

REZONING REPORT

► **FILE #:** 6-C-20-RZ

AGENDA ITEM #: 13

AGENDA DATE: 6/11/2020

► **APPLICANT:** S & E PROPERTIES

OWNER(S): Charles R. Hunter & Robert D. Hunter

TAX ID NUMBER: 133 N D 001

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8512 S. Northshore Dr.

► **LOCATION:** Southeast side of S. Northshore Dr. across from Branton Blvd., southwest of Wallace Rd.

► **APPX. SIZE OF TRACT:** 17.74 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: S. Northshore Drive is a major arterial with a pavement width of approximately 19 feet and a right-of-way width of approximately 67 feet.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

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

► **EXISTING LAND USE:** Vacant land

► **DENSITY PROPOSED:** 1-4 du/ac

EXTENSION OF ZONE: Yes, PR zoning is adjacent to the northeast

HISTORY OF ZONING: A request to rezone this property was withdrawn (# 9-F-18-RZ) before being heard at the Planning Commission meeting.

SURROUNDING LAND USE AND ZONING: North: Multifamily residential, single family residential, and rural residential - RN-6 (Multifamily Residential Neighborhood), PR zoning with up to 8 du/ac, and RN-1 (Single Family Residential Neighborhood)

South: Rural residential and agricultural/forestry/vacant - A (Agricultural) zone

East: Rural residential - A (Agricultural) zone

West: Office and multifamily residential - PR zoning with up to 15 du/ac

NEIGHBORHOOD CONTEXT: The area is a mix of single family homes of various lot sizes. Higher density residential neighborhoods are located off of Northshore on side streets, including one that contains townhouse units. There is a memory care assisted living facility across the street.

STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning with up to 4 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and is compatible with the**

surrounding 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. The area has been transitioning towards residential zoning since the 1980's, with several rezonings from the Agricultural zone to the Planned Residential zone occurring since then.
2. This density is comparable to the RN-1 zone in the City, which is adjacent to this lot to the north.
3. Neighboring PR zones were approved with higher densities (8 du/ac and 15 du/ac), but are built out at a far lower density.

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. The Hillside and Ridgetop Protection (HP) slope analysis recommends a density of 4.06 du/ac, resulting in 70 dwelling units, which is just under the threshold for a traffic impact analysis.
2. The site is a little over one mile by vehicle to Rocky Hill Elementary School so it is not in the Parental Responsibility Zone.
3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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 designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.
2. PR zoning is adjacent to the northeast and is across S. Northshore Drive.

ESTIMATED TRAFFIC IMPACT: 749 (average daily vehicle trips)

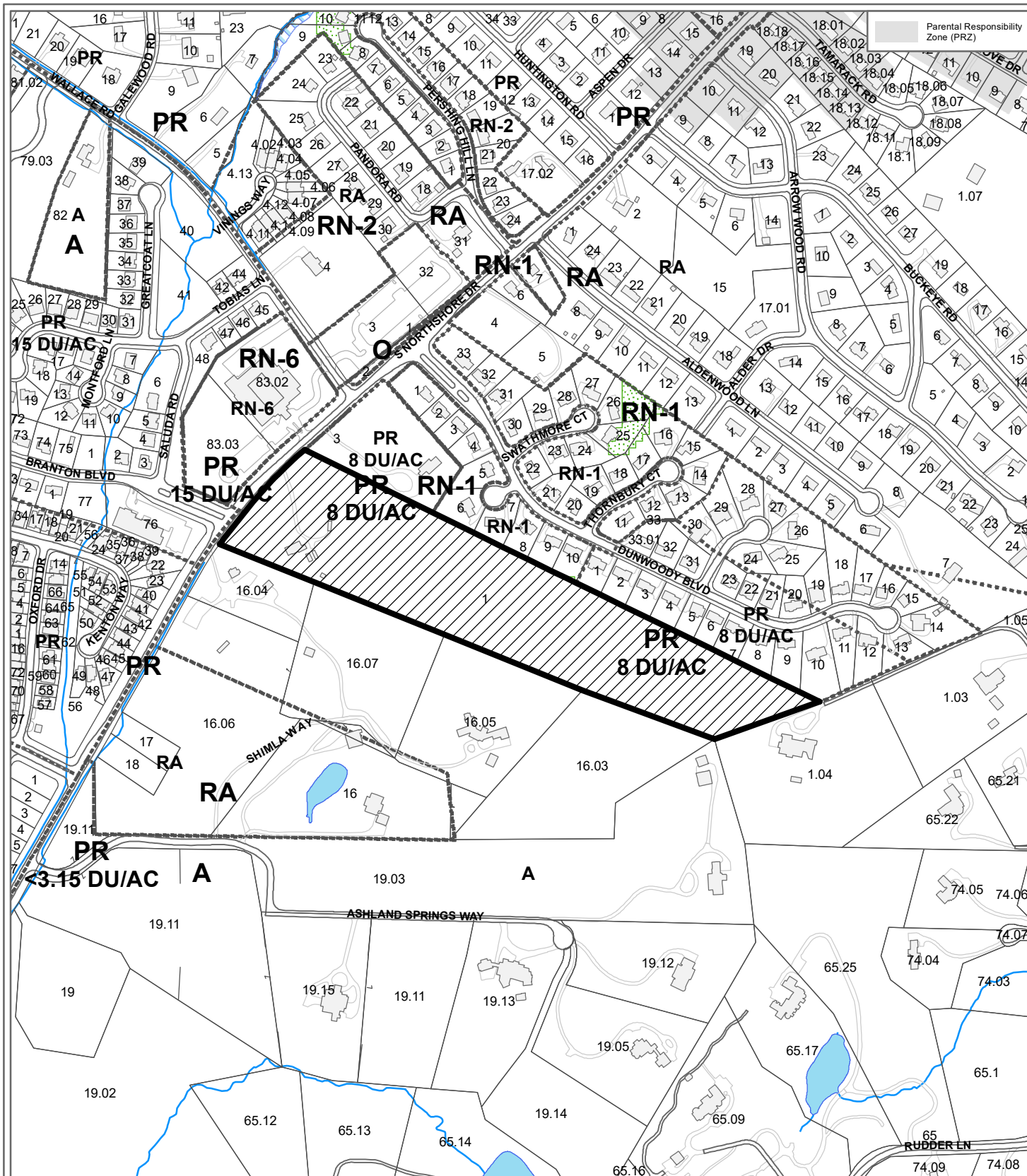
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 29 (public school children, grades K-12)

