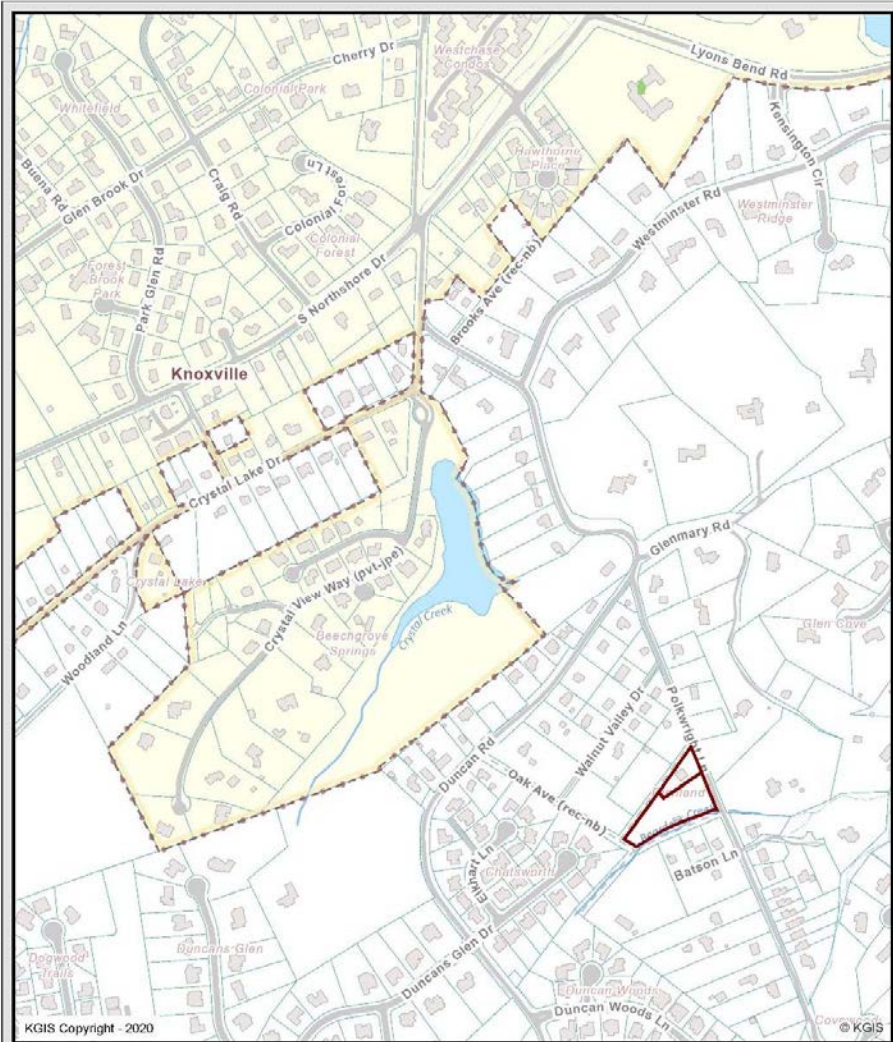
** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33



4-H-20-RZ
EXHIBIT A. Contextual Images



4-H-20-RZ: Location Map
1629 and 0 Polkwright Lane

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

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4-H-20-RZ: Location Map
1629 and 0 Polkwright Lane

