



# PLAN AMENDMENT/ REZONING REPORT

► FILE #:	4-E-20-RZ	(REVISED)	AGENDA ITEM #:	6
	4-F-20-SP	(REVISED)	AGENDA DATE:	5/14/2020
POSTPONEMENT(S):	4/11/2019			
► APPLICANT:	GEORGES BRANDAN			
OWNER(S):	Georges Brandan			
<hr/>				
TAX ID NUMBER:	118 150 & 155			<a href="#">View map on KGIS</a>
JURISDICTION:	Commission District 3			
STREET ADDRESS:	9805 Dutchtown Rd & 801 Bob Kirby Rd.			
► LOCATION:	North side of Dutchtown Rd., west side of Bob Kirby Rd.			
► TRACT INFORMATION:	2 acres.			
SECTOR PLAN:	Northwest County			
GROWTH POLICY PLAN:	Planned Growth Area			
ACCESSIBILITY:	Access is via Dutchtown Road, a minor arterial with a pavement width of 34.8 feet within a right-of-way width of 88 feet and Bob Kirby Rd, a minor collector with a pavement width of 27.9 feet within a right-of-way width of 60 feet.			
UTILITIES:	Water Source: West Knox Utility District Sewer Source: West Knox Utility District			
WATERSHED:	Turkey Creek			
<hr/>				
► PRESENT PLAN DESIGNATION/ZONING:	NC (Neighborhood Commercial) / CN (Neighborhood Commercial)			
► PROPOSED PLAN DESIGNATION/ZONING:	MDR (Medium Density Residential) / PR (Planned Residential)			
► EXISTING LAND USE:	Single family residential			
► DENSITY PROPOSED:	12 du/ac			
EXTENSION OF PLAN DESIGNATION/ZONING:	No.			
HISTORY OF ZONING REQUESTS:	11-A-09-SP: LDR to NC; 6-B-08-SP: LDR to C (Denied)			
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Single family residential - LDR (Low Density Residential) South: Rural residential, single family residential - LDR (Low Density Residential) East: Single family residential - NC (Neighborhood Commercial) West: Single family residential - LDR (Low Density Residential)			
NEIGHBORHOOD CONTEXT:	This area consists largely of single family residential and institutional uses.			

Two private schools are located along Dutchtown Road in this area and the intersection is within a mile of the Pellissippi Parkway.

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**STAFF RECOMMENDATION:**

- ▶ **Postpone for 30-days to the June 11, 2020 Planning Commission meeting, as requested by the applicant.**
  
- ▶ **Postpone for 30-days to the June 11, 2020 Planning Commission meeting, as requested by the applicant.**

**COMMENTS:**

Postpone for 30-days to the June 11, 2020 Planning Commission meeting, as requested by the applicant.

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ESTIMATED TRAFFIC IMPACT: 400 (average daily vehicle trips)