Schools affected by this proposal: Rocky Hill Elementary, West Valley 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.

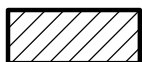
If approved, this item will be forwarded to Knox County Commission for action on 7/27/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



6-C-20-RZ REZONING

From: A (Agricultural)

To: PR (Planned Residential)



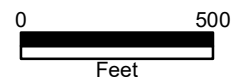
Original Print Date: 5/18/2020
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: S & E Properties

Map No: 133

Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	10.42	5.00	52.1
0-15% Slope	2.05	5.00	10.3
15-25% Slope	3.55	2.00	7.1
25-40% Slope	1.12	0.50	0.6
Greater than 40% Slope	0.12	0.20	0.0
Ridgetops	0		0.0
Subtotal: Sloped Land	6.84		17.9
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	17.26	4.06	70.0
Proposed Density (Applicant)	17.26	4.00	69.0

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 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

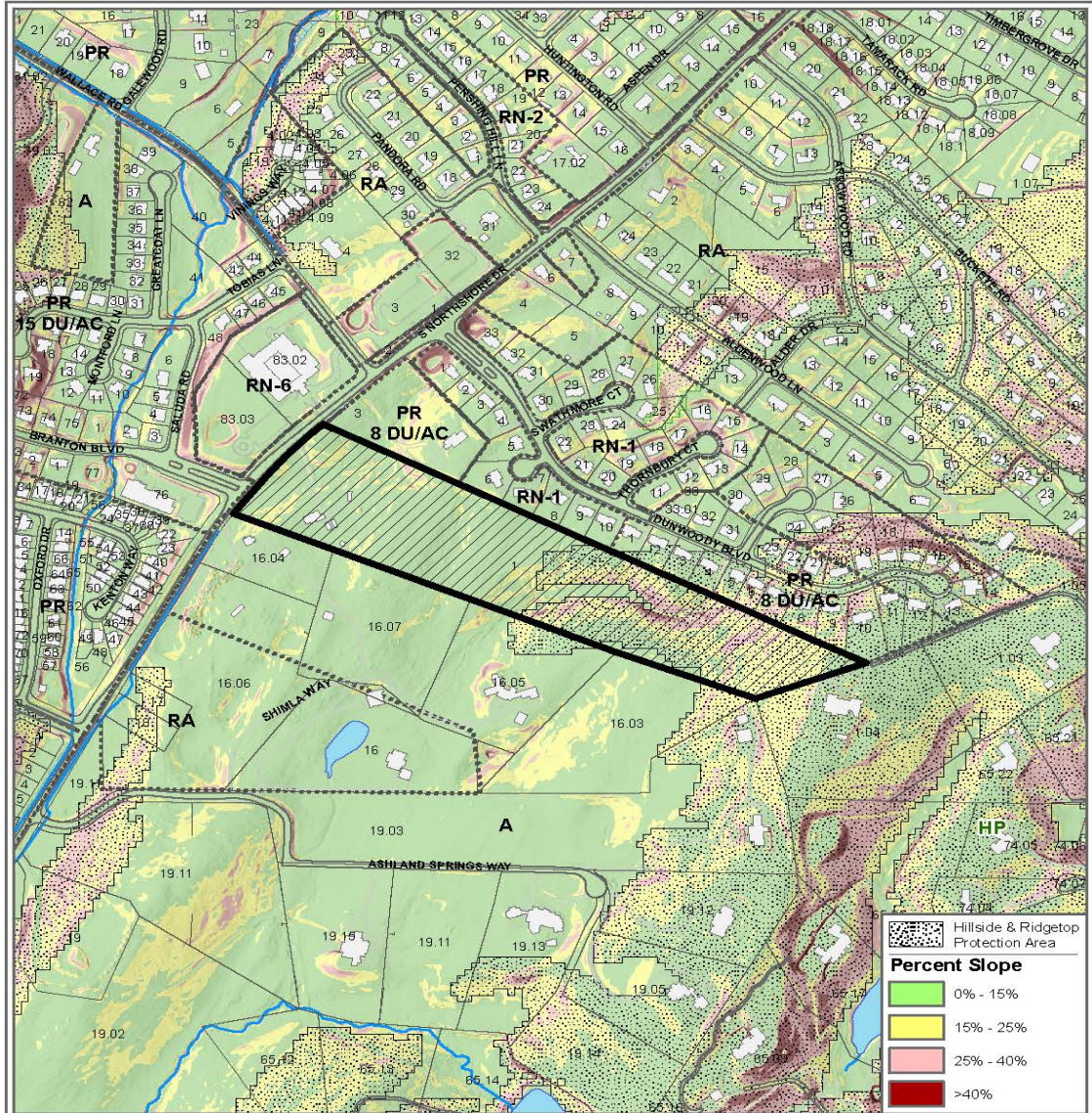
dua: dwelling units per acre

* 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 Knoxville 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

**6-C-20-RZ
REZONING - SLOPE ANALYSIS**

From: A (Agricultural)

To: PR (Planned Residential)



Original Print Date: 5/8/2020 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: S & E Properties

