

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. 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. 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.