

# REZONING REPORT

▶ **FILE #:** 8-C-20-RZ

**AGENDA ITEM #:** 9

**AGENDA DATE:** 8/13/2020

▶ **APPLICANT:** EDDIE D & C INVESTMENTS LLC - DOUGLAS L. EDDIE

OWNER(S): Douglas L Eddie

TAX ID NUMBER: 84 04901

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6721 Strawberry Plains Pk.

▶ **LOCATION:** Northwest side of Strawberry Plains Pk., northeast of Wayland Rd.

▶ **APPX. SIZE OF TRACT:** 7.9 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a major arterial with a pavement width of 23.9 feet within a right of way width of 100 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

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

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

▶ **EXISTING LAND USE:** Rural residential

▶ **DENSITY PROPOSED:** up to 12 du/ac

EXTENSION OF ZONE: Yes, PR up to 12 du/ac is adjacent to the east.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - A (Agriculture)

South: Rural residential - A (Agriculture), CA (General Business)

East: Multifamily, agriculture/forestry/vacant - PR (Planned Residential) up to 12 du/ac, OB (Office, Medical, and Related Services)

West: Rural residential - A (Agriculture)

NEIGHBORHOOD CONTEXT: This is a transistional area between the commercial node at the Strawberry Plains Pike / I-40 interchange and the large lot agricultural zoned area surrounding it. Existing multifamily development and office zoning is adjacent along Strawberry Plains Pike.

## STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 12 du/ac because it is consistent with the East County Sector Plan MDR/O (Medium Density Residential/Office) designation and with the adjacent development.**

**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. This is part of a sector plan designated transitional area between the commercial node at the Strawberry Plains Pike interchange and the surrounding large lot, rural agricultural zoned areas.
2. There have been no significant changes in this area that would prompt a rezoning. However, the requested PR (Planned Residential) zoning up to 12 du/ac is consistent with the MDR/O designation for this property and would bring it into compliance with the sector plan.

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

1. PR (Planned Residential) 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 development or adjacent zones.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 area is a transitional area adjacent to the commercial node of the Strawberry Plains Pike interchange.
2. The expansion of PR up to 12 du/ac zoning makes the zone district consistent with the MDR/O sector plan designation.
3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain, nor does there appear to be significant steep slope constraints on the property.

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 property is within the Urban Growth Boundary for the City of Knoxville and wastewater service is provided to this area.
2. This rezoning is not conflict with the General Plan or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 911 (average daily vehicle trips)