Map No: 133
Jurisdiction: County

0 500
Feet



6-C-20-RZ
EXHIBIT A. Contextual Images

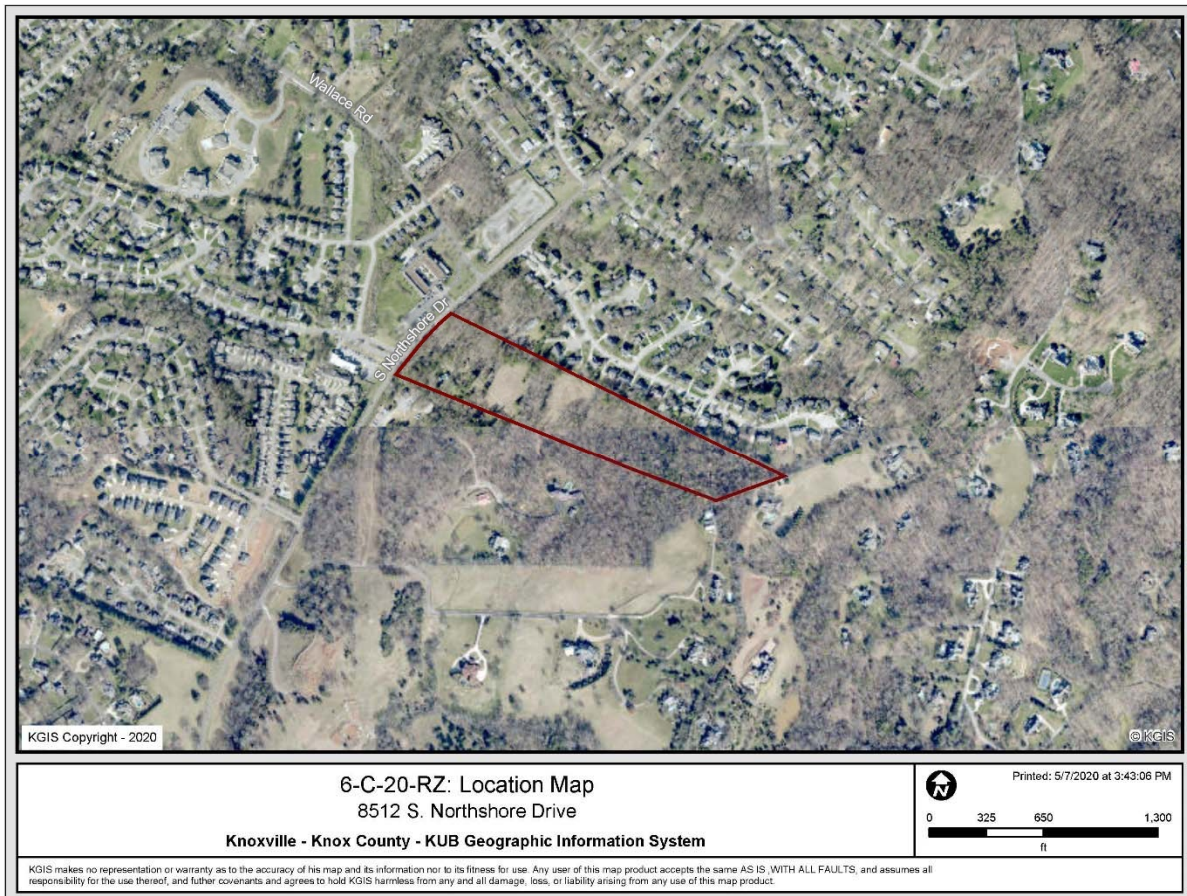
