

# REZONING REPORT

▶ **FILE #:** 8-J-20-RZ

**AGENDA ITEM #:** 16

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

▶ **APPLICANT:** HOLSTON INVESTMENTS, LLC

OWNER(S): W.D. Sellers

TAX ID NUMBER: 73 048, 04801, 04802, 04803, 073JA013, 073JA014

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7632 Strawberry Plains Pk.

▶ **LOCATION:** South side of Strawberry Plains Pk, southwest of Wooddale Church Rd.

▶ **APPX. SIZE OF TRACT:** 16.77 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor collector with a pavement width of 24.2 feet within a right of way width of 100 feet. Access is also via frontage along Wooddale Church Road, a minor collector with a pavement width of 20.8 feet within a right of way width of 60 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

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

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant, rural residential and single family residential



EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

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

South: Single family residential - A (Agricultural)

East: Single family residential - A (Agricultural), CA (General Business)

West: Agriculture/forestry/vacant, single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area consists primarily of a mix of single family residential and is less than 0.2 miles to the commercial node at the Strawberry Plains Pike / I-40 interchange.

**STAFF RECOMMENDATION:**

▶ **Approve RA (Low Density Residential) zoning because it is consistent with the surrounding development and the LDR (Low Density Residential) designation for the East County Sector Plan.**

**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 East County Sector continues to grow and additional opportunities for a variety of residential housing types on smaller lots are warranted, particularly around existing commercial nodes.
2. Providing an opportunity for additional residential development around commercial nodes, where infrastructure exists, will alleviate some pressure for residential growth into the Rural Area of the East County Sector.

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

1. The RA (Low Density Residential) zone district is intended to provide for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Rezoning 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. Rezoning this parcel to A to RA will not have an adverse impact on 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 current sector plan designation of LDR (Low Density Residential) and RA is a recommended zone district.
2. The proposed amendment does not appear to be in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 719 (average daily vehicle trips)

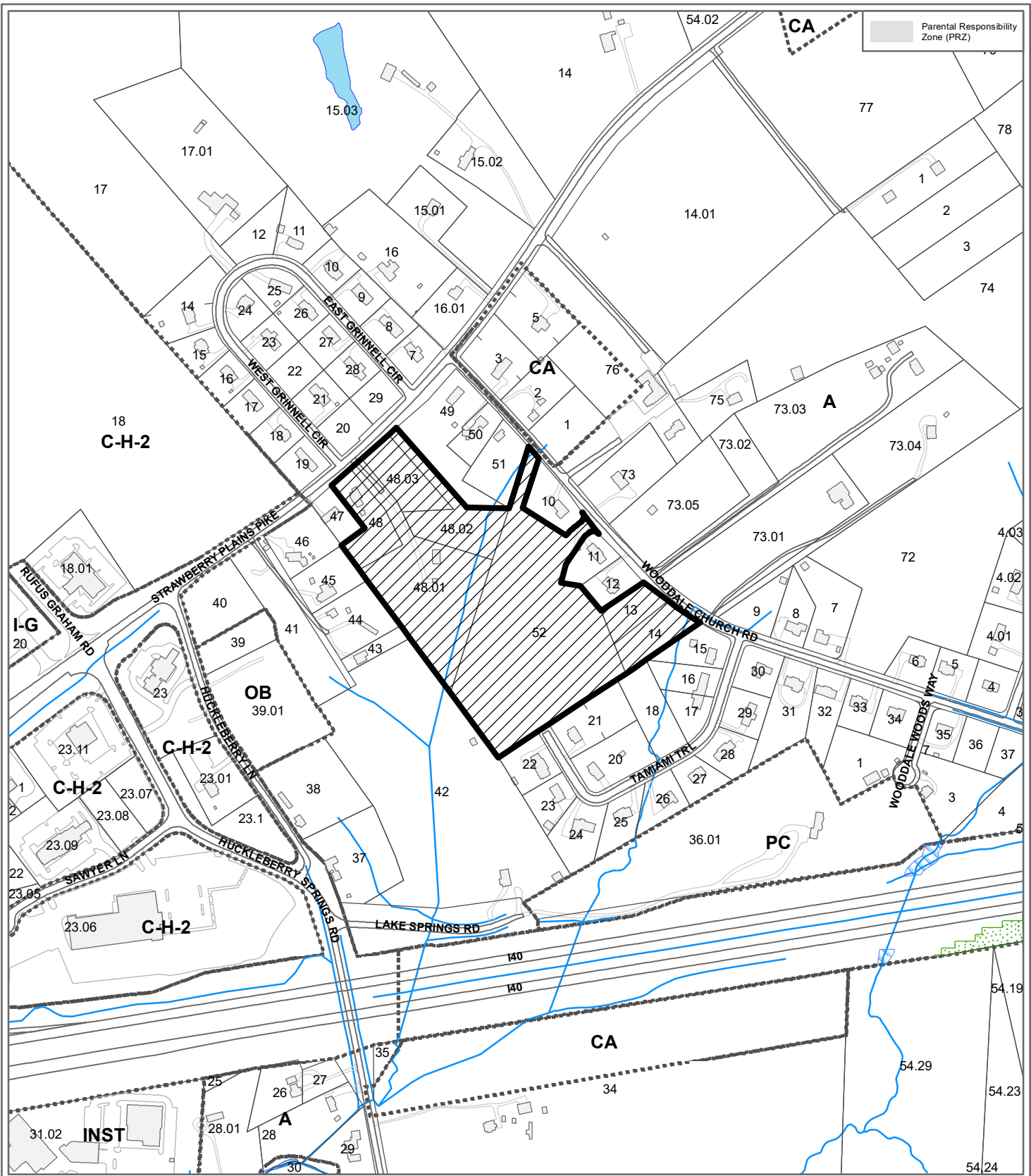
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 22 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, 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.