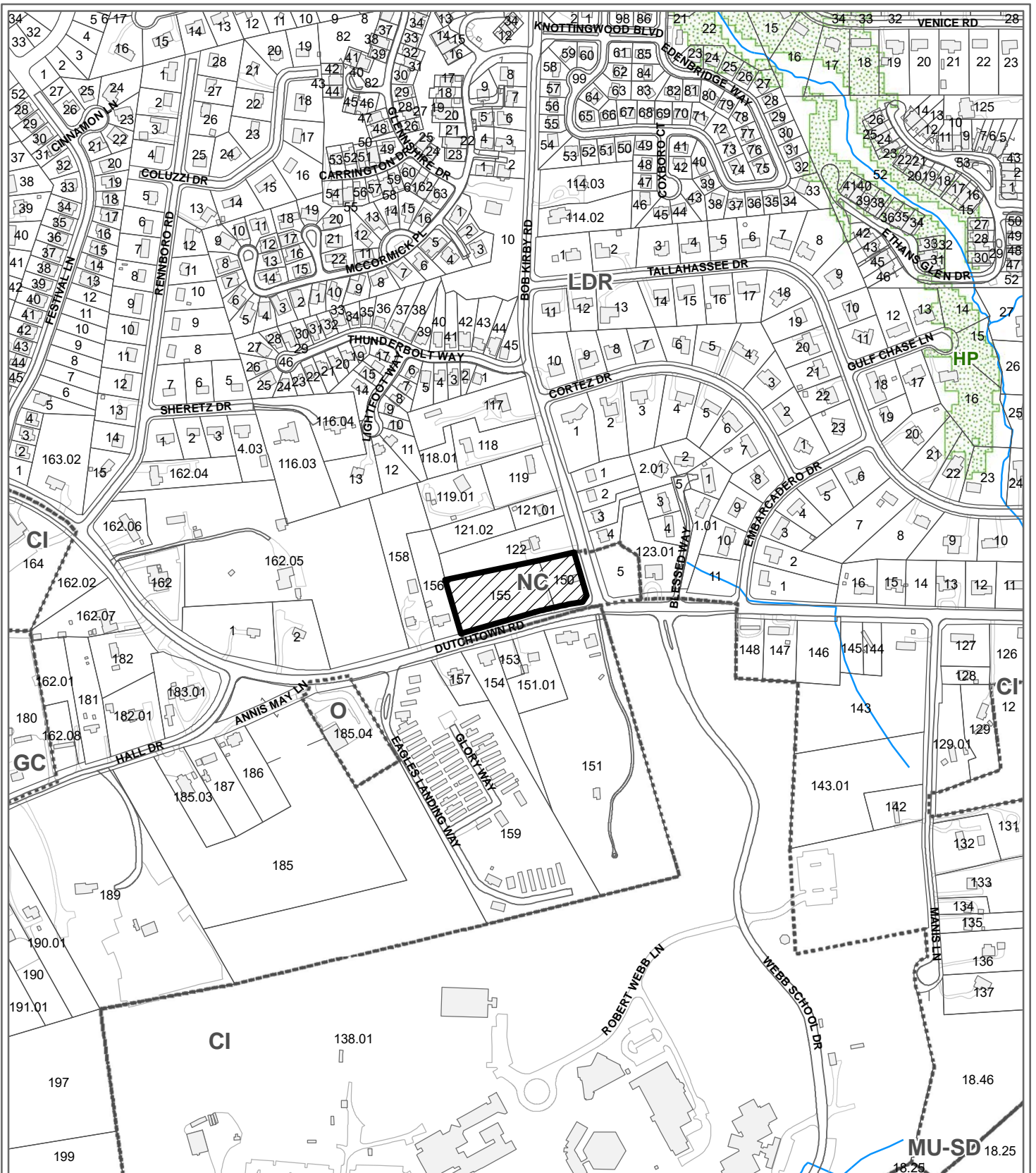
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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.

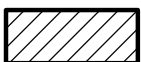
If approved, this item will be forwarded to Knox County Commission for action on 6/22/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**4-F-20-SP / 4-E-20-RZ  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: NC (Neighborhood Commercial)

To: HDR (High Density Residential)



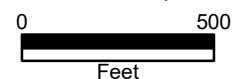
Original Print Date: 3/16/2020  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