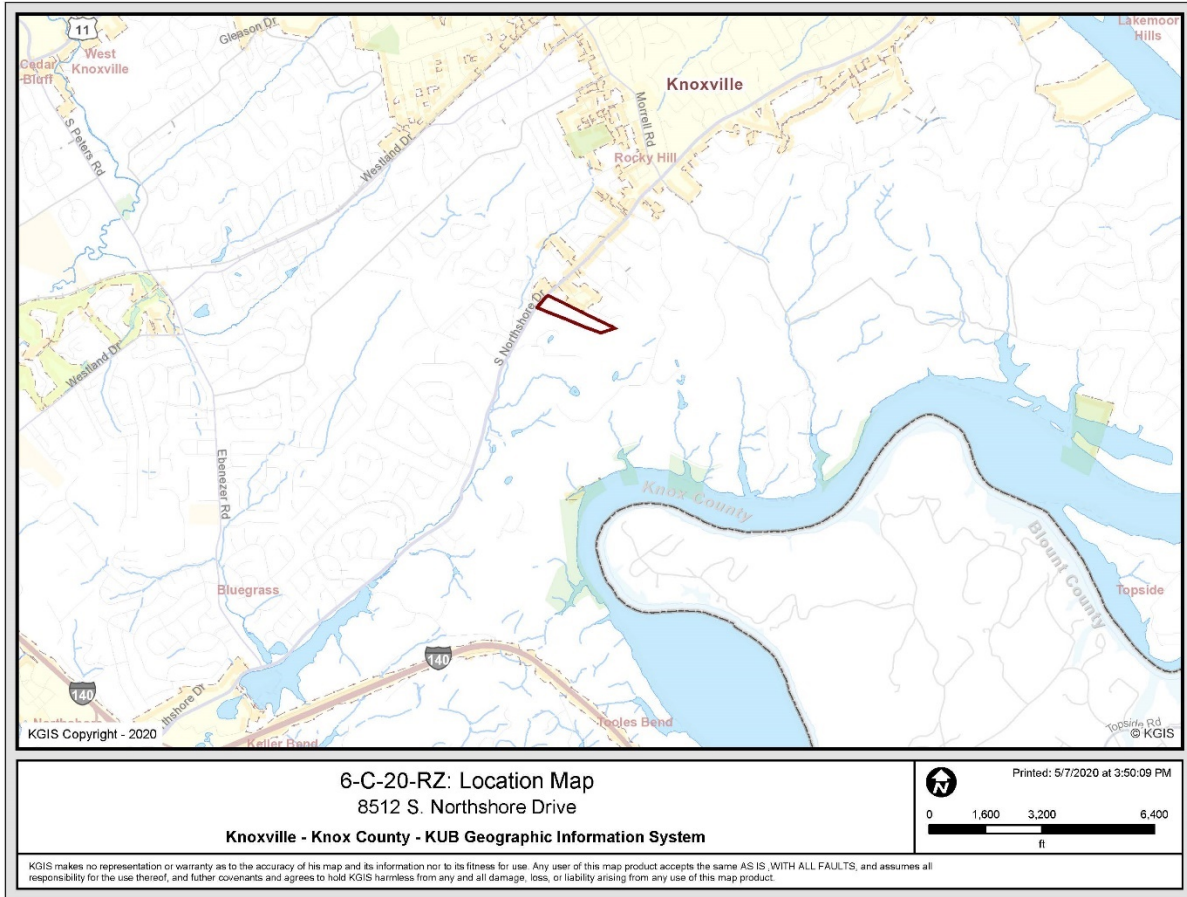
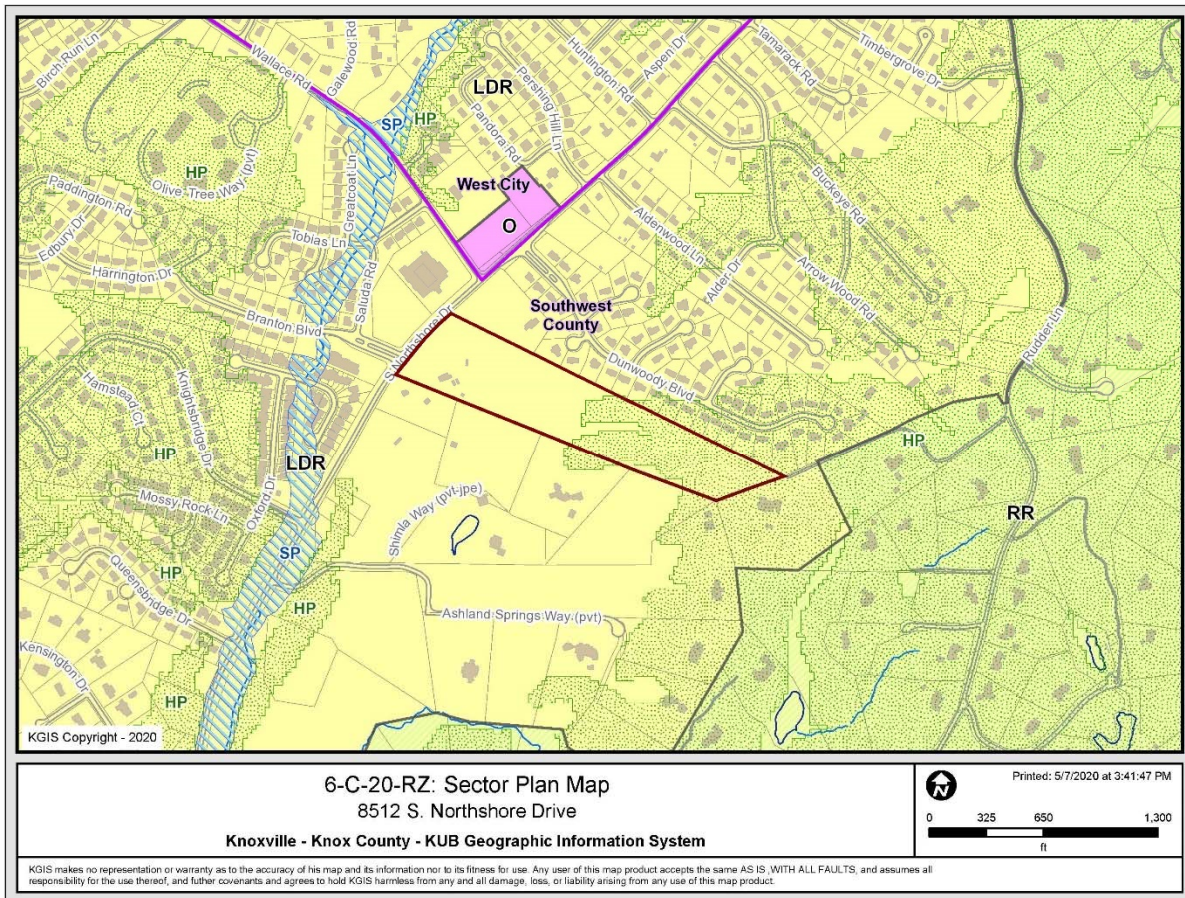