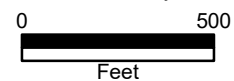
**8-J-20-RZ  
REZONING**

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



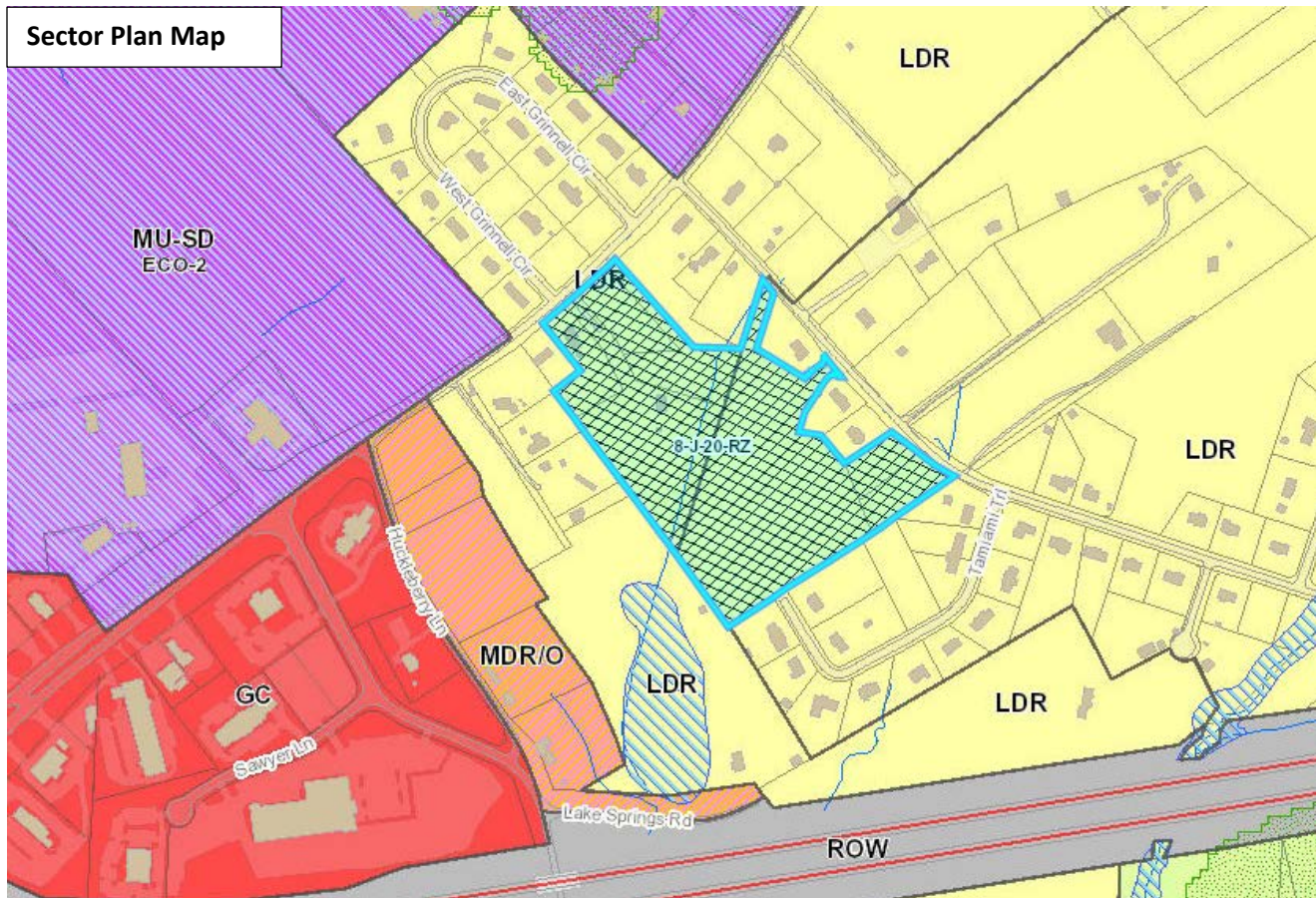
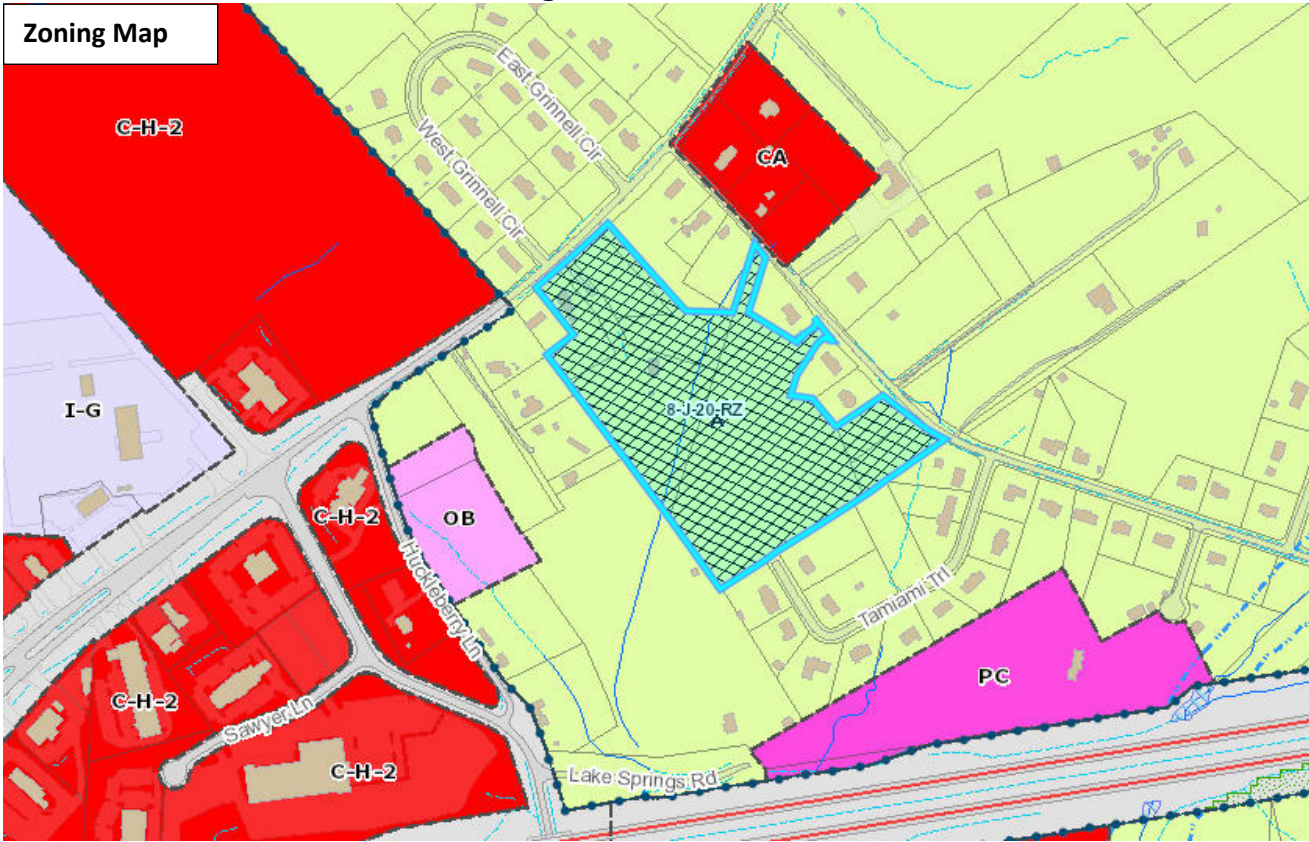
Petitioner: Holston Investments, LLC

