

REZONING REPORT

▶ **FILE #:** 3-C-20-RZ (REVISED)

AGENDA ITEM #: 11

AGENDA DATE: 3/12/2020

▶ **APPLICANT:** WESTON ODELL

OWNER(S): Alvin Gene Hagaman, Sr.

TAX ID NUMBER: 137 053

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 1413 Tipton Station Rd.

▶ **LOCATION:** North side of Tipton Station Rd., south side of W. Governor John Sevier Hwy, west of Winkle Ln.

▶ **APPX. SIZE OF TRACT:** 28.46 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Governor John Sevier Highway (State Route 168), a major arterial with a pavement width of 45.3 feet within a right-of-way width of 112 feet and access is via Tipton station Road, a major collector with a pavement width of 19 feet and a right-of-way width of 60 feet.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

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

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

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ **DENSITY PROPOSED:** 3 du/ac

EXTENSION OF ZONE: PR up to 8 du/ac is across the street

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential)

South: Agriculture/forestry/vacant - A (Agricultural)

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

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is a mix of agricultural, forested, vacant lands and single family residential with some multifamily residential across the street along the Governor John Sevier Highway corridor.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the South County Sector Plan designation of LDR (Low Density Residential) land use classification for this property.**

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 population of Knox County continues to grow and a variety of housing types are needed to accommodate the growth, including additional senior housing options.

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 rezoning from A to PR should not create any adverse effects directly nor indirectly.

2. Any potential impacts that may arise will be addressed through the use on review process as required by the PR zone district.

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 South County Sector Plan designator of LDR (Low Density Residential) supports PR (Planned Residential) zoning up to 3 du/ac in the Planned Growth Area of Knox County.

2. The amendment to PR (Planned Residential) up to 3 du/ac is not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: 488 (average daily vehicle trips)

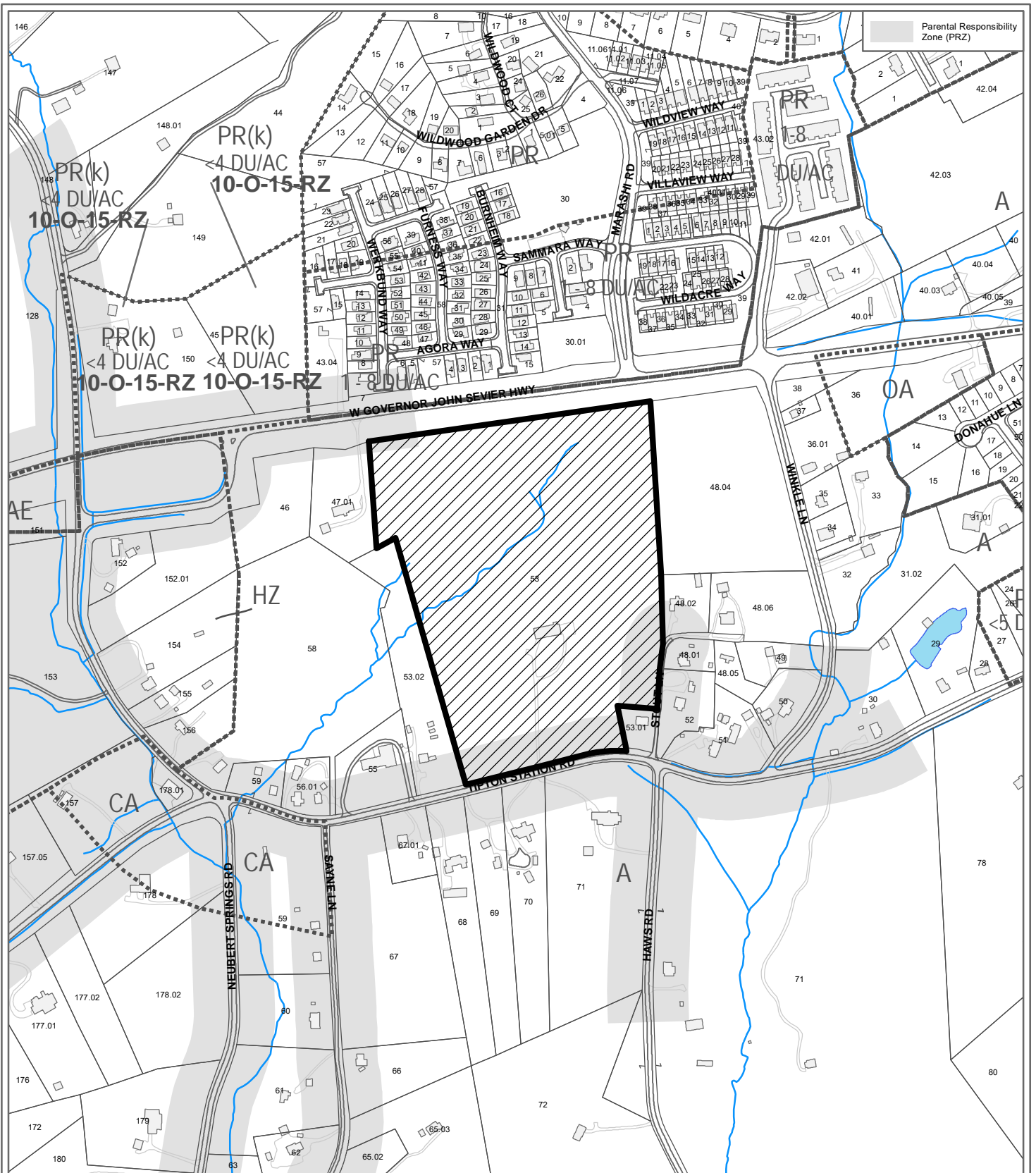
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 28 (public school children, grades K-12)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle 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 4/22/2019. 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.