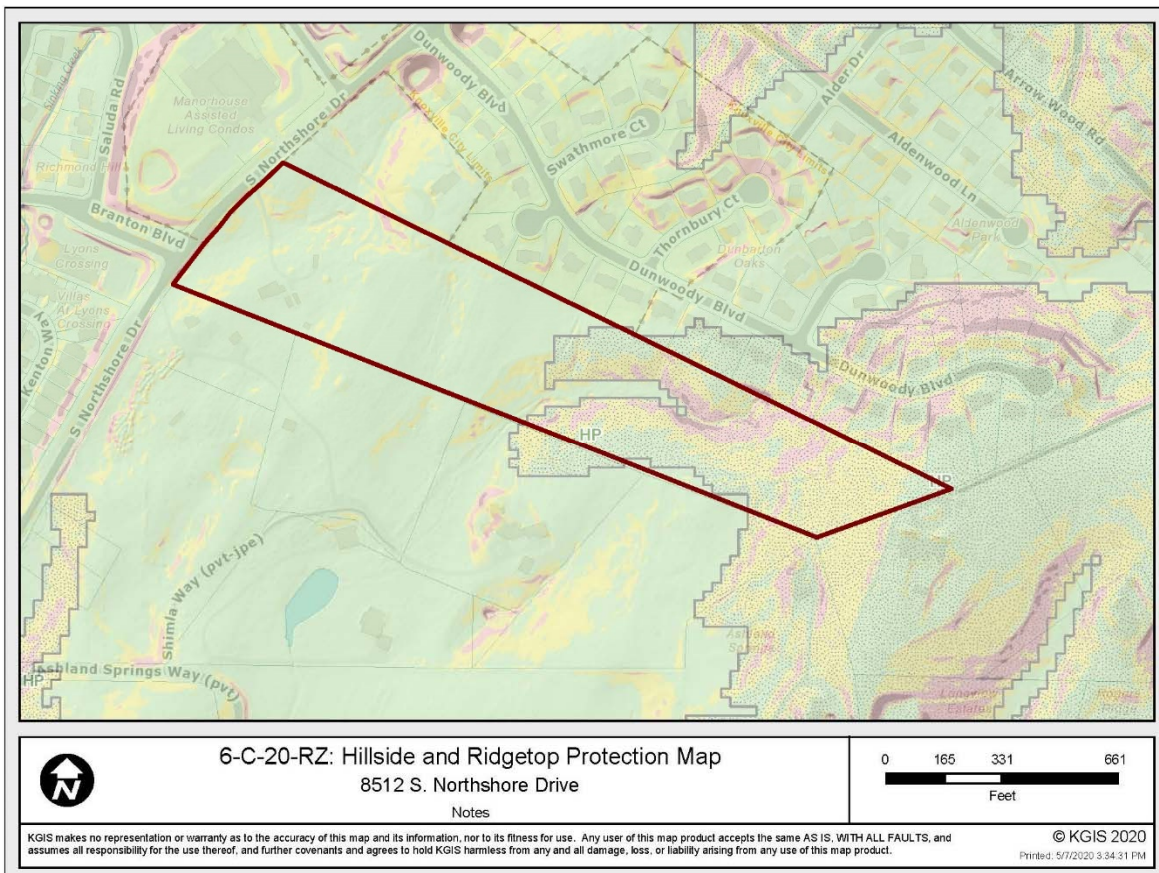
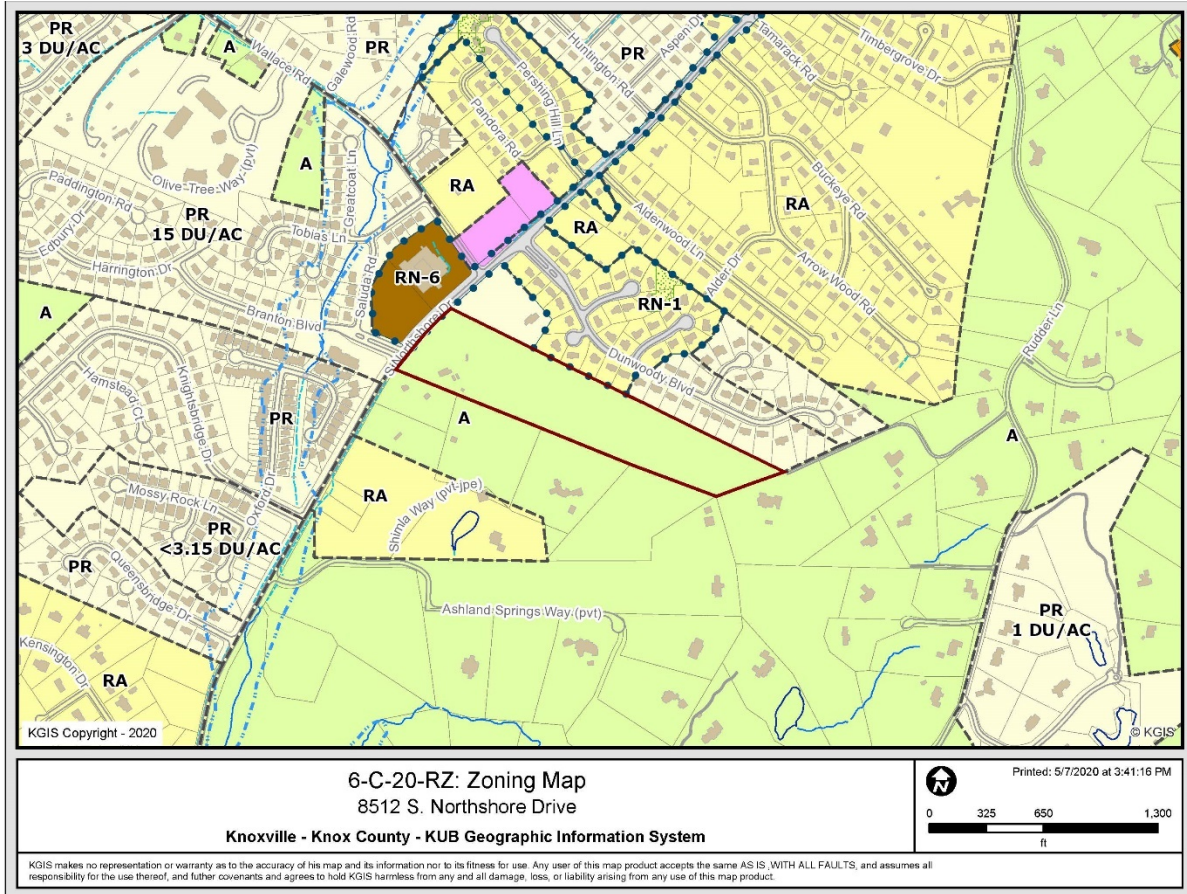