Knoxville - Knox County - KUB Geographic Information System

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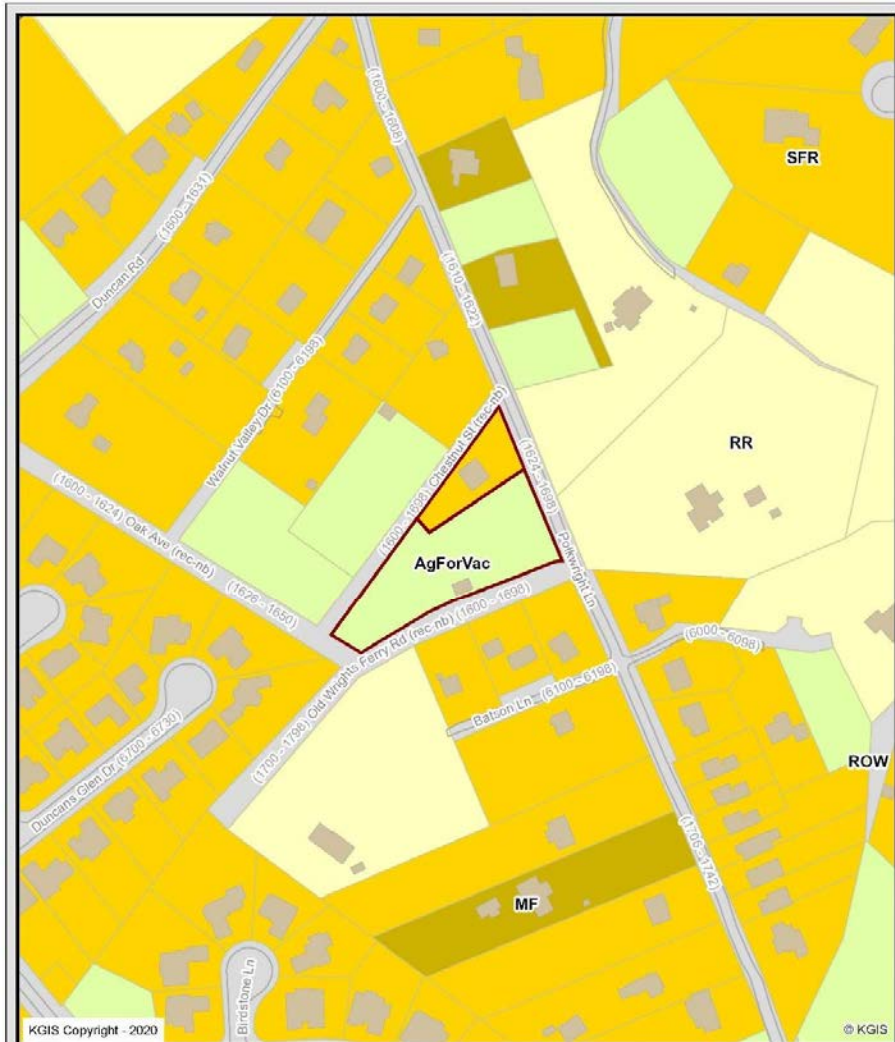
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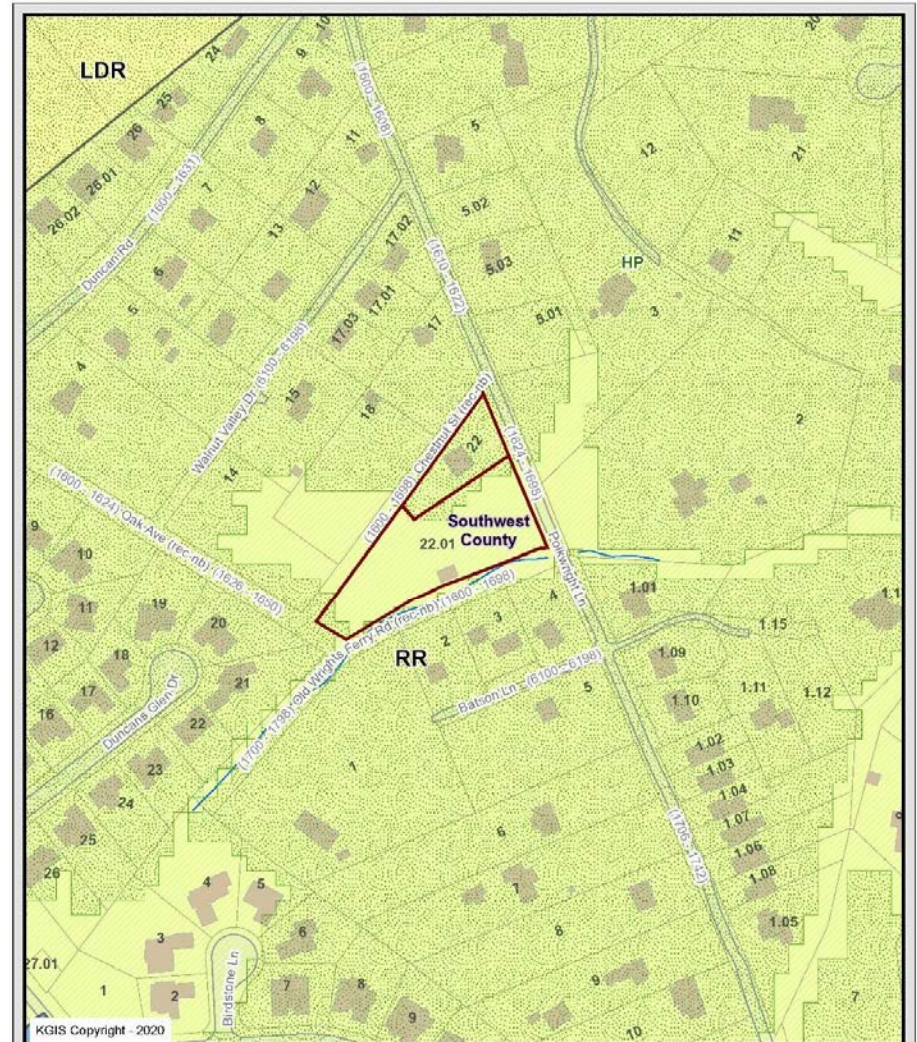
EXHIBIT A. Contextual Images