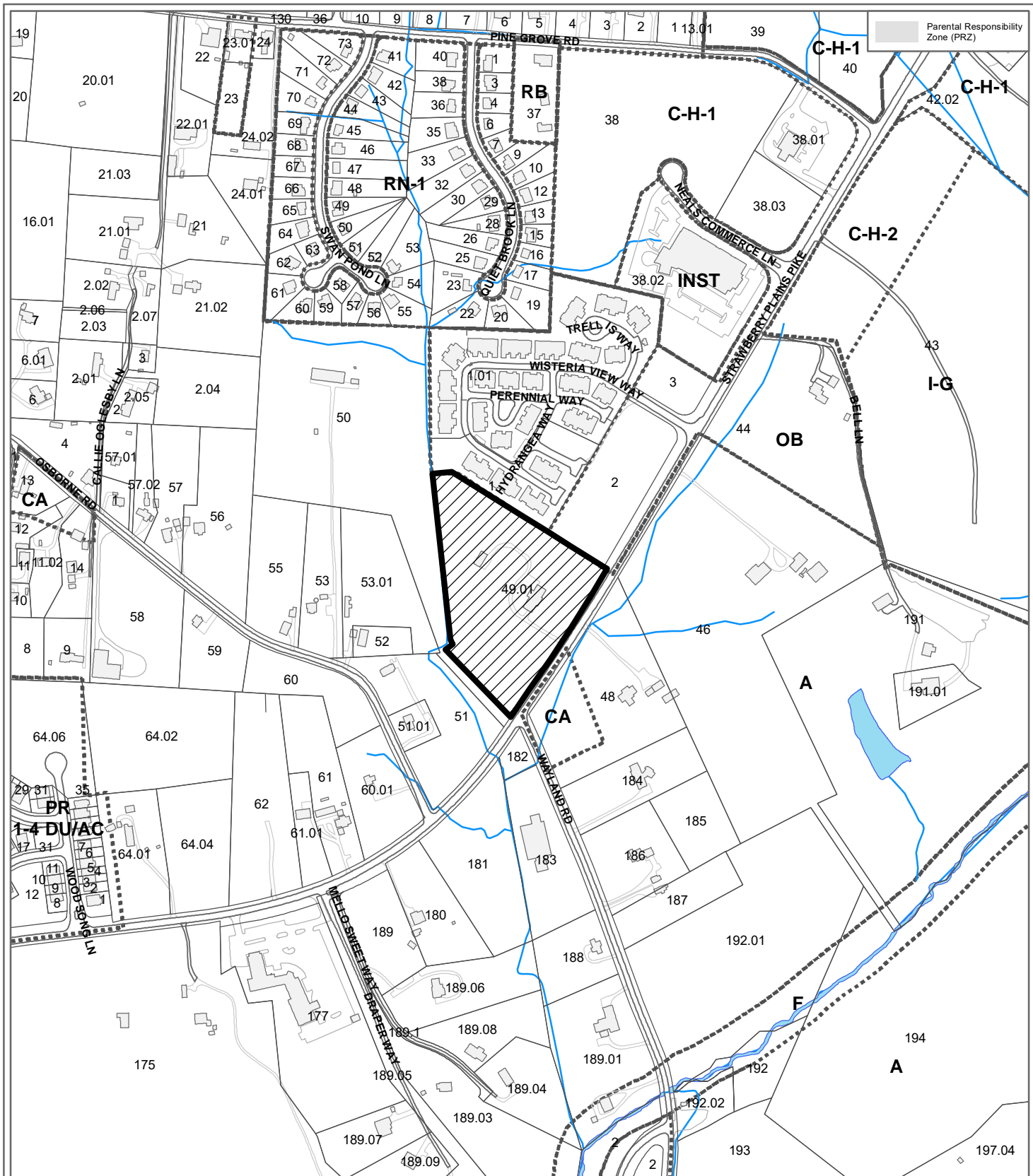
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 9 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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 9/28/2020. 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.



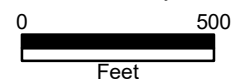
**8-C-20-RZ  
REZONING**

From: A (Agricultural)  
To: PR (Planned Residential)

