

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HISTORY OF ZONING: A request to rezone this property was withdrawn (# 9-F-18-RZ) before being heard at the Planning Commission meeting.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