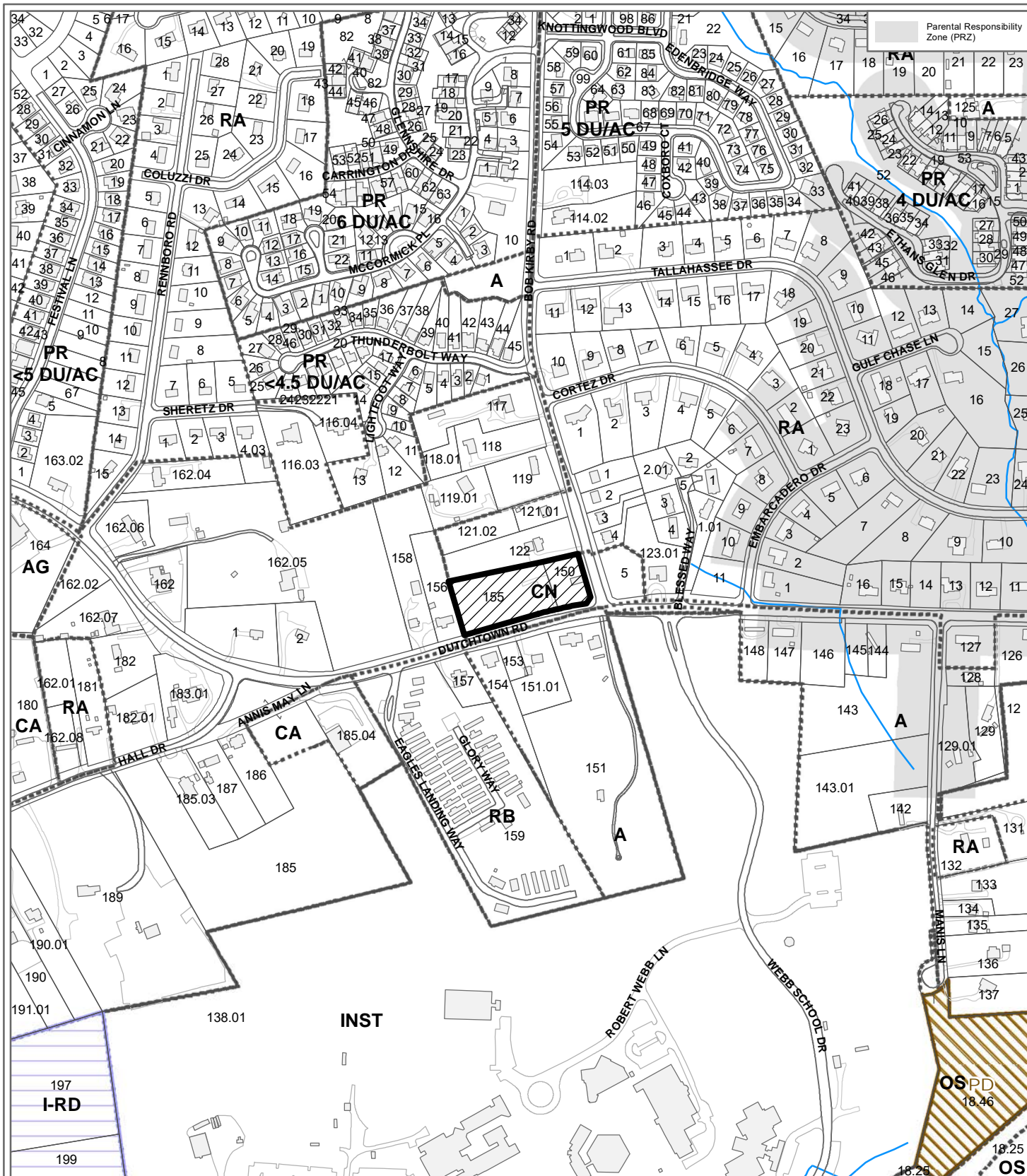
Revised:

Petitioner: Brandan, Georges

Map No: 118

Jurisdiction: County

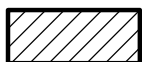




# **4-E-20-RZ REZONING**

From: CN (Neighborhood Commercial)

To: PR (Planned Residential)

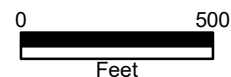


Original Print Date: 3/16/2020  
 Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Brandan, Georges

Map No: 118

Jurisdiction: County







# Request to Postpone • Table • Withdraw

Name of Applicant: **Georges Brandan**

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): **4-E-20-RZ, 4-F-20-SP**

Date Scheduled for Planning Review: **May 12, 2020**

Date Request Filed: **5/5/2020** Request Accepted by: **Liz Albertson**

## REQUEST

☒ Postpone

Please postpone the above application(s) until:

**June 22, 2020**

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☐ Withdraw

Please withdraw the above application(s).