4-H-20-RZ: Existing Land Use Map
1629 and 0 Polkwright Lane

Knoxville - Knox County - KUB Geographic Information System

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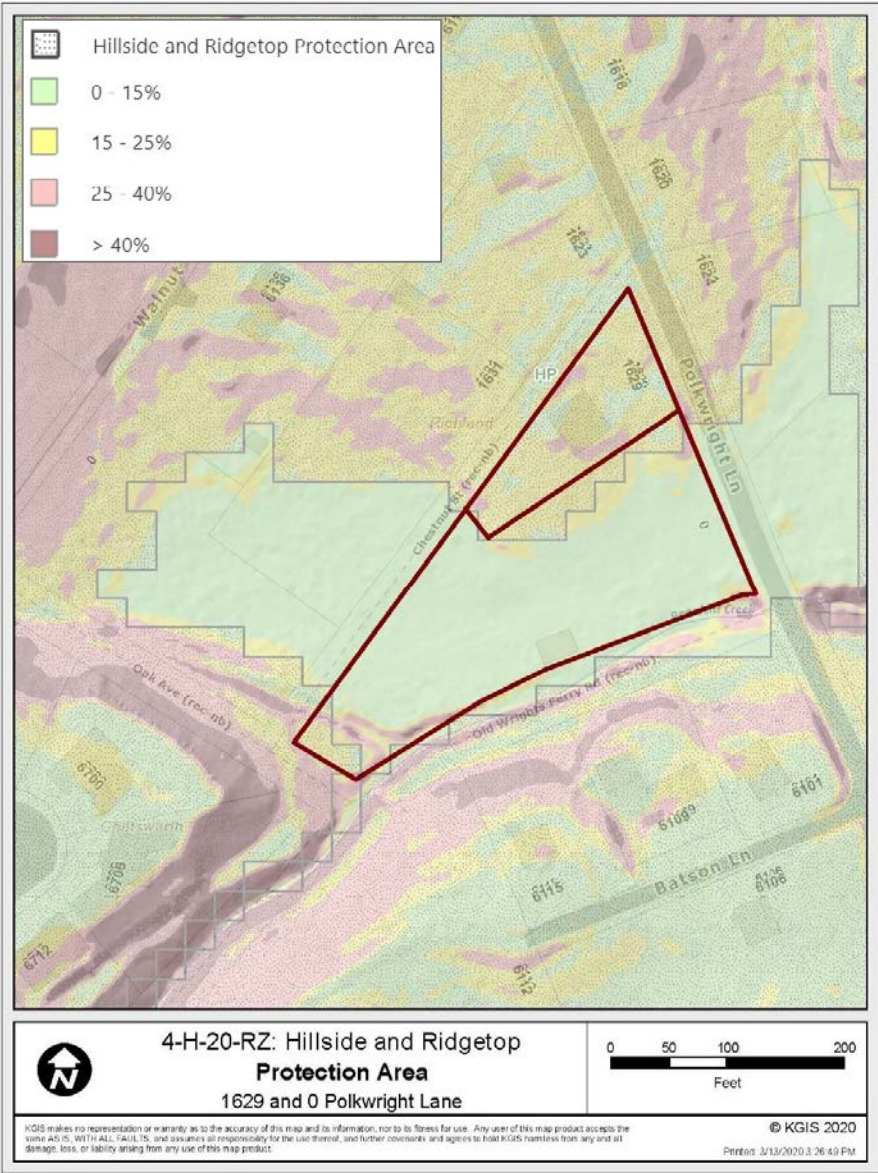
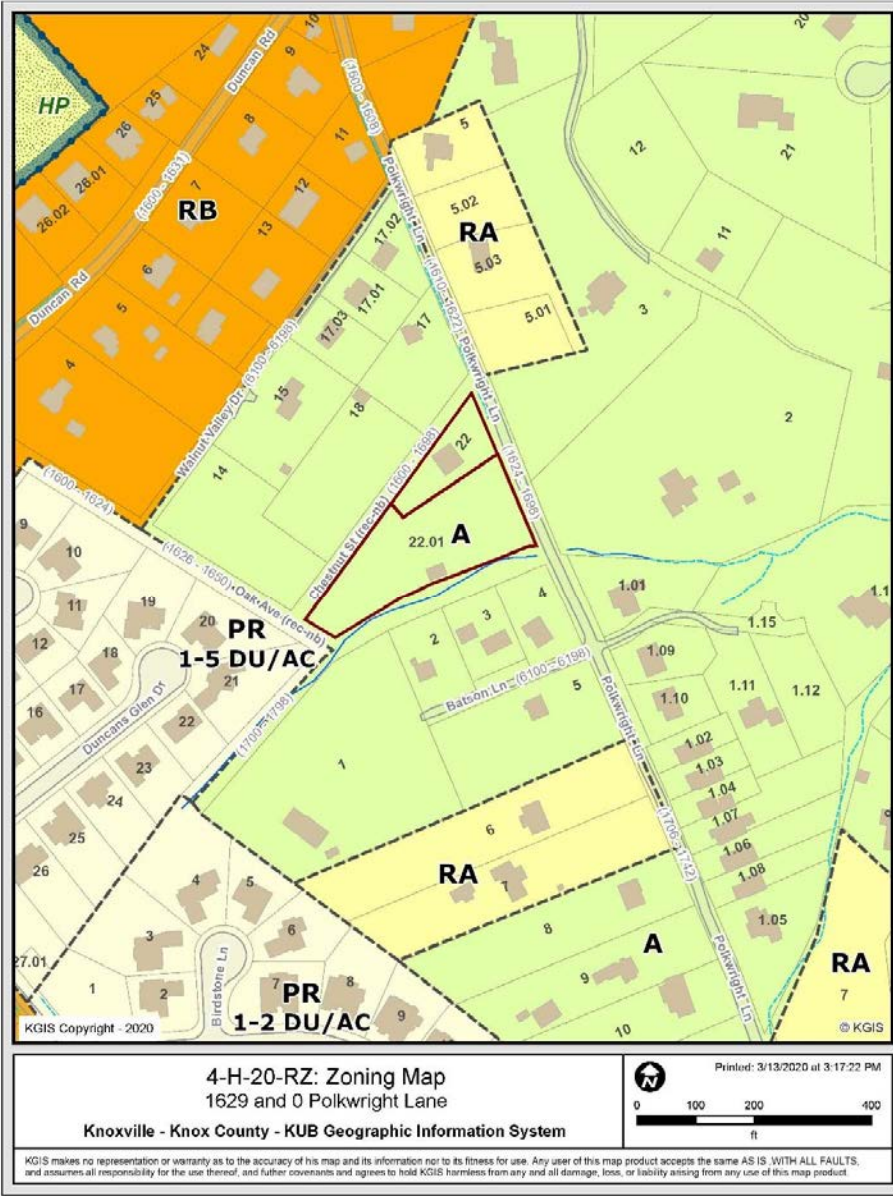