Map No: 73  
Jurisdiction: County

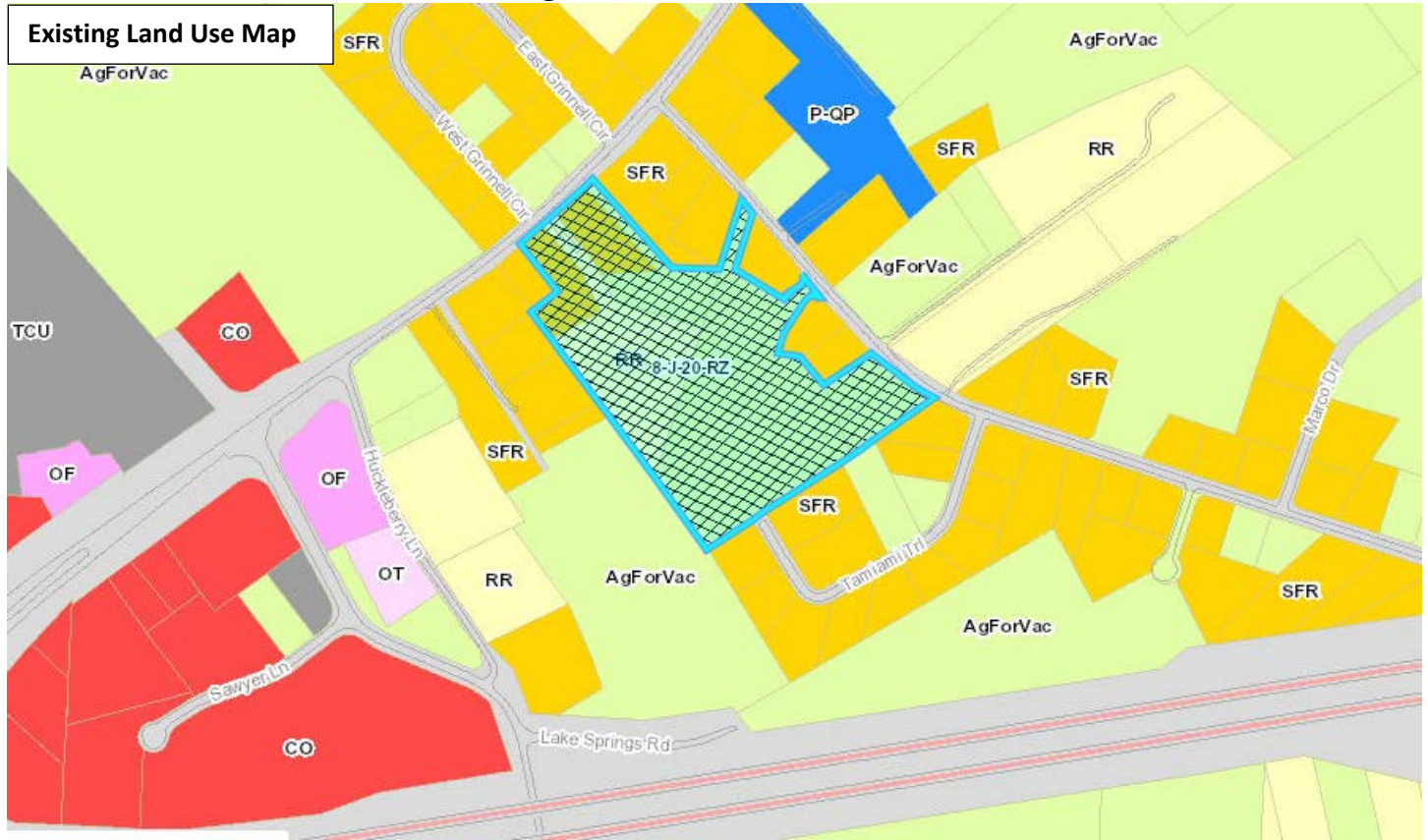


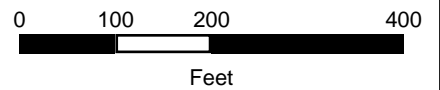