State reason for request:

**Postpone to change density**

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: **April - \$50 + May - \$50 = \$100 total**

Approved by: **Liz Albertson**

Date: **5/5/2020**

## APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: **Brian Pierce**

PLEASE PRINT

Name: **Brian Pierce**

Address: **2607 Kingston Pike**

City: **Knoxville** State: **TN** Zip: **37919**

Telephone: **865-599-4402**

E-mail: **bpierce@cope-associates.com**

## PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

### POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Monday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

### TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

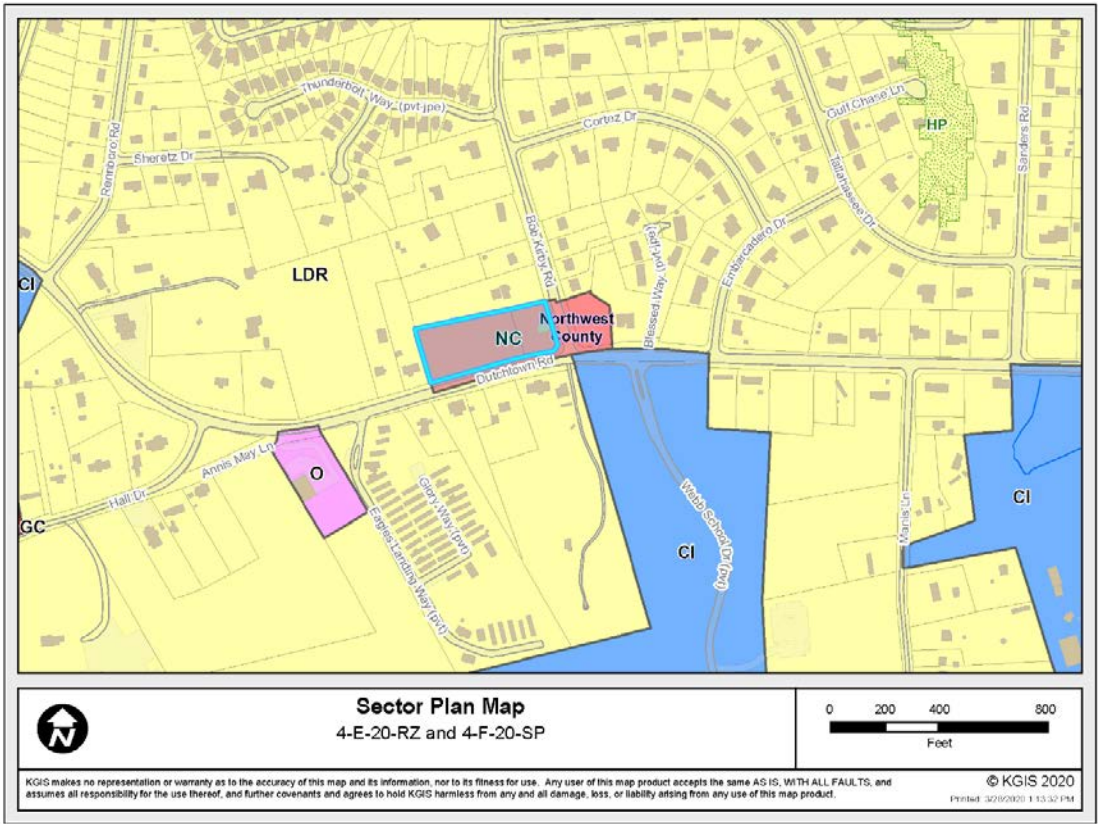
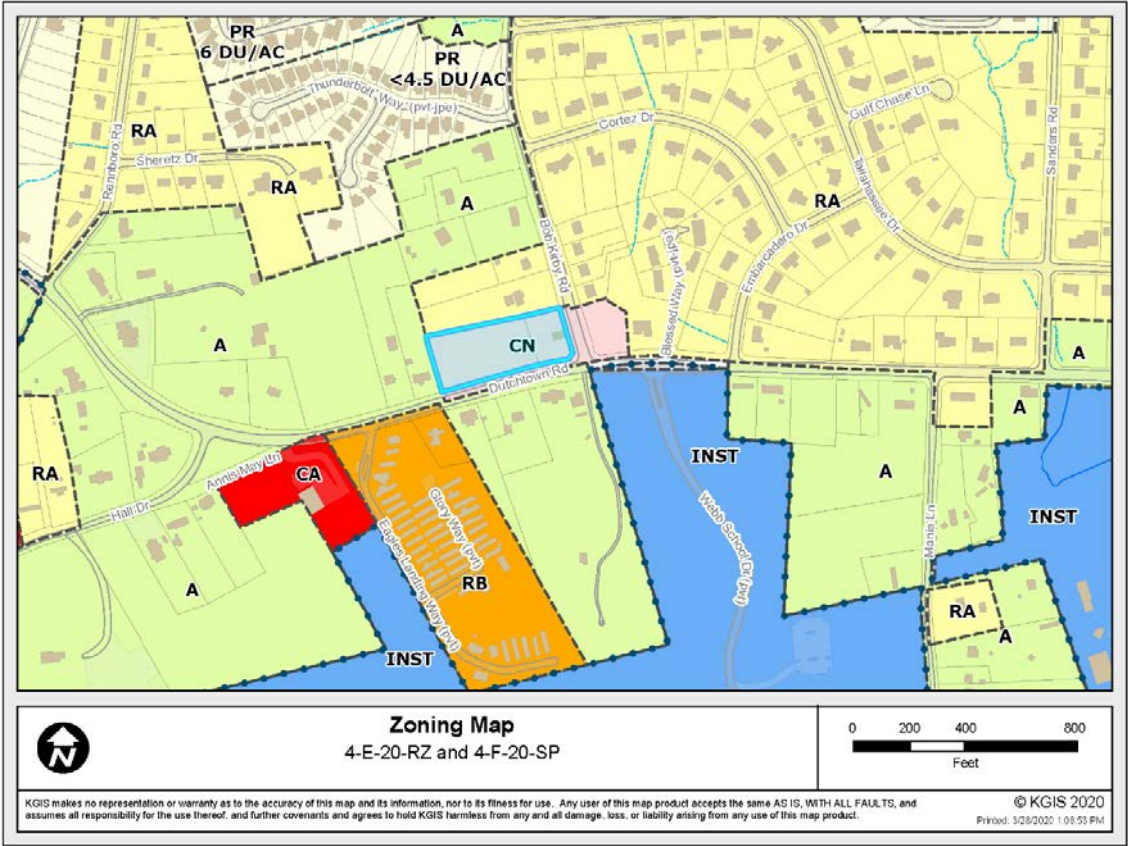
### WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Monday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