**3-C-20-RZ
REZONING**

From: A (Agricultural)

To: PR (Planned Residential)



Petitioner: Odell, Weston

Map No: 137

Jurisdiction: County

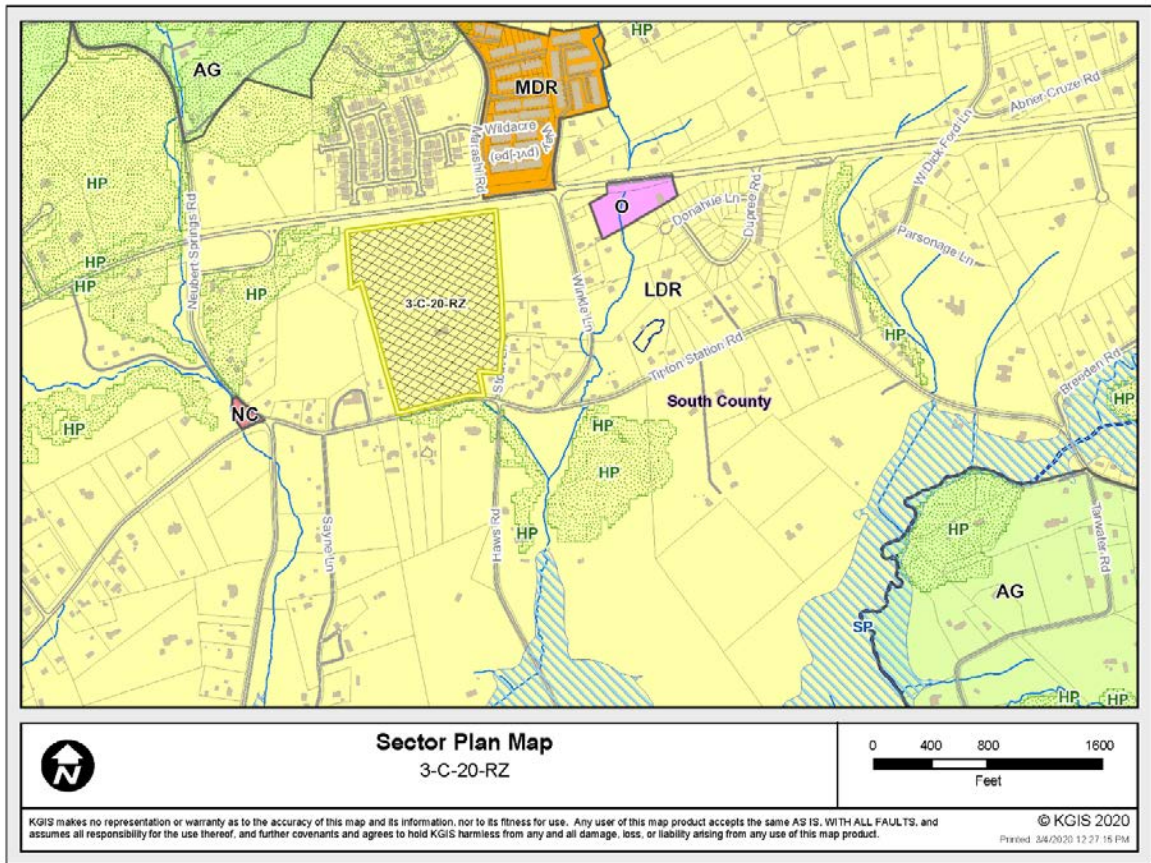
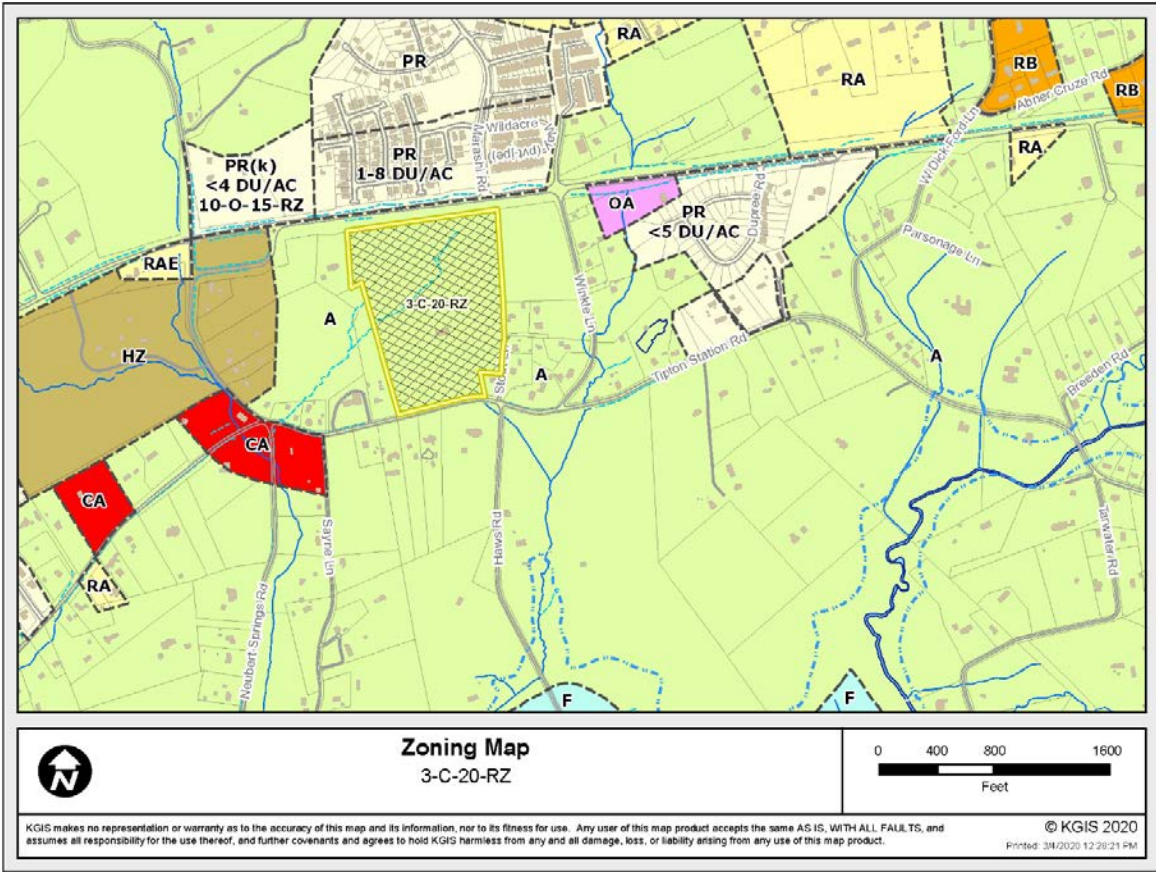