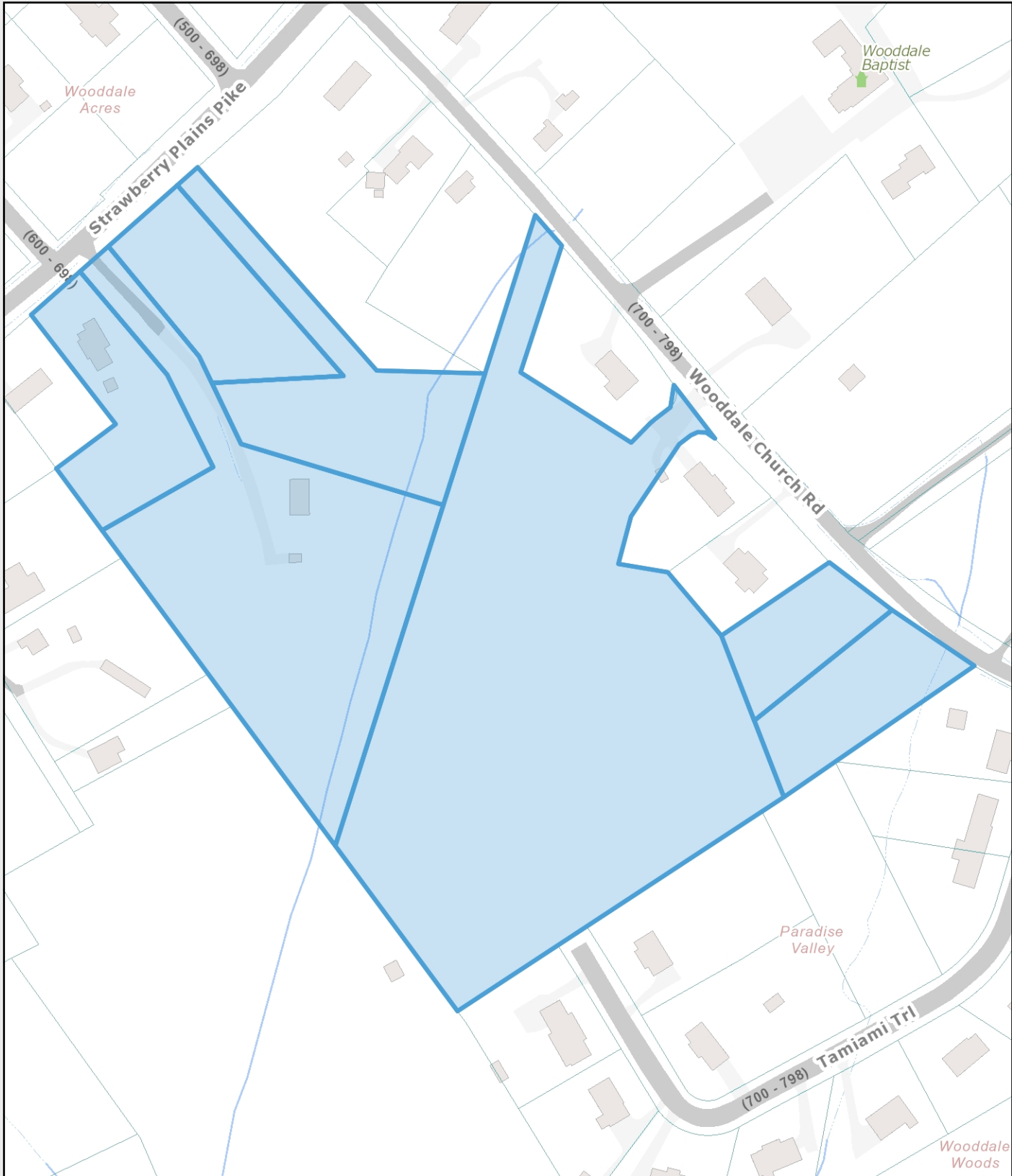
Original Print Date: 7/15/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