EXHIBIT A. Contextual Images



6-C-20-RZ
EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

S+E Properties
Applicant Name

4/24/2020
Date Filed

6-11-20
Meeting Date (if applicable)

Affiliation

6-C-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

Eric Moseley
Name

Company

405 Montclair
Address

Knoxville
City

TN
State

37919
Zip

865-454-3727
Phone

eric.moseley@icloud.com
Email

CURRENT PROPERTY INFO

Hunter Charles R. & Robert D.
Owner Name (if different)

8512 S. Northshore Dr.
Owner Address

Owner Phone

8512 S. Northshore
Property Address

133N D001
Parcel ID

SE/SS Northshore @ Branton Blvd SW of Wallace Rd
General Location

17.74 acres
Tract Size

4
Jurisdiction (specify district above) ☐ City ☒ County

A
Zoning District

Southwest County LDR / HP
Planning Sector

Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

Vacant
Existing Land Use

N
Septic (Y/N)

FUD
Sewer Provider

FUD
Water Provider


REQUEST

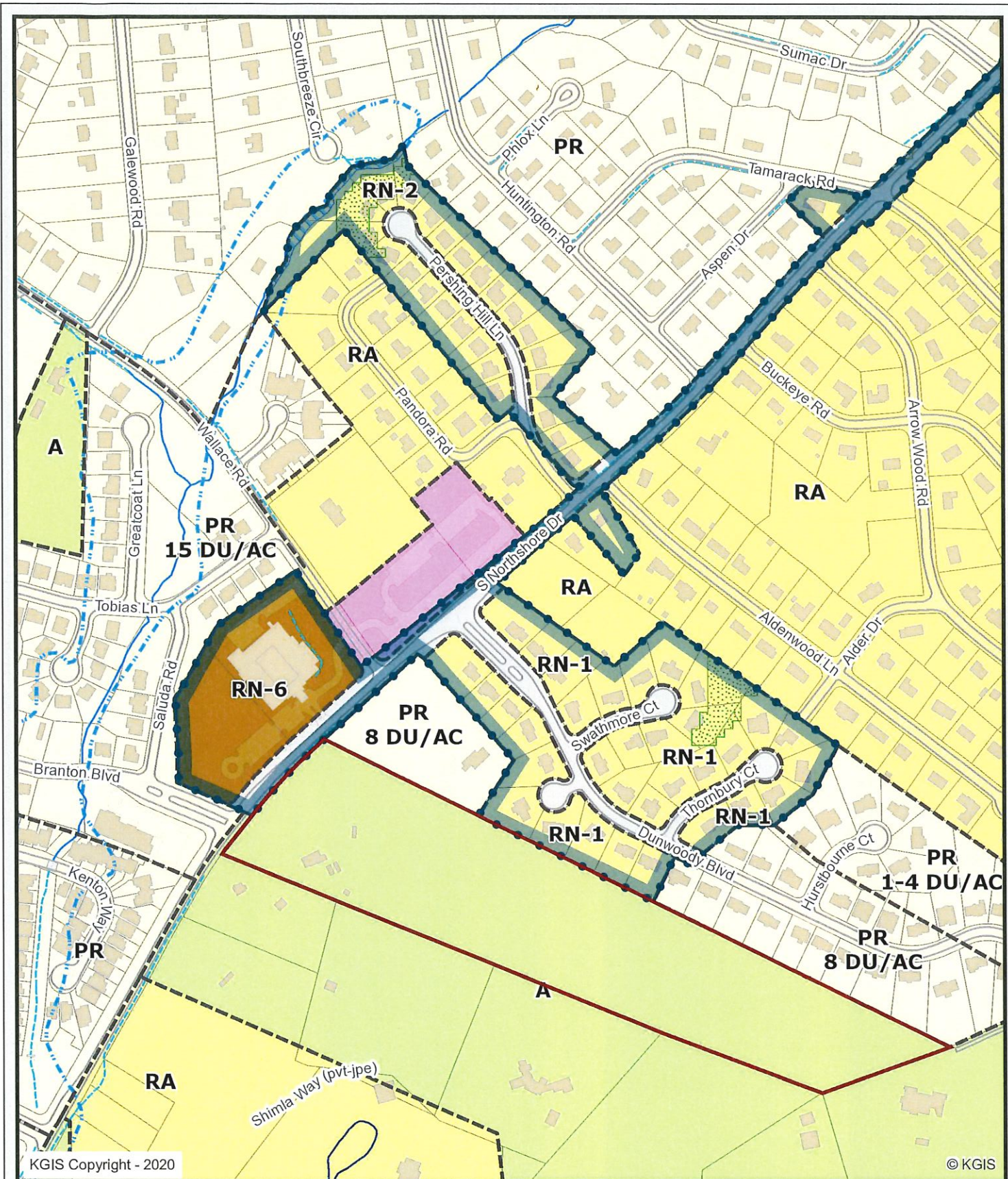
DEVELOPMENT	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify):	
	<input type="checkbox"/> Other (specify):	
SUBDIVISION	<input 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 1-4 units/acre</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	PLAT TYPE	<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission
	ATTACHMENTS	<input type="checkbox"/> Property Owners / Option Holders	<input type="checkbox"/> Variance Request
	ADDITIONAL REQUIREMENTS	<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		
	FEE 1:	0325 1487.00	
	FEE 2:		
	FEE 3:		
			TOTAL: \$1487.00