Original Print Date: 2/18/2020

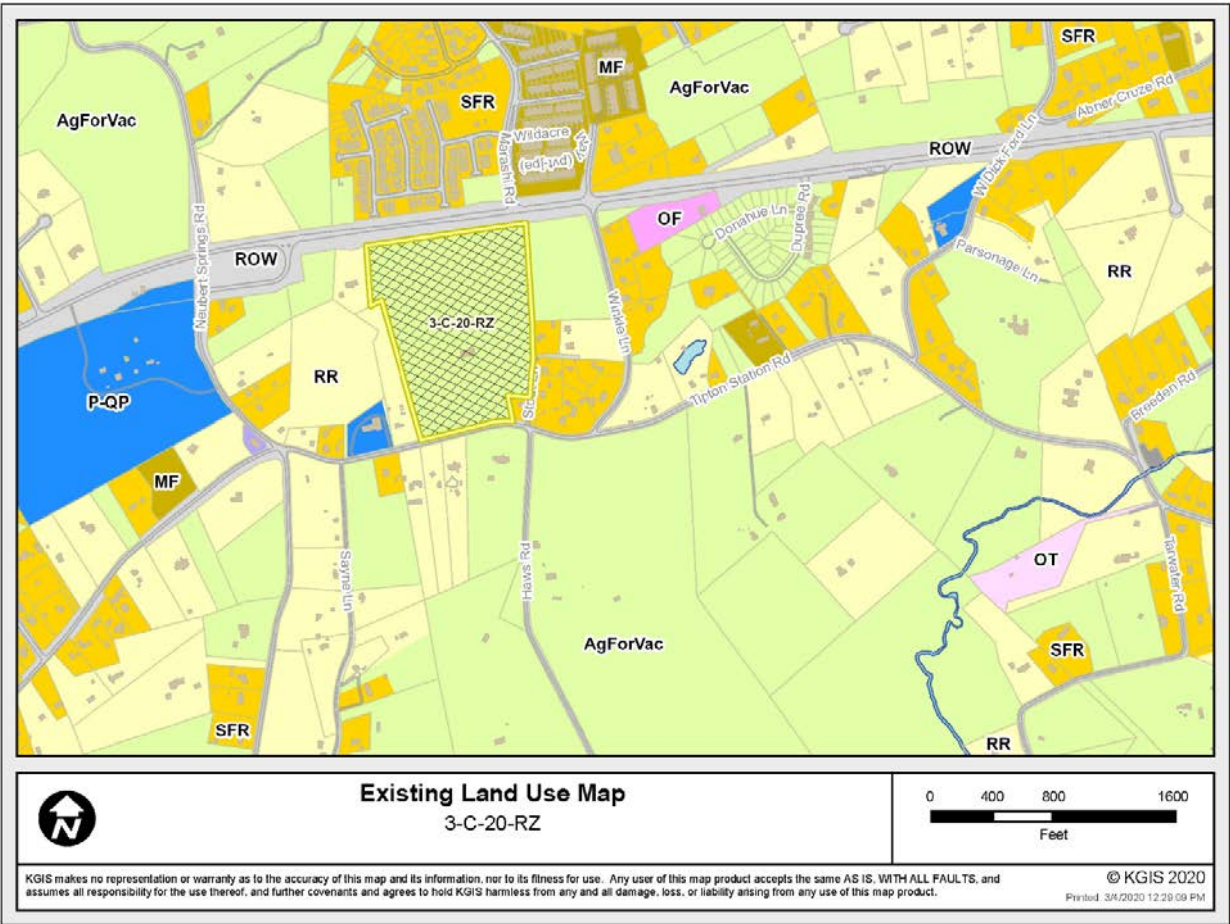
Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