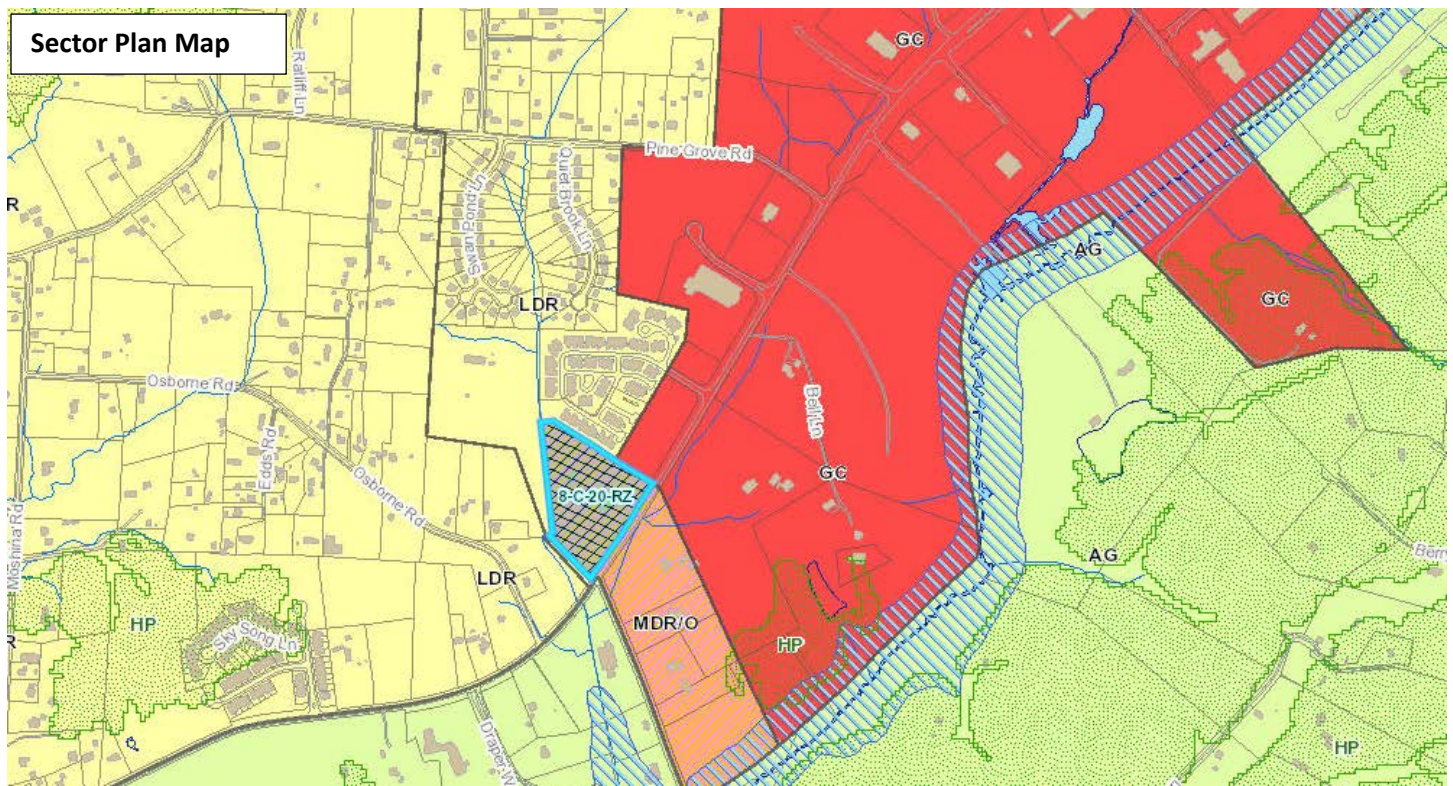