4-H-20-RZ: Sector Plan Map
1629 and 0 Polkwright Lane

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

4-H-20-RZ
EXHIBIT A. Contextual Images



RECEIVED

FEB 26 2020

Knoxville-Knox County
Planning

DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

GRANT McMAHON

Applicant Name

Affiliation

2/21/2020

Date Filed

4/9/2020

Meeting Date (if applicable)

4-H-20-RZ

File Number(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

GRANT McMAHON

Name

MCCAMY CONSTRUCTION

Company

124 S Gay ST

Address

KNOXVILLE

City

TN

State

37902

Zip

865 924 5268

Phone

GRANT@MCCAMYCONSTRUCTION.COM

Email

CURRENT PROPERTY INFO

* See back for approval signature

STUART SPRADLE

Owner Name (if different)

5205 Buckhead Trail, Knoxville, TN 37919

Owner Address

Owner Phone

1629 POLKWRIGHT LN (738/742)

Property Address

134GA022 1/4 134GA02201

Parcel ID

w/s Polkwright Ln Due/ N Batson Ln

General Location

1.5 +/-

Tract Size

4

Jurisdiction (specify district above)

☐ City ☒ County

A

Zoning District

Southwest County

Planning Sector

Rural RR

Sector Plan Land Use Classification

Rural

Growth Policy Plan Designation

Vacant / 1 Dwelling

Existing Land Use

Y

Septic (Y/N)

KUB (Weirby)

Sewer Provider

KUB

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): _____ | |
| SUBDIVISION | <input type="checkbox"/> Other (specify): _____ | |
| | <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: _____ | |
| ZONING | <input type="checkbox"/> Other (specify): _____ | |
| | <input type="checkbox"/> Attachments / Additional Requirements | |
| | <input checked="" type="checkbox"/> Zoning Change: <u>PR 2 du/ac</u> | Proposed Zoning |
| | <input checked="" type="checkbox"/> Plan Amendment Change: <u>LDR</u> | Proposed Plan Designation(s) |
| | <input type="checkbox"/> Proposed Property Use (specify) | Proposed Density (units/acre) |
| | <input type="checkbox"/> Other (specify): _____ | Previous Rezoning Requests |

| | | | |
|--|---|--|---------------|
| STAFF USE ONLY | PLAT TYPE | FEE 1: | TOTAL: |
| | <input type="checkbox"/> Staff Review | <input type="checkbox"/> Planning Commission | |
| | ATTACHMENTS | <u>0324</u> 600.00 | |
| | <input type="checkbox"/> Property Owners / Option Holders | <input type="checkbox"/> Variance Request | |
| | ADDITIONAL REQUIREMENTS | FEE 2: | |
| <input type="checkbox"/> Design Plan Certification (Final Plat only) | <u>+40%</u> 240.00 | | |
| <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) | FEE 3: | | |
| <input type="checkbox"/> Traffic Impact Study | <u>7K</u> | 840.00 | |

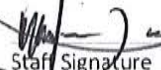
AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.


Applicant Signature

Grant Humann
Please Print

2/19/20
Date

Phone Number


Staff Signature

Email

Marc Sprouse
Please Print

2/26/2020
Date


Stuart Sprouse

dotloop verified
02/20/20 7:22 AM EST
C06L-FOIC-EGW2-FKCS

Stuart Sprouse

02/19/2020

Property owner

Rease Print

Date

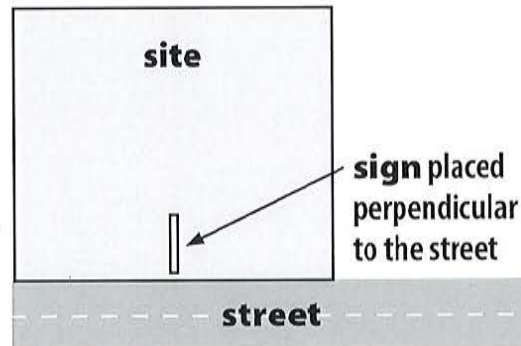
REQUIRED SIGN POSTING AGREEMENT

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: _____

Printed Name: _____

Phone: _____

Email: GRANT@MCCAMYS.CONSTRUCTION.COM

Date: _____

File Number: _____

4-H-2A-RZ