3-C-20-RZ: Exhibit A – Contextual Images



3-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

- Knoxville-Knox County Plan Amendment
- Rezoning

Applicant Name: Weston O'Dell Affiliation: Freedom Senior Living
 Date Filed: 1-7-20 Meeting Date (if applicable): 3/12/2020 File Numbers(s): 3-C-20-RZ-revised

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: Weston O'Dell Company: Freedom Senior Living
 Address: 2951 BOYD CREEK HWY City: SEVIERVILLE State: TN Zip: 37876
 Phone: 865-223-0934 Email: freedomseniorliving@gmail.com

CURRENT PROPERTY INFO


Owner Name (if different): Alvin Gene Hagaman, Sr Owner Address: 1413 Tipton Station Rd Owner Phone: Knoxville TN 37920
 Property Address: 1413 Tipton Station Rd. Parcel ID: 137 053
 General Location: N/S Tipton Station Rd. S/S W. Gov. John Sevier Hwy Tract Size: 28.46 acres
 Jurisdiction (specify district above): 9 City County Zoning District: A
 Planning Sector: South County Sector Plan Land Use Classification: LDR Growth Policy Plan Designation: Planned Growth
 Existing Land Use: vacant Septic (Y/N): Sewer Provider: Knox-Chapman 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: _____	
ZONING	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements	
	<input type="checkbox"/> Zoning Change:	<u>Planned Residential</u>
	Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change:	<u>2/24/20 w.o.</u>
	Proposed Plan Designation(s)	
<input type="checkbox"/> Proposed Property Use (specify)	<u>Assisted Living w/ detached villas 28</u>	<u>2 DU/A</u>
Proposed Density (units/acre)		<u>3 DU/A</u>
Previous Rezoning Requests		
<input type="checkbox"/> Other (specify): _____		