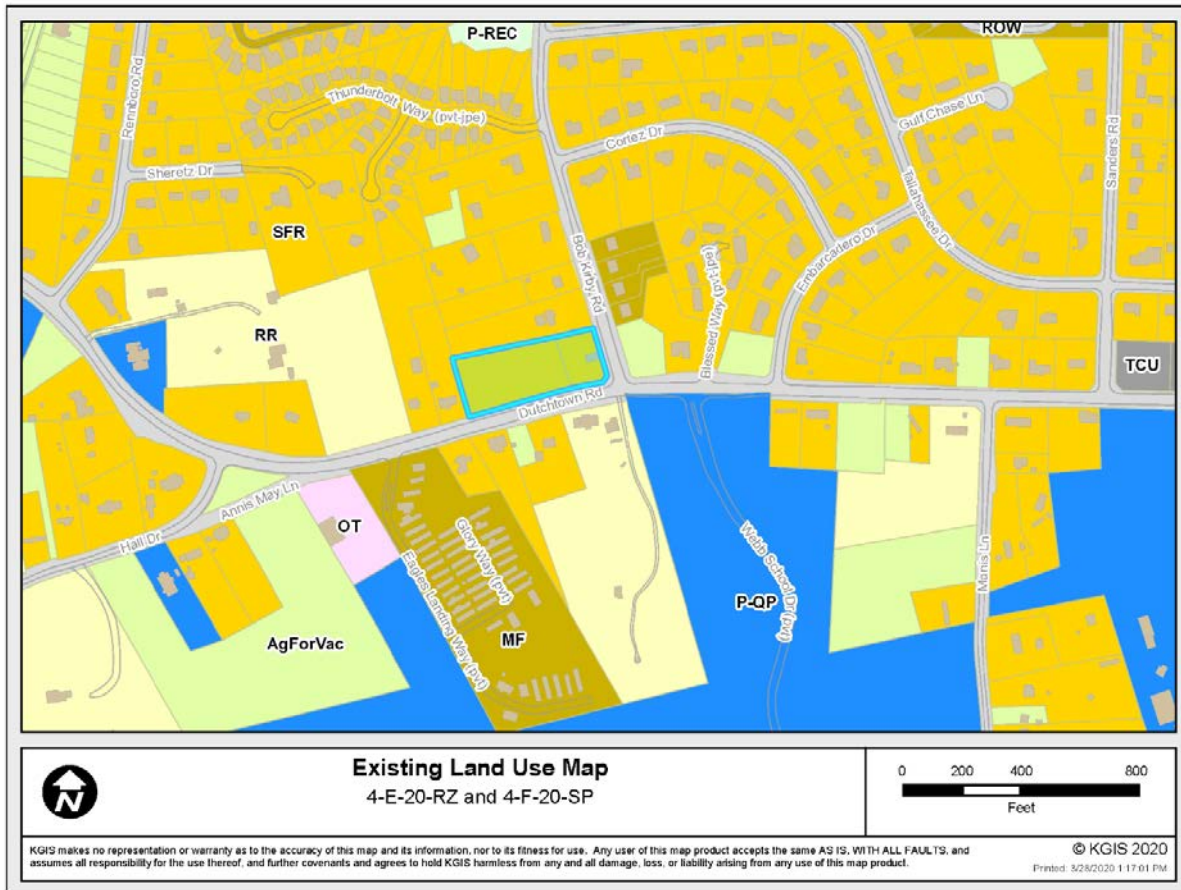
Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