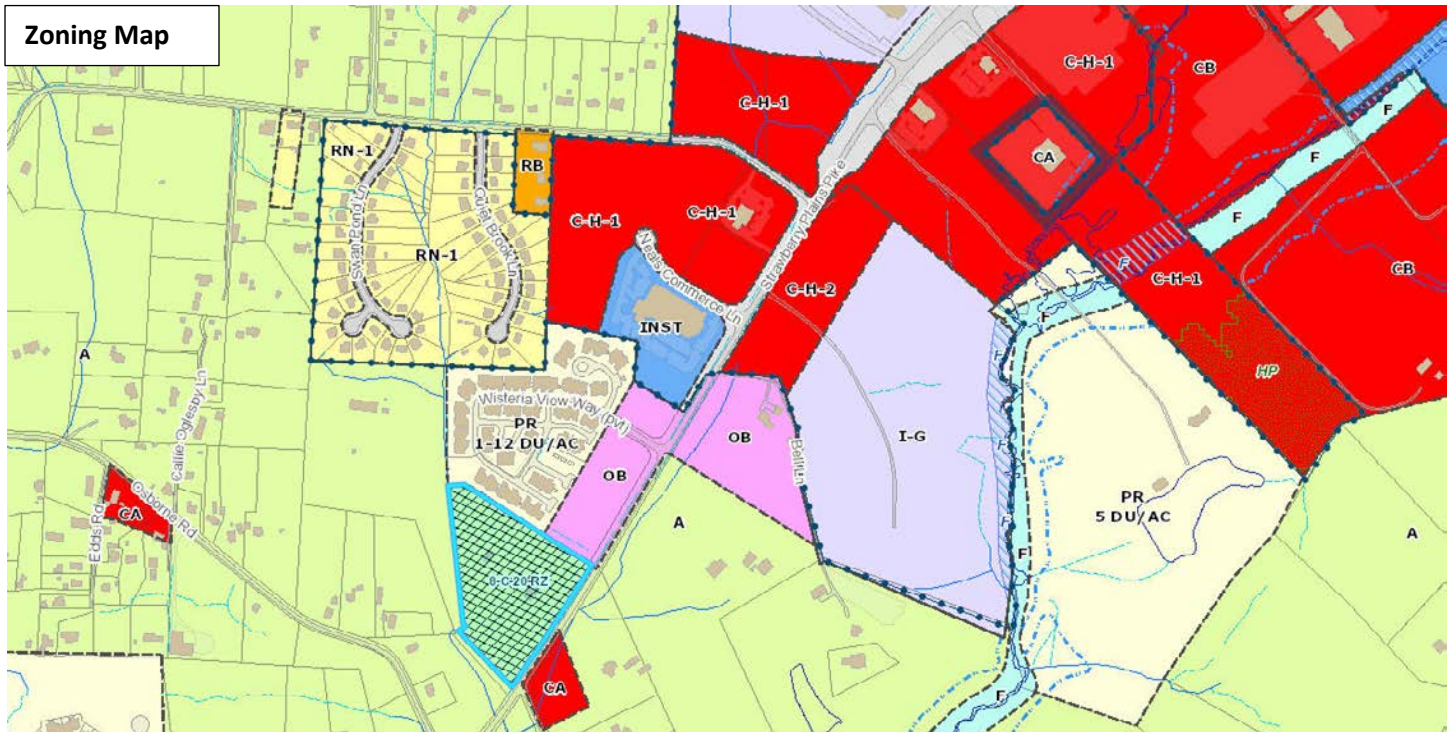