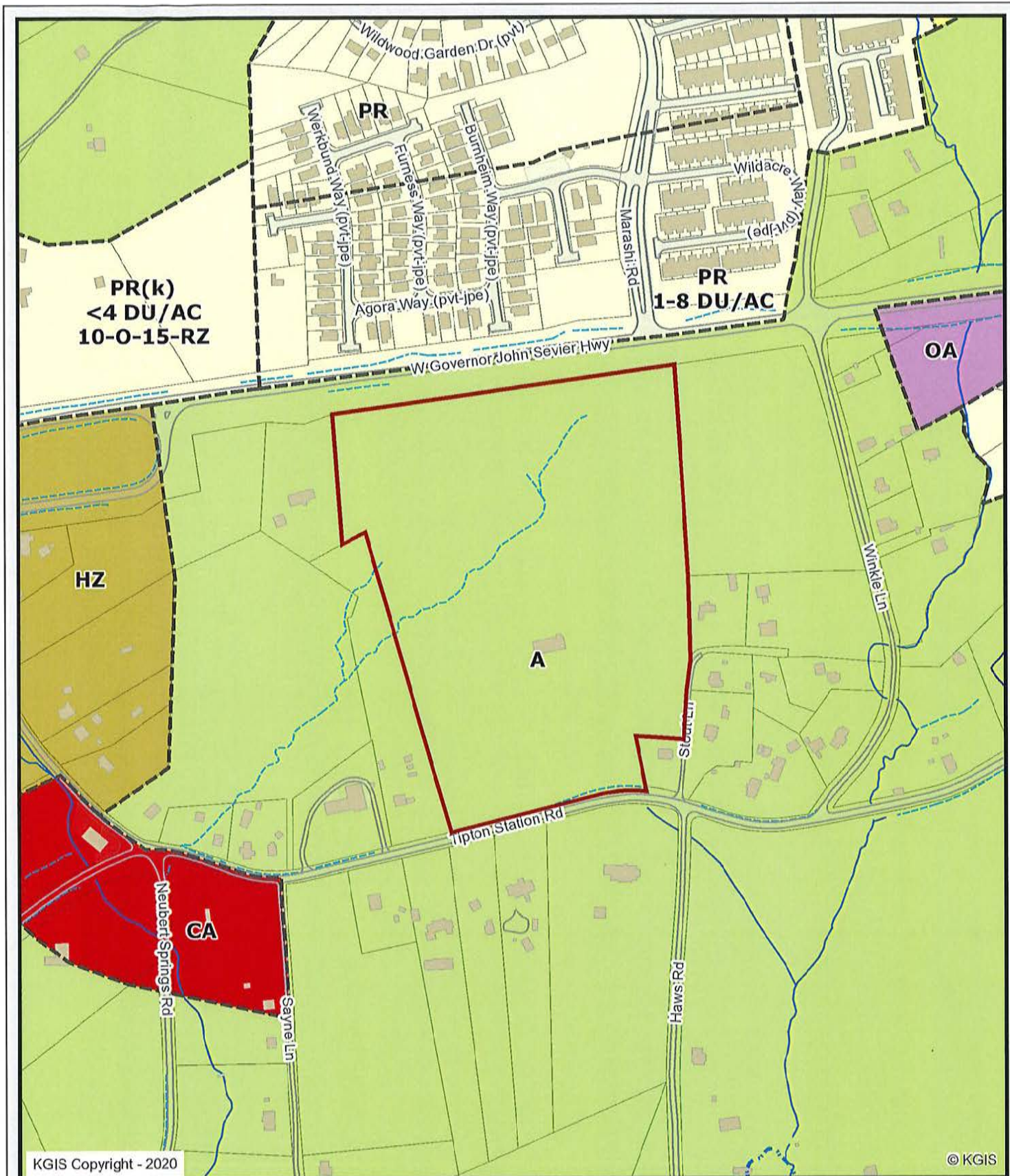
STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission	
	ATTACHMENTS	<u>0325</u> <u>2023.00</u>	
	<input type="checkbox"/> Property Owners / Option Holders	<input type="checkbox"/> Variance Request	
ADDITIONAL REQUIREMENTS	FEE 2:		
<input type="checkbox"/> Design Plan Certification (Final Plat only)			
<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)	FEE 3:		
<input type="checkbox"/> Traffic Impact Study			<u>\$2023.00</u>

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


Weston O'Dell
1-7-20
 Applicant Signature Please Print Date

865-223-0934
freedom senior living@gmail.com
 Phone Number Email


Sherry Mutchienzi
1-7-20
 Staff Signature Please Print Date

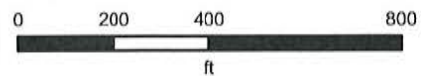


3-C-20-RZ

Knoxville - Knox County - KUB Geographic Information System



Printed: 1/8/2020 at 8:33:03 AM



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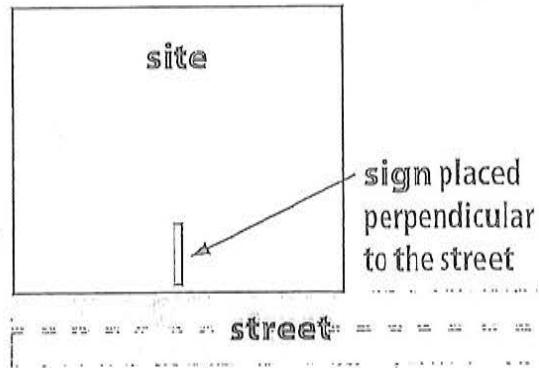
REQUIRED SIGN POSTING AGREEMENT

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:

2/26/2020 and 3/13/2020
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Weston O'Dell

Printed Name: Weston O'Dell

Phone: 865-223-0934 Email: freedomseniorliving@gmail.com

Date: 1-7-20

File Number: 3-C-20-RZ