4-E-20-RZ and 4-F-20-SP: Exhibit A – Contextual Images





### 4-E-20-RZ and 4-F-20-SP: 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

Georges Brandan

Owner

Applicant Name

2/24/20

Date Filed

4/9/20

Meeting Date (if applicable)

Affiliation

A-E-20-PZ  
A-F-20-SP

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

Brian Pierce

Cope & Associates Inc.

Name

Company

2607 Kingston Pike, Ste 5

Knoxville

TN

37919

Address

City

State

Zip

865-599-4402

bpierce@cope-associates.com

Phone

Email

## CURRENT PROPERTY INFO

Georges Brandan

1615 Rising View Lane Knoxville TN 865-548-1329

Owner Name (if different)

Owner Address

Owner Phone

9805 Dutchtown Road/ 801 Bob Kirby

118 155 / 118 1540 LA

Property Address

W/S Bob Kirby Rd.

Parcel ID

Bob Kirby & Dutchtown Road N/S Dutchtown Rd

2 acres

General Location

Tract Size

Northwest County 3

CN

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

Northwest County

NC

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Residential SFR

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



# REQUEST



DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

SUBDIVISION

☐ Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created: \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

☐ Attachments / Additional Requirements \_\_\_\_\_

ZONING

☒ Zoning Change: CN PR - 18 DU/AC  
Proposed Zoning

☒ Plan Amendment Change: HIGH DENSITY RESIDENTIAL HDR  
Proposed Plan Designation(s)

RESIDENTIAL - WORKFORCE HOUSING 18 DU/AC

☐ Property Use (specify) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

STAFF USE ONLY

## PLAT TYPE

☐ Staff Review ☐ Planning Commission

## ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

## ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

22 600.00

FEE 2:

SP 600.00

FEE 3:

TOTAL:

1200.00

## AUTHORIZATION

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

Applicant Signature

BRYAN PIERCE  
Please Print

2/24/20  
Date

865.599.4402  
Phone Number

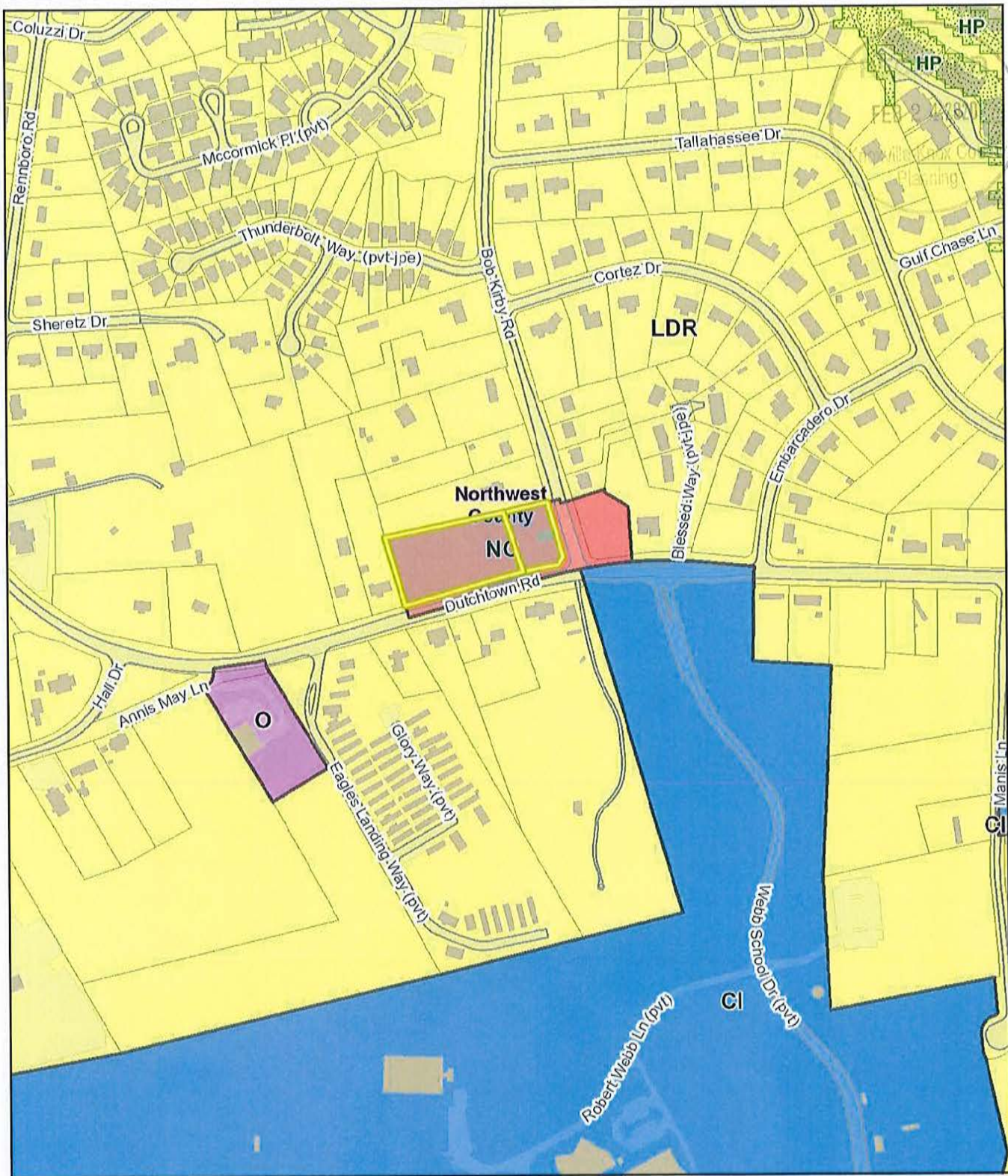
bpierce@COPR-ASSOCIATES.COM  
Email

Staff Signature

Elizabeth Albertson  
Please Print

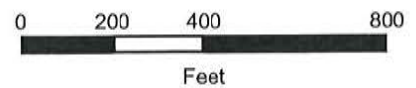
2/24/20  
Date





## Sector Plan Map

Brian Pierce

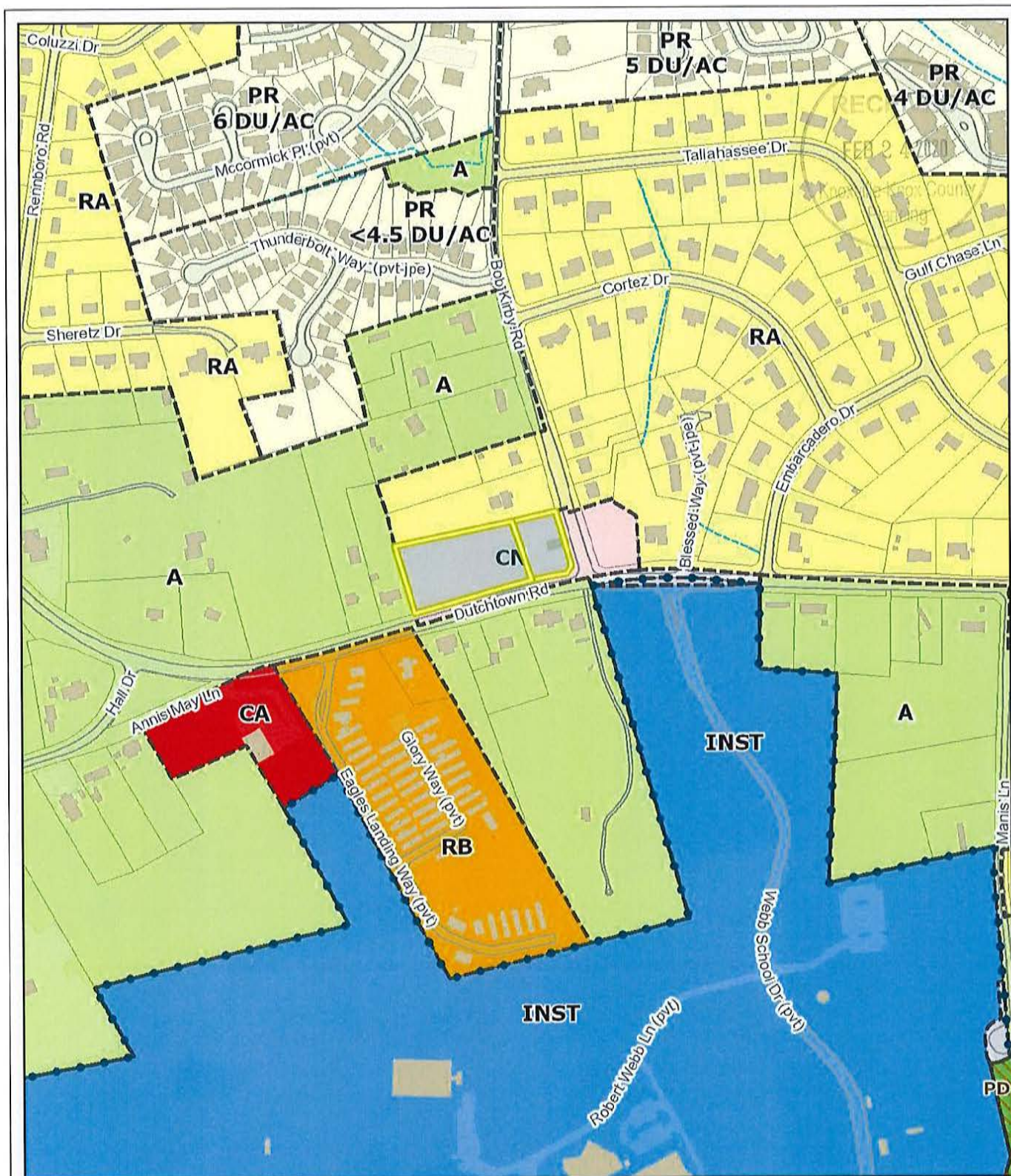


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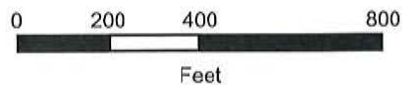
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# **Zoning Plan Map** Brian Pierce



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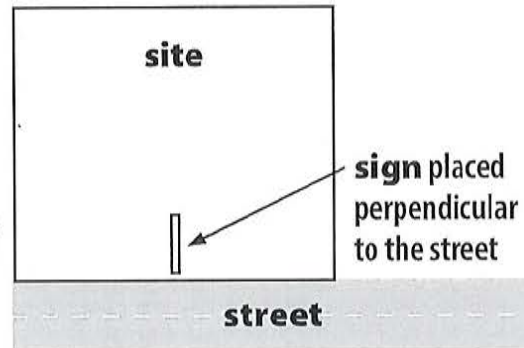
## REQUIRED SIGN POSTING AGREEMENT

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:

March 25<sup>th</sup> (Wed) and April 10<sup>th</sup> (Fri)  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature:

Printed Name: Georges Brandon

Phone: 865-548-1329 Email: gbrandon@bei-usa.com

Date: 2-24-20

File Number: 4-E-20-RZ & 4-F-20-SP