Petitioner: Eddie D & C Investments LLC -  
Douglas L. Eddie

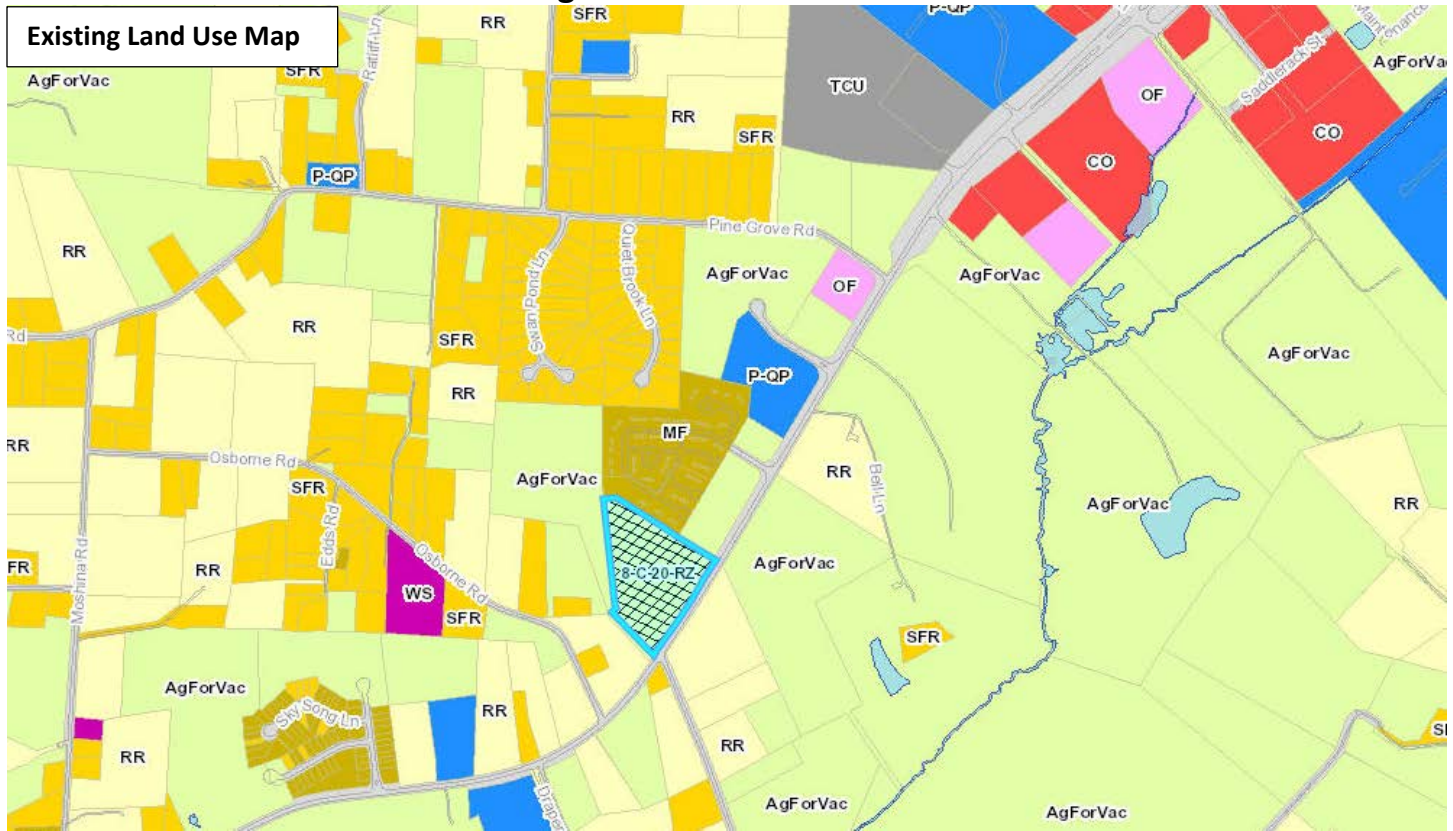
Map No: 84  
Jurisdiction: County



# Exhibit A. 8-C-20-RZ Contextual Images



# Exhibit A. 8-C-20-RZ Contextual Images





# DEVELOPMENT REQUEST

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

EDDIE DEC INVESTMENTS LLC - DOUGLAS L. EDDIE  
 Applicant Name Affiliation

17 JUNE 2020 NEXT AVAILABLE 8-C-20-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

DOUGLAS L. EDDIE EDDIE DEC INVESTMENTS LLC  
 Name Company

4326 MANNINGTON DR. KNOXVILLE TX 37917  
 Address City State Zip

865-770-2517 douglasl eddie @ gmail . com  
 Phone Email

## CURRENT PROPERTY INFO

EDDIE DEC INVESTMENTS LLC 865-770-2517  
 Owner Name (if different) Owner Address Owner Phone

6721 STRAWBERRY PLAINS PIKE 084 04901  
 Property Address Parcel ID

NW/4 Strawberry Plains Pk., NE of Wayland Rd 7.9 acres  
 General Location Tract Size

8  City  County A  
 Jurisdiction (specify district above) Zoning District

East County MDR / O Urban Growth  
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

SINGLE FAM. RES. N KUB KUB  
 Existing Land Use Septic (Y/N) Sewer Provider Water Provider