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



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





KGIS makes no representation or warranty as to the accuracy of this 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.

© KGIS 2020

Printed: 7/6/2020 2:44:25 PM



# DEVELOPMENT REQUEST

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

---

Applicant Name Affiliation

---

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

---

Name Company

---

Address City State Zip

---

Phone Email

## CURRENT PROPERTY INFO

---

Owner Name (if different) Owner Address Owner Phone

---

Property Address Parcel ID

---

General Location Tract Size

---

Jurisdiction (specify district above)    City    County Zoning District

---

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

---

Existing Land Use Septic (Y/N) Sewer Provider Water Provider

# REQUEST

<b>DEVELOPMENT</b>	<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): _____
<b>SUBDIVISION</b>	_____ Unit / Phase Number <input type="checkbox"/> Proposed Subdivision Name <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
<b>ZONING</b>	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ Proposed Density (units/acre)                      Previous Rezoning Requests <input type="checkbox"/> Other (specify): _____

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

## AUTHORIZATION

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

\_\_\_\_\_  
 Applicant Signature                                      Please Print                                      Date

\_\_\_\_\_  
 Phone Number                                      Email

\_\_\_\_\_  
 Staff Signature                                      Please Print                                      Date



List of Properties Included in the Request for Case 8-J-20-RZ

Owner Name	Property Address	Owner Address (if different)	Parcel ID	Tract Size (acres)
1 W. D. Sellers	7632 Strawberry Plains Pk.	Same	073 048	1.17
2 Wayne Sellers	7636 Strawberry Plains Pk.	Same	073 04801	3.88
3 Jack E. Sellers	0 Strawberry Plains Pk.	1816 Burnette Ave. Jefferson City, TN 37760	073 04802	1.41
4 Brad & Norma Luttrell	7640 Strawberry Plains Pk.	P.O. Box 1203 Kodak, TN 37664	073 04803	1
5 George & Mary Chollman	0 Wooddale Church Rd.	5221 Tazewell Point Way	073 052	8.06
6 George & Mary Chollman	741 Wooddale Church Rd.	P.O. Box 3578 Knoxville, TN 37927	073 J A 013	0.5
7 George & Mary Chollman	745 Wooddale Church Rd.	P.O. Box 3578 Knoxville, TN 37927	073 J A 014	0.75
				16.77 Total Ac.