AUTHORIZATION

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

	<u>Erin Moseley</u>	
Applicant Signature	Please Print	Date
Phone Number	Email	
<u>Sherry Michienzi</u>	<u>Sum</u>	<u>4-24-20</u>
Staff Signature	Please Print	Date



8512 S. Northshore Dr.

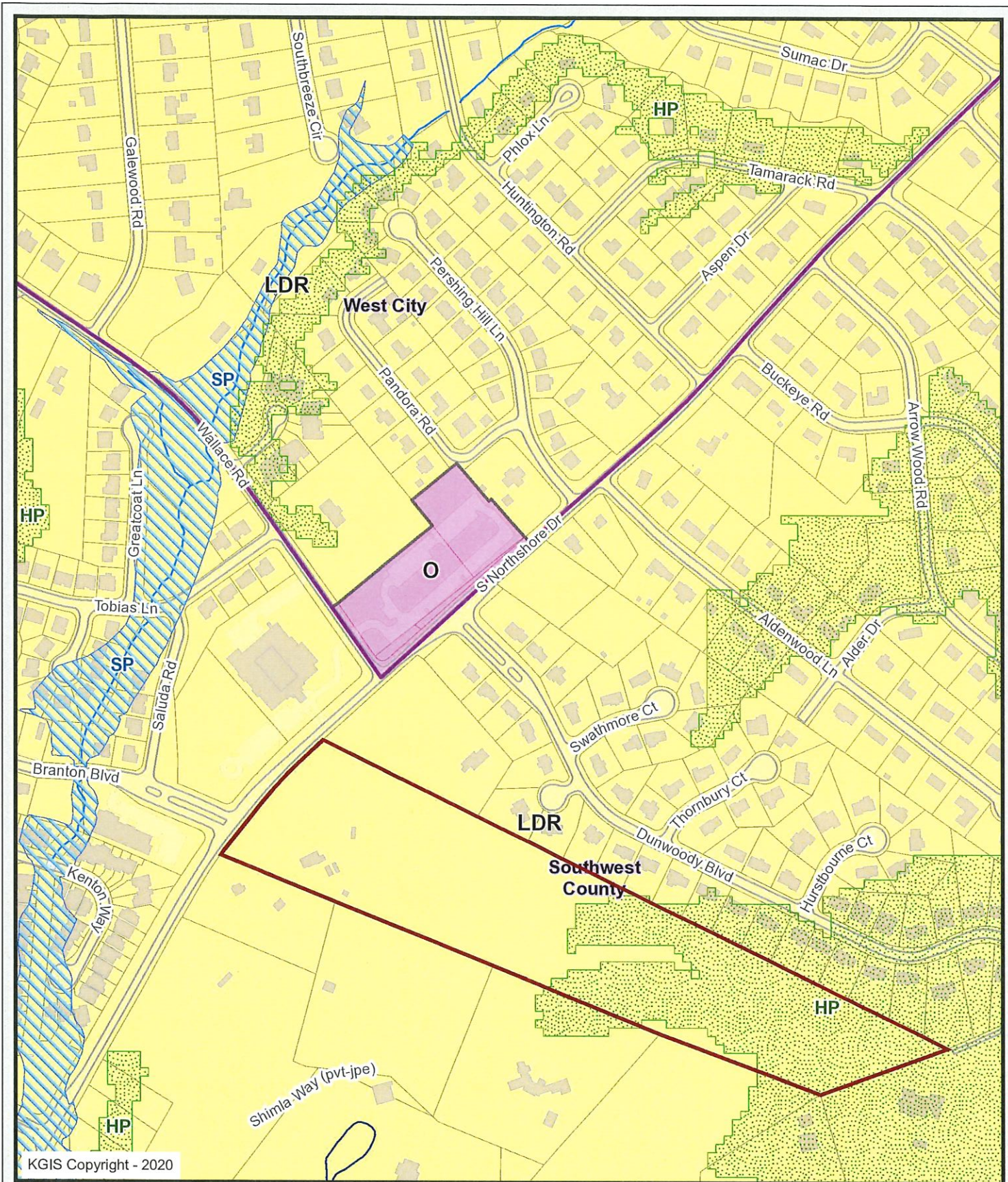
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