# REQUEST

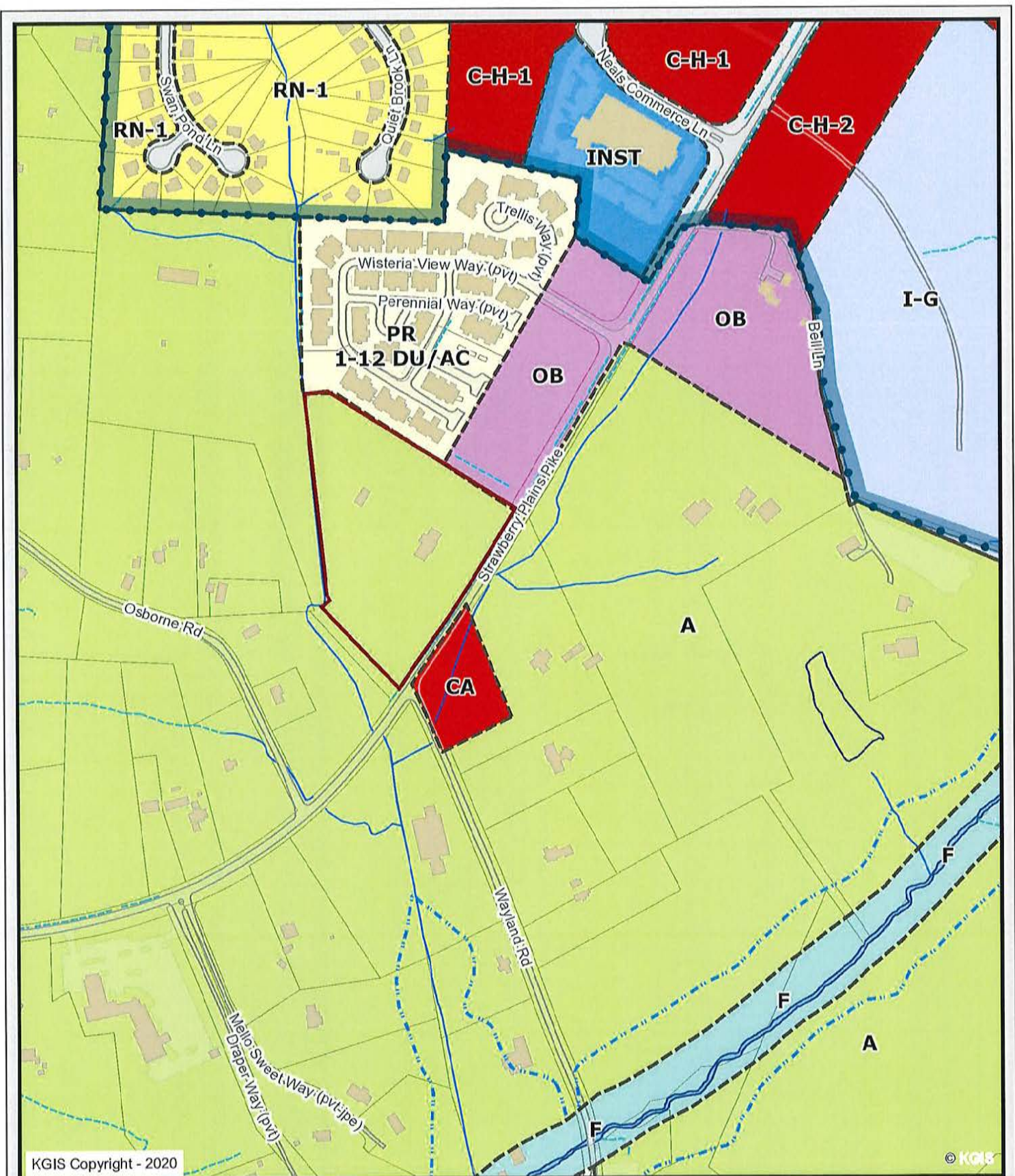
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	<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 - MEDIUM DENSITY RESIDENTIAL 6-12 dujac</u> Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	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"/> Staff Review <input type="checkbox"/> Planning Commission	0325   995.00	
	<b>ATTACHMENTS</b>	<b>FEE 2:</b>	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
	<b>ADDITIONAL REQUIREMENTS</b>	<b>FEE 3:</b>	\$995.00
<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			

## AUTHORIZATION

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

<u>Douglas L. Eddie</u>	<u>DOUGLAS L. EDDIE</u>	<u>6-17-20</u>
Applicant Signature	Please Print	Date
<u>865-770-2517</u>	<u>douglasL Eddie@gmail.com</u>	
Phone Number	Email	
<u>Sherry Michenzi</u>	<u>SHERRY MICHENZI</u>	<u>6-17-2020</u>
Staff Signature	Please Print	Date



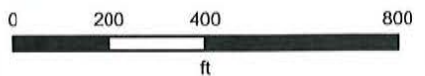
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6721 Strawberry Plains Pk.



