

REZONING REPORT

▶ **FILE #:** 11-N-20-RZ

AGENDA ITEM #: 25

AGENDA DATE: 11/12/2020

▶ **APPLICANT:** BILL JOHNSON

OWNER(S): Bill Johnson

TAX ID NUMBER: 79 J A 01803

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6521 Tecoy Quarry Rd.

▶ **LOCATION:** North side of Tecoy Quarry Lane, east of Beaver Ridge Road, and south of Schaad Road

▶ **APPX. SIZE OF TRACT:** 1.36 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Acces is via Tecoy Quarry Rd a local street with a pavement width of 17.3 feet within a right-of-way width of 50 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Grassy Creek

▶ **PRESENT ZONING:** A (Agricultural) / HP (Hillside Protection)

▶ **ZONING REQUESTED:** RA (Low Density Residential) / HP (Hillside Protection)

▶ **EXISTING LAND USE:** Single family residential

▶

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agriculture)

South: Single family residential - A (Agriculture)

East: Single family residential - -A (Agriculture) / RA (Low Density Residential)

West: Agriculture/forestry/vacant - CB (Business and Manufacturing)

NEIGHBORHOOD CONTEXT: This area largely consists of single family residential lots and is adjacent to an defunct quarrying operation.

STAFF RECOMMENDATION:

▶ **Approve RA (Low Density Residential) zoning because it consistent 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. There are no changing conditions in this area, however RA zoning is nearby and this request is consistent with the surrounding lot patterns and land uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RA (Low Density Residential) zone is a residential zone intended to provide for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development proposed 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. A rezoning to RA at this location will not adversely affect the adjacent areas or any other part of the county.

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 rezoning is consistent with the Northwest City Sector Plan designation of LDR (Low Density Residential) / HP (Hillside Protection) for this area.
2. This area is within the Urban Growth Boundary for the City of Knoxville in the Growth Policy Plan.
3. This request is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 77 (average daily vehicle trips)

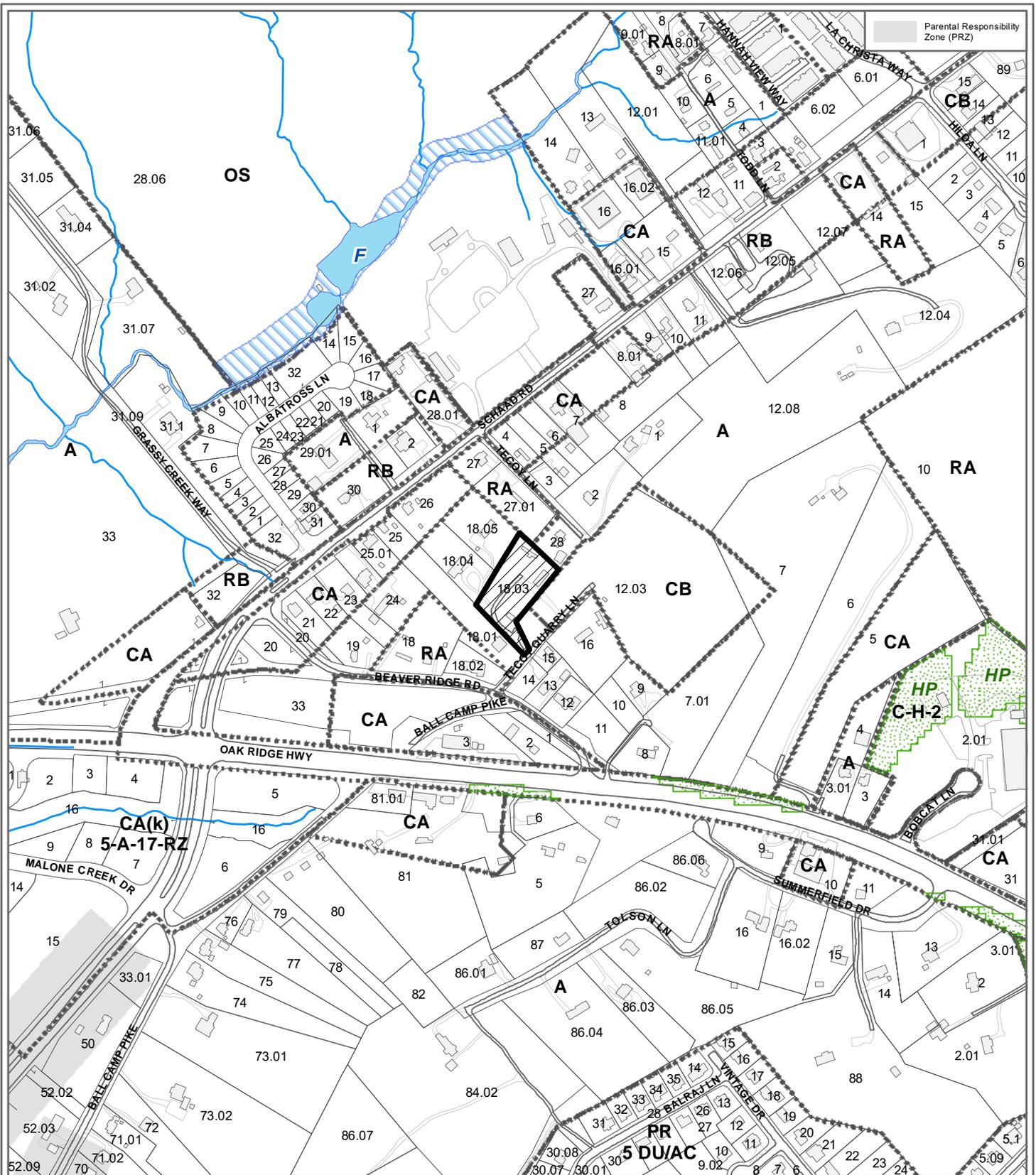
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 and 12/21/2020. 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.



**11-N-20-RZ
REZONING**

Petitioner: Johnson, Bill