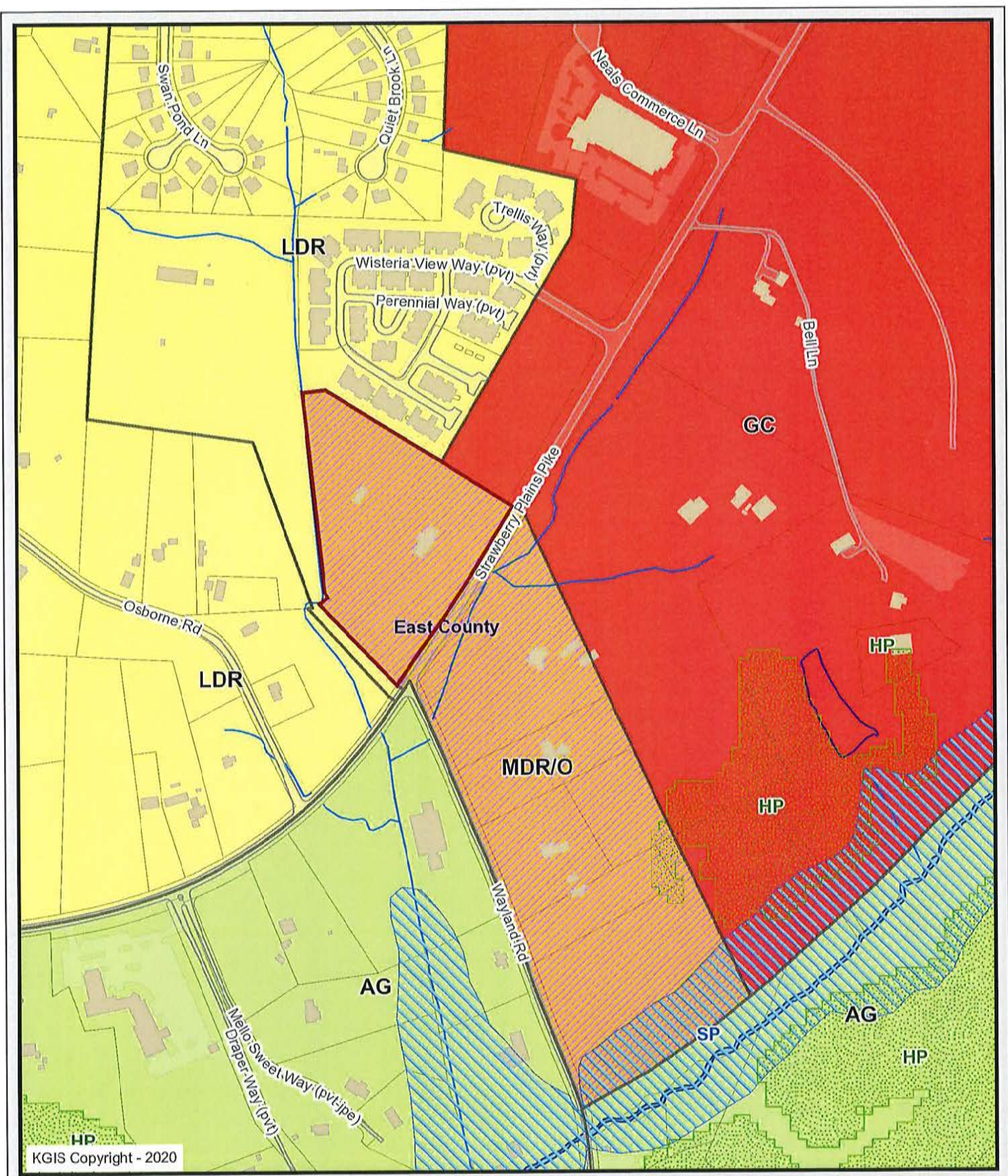
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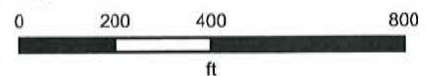




6721 Strawberry Plains Pk.



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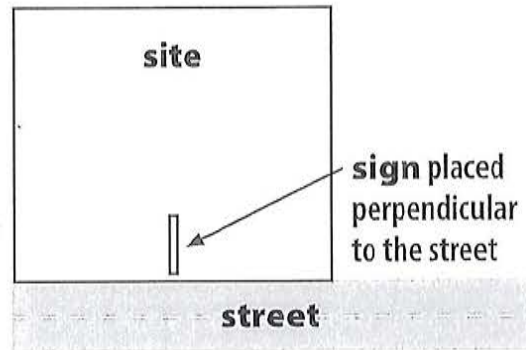
## REQUIRED SIGN POSTING AGREEMENT

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:

July 29th (Wed) and Aug 14th (Fri)  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Douglas L. Eddie

Printed Name: DOUGLAS L. EDDIE

Phone: 865-770-2517 Email: douglaseddie@gmail.com

Date: 6-17-2020

File Number: 8-C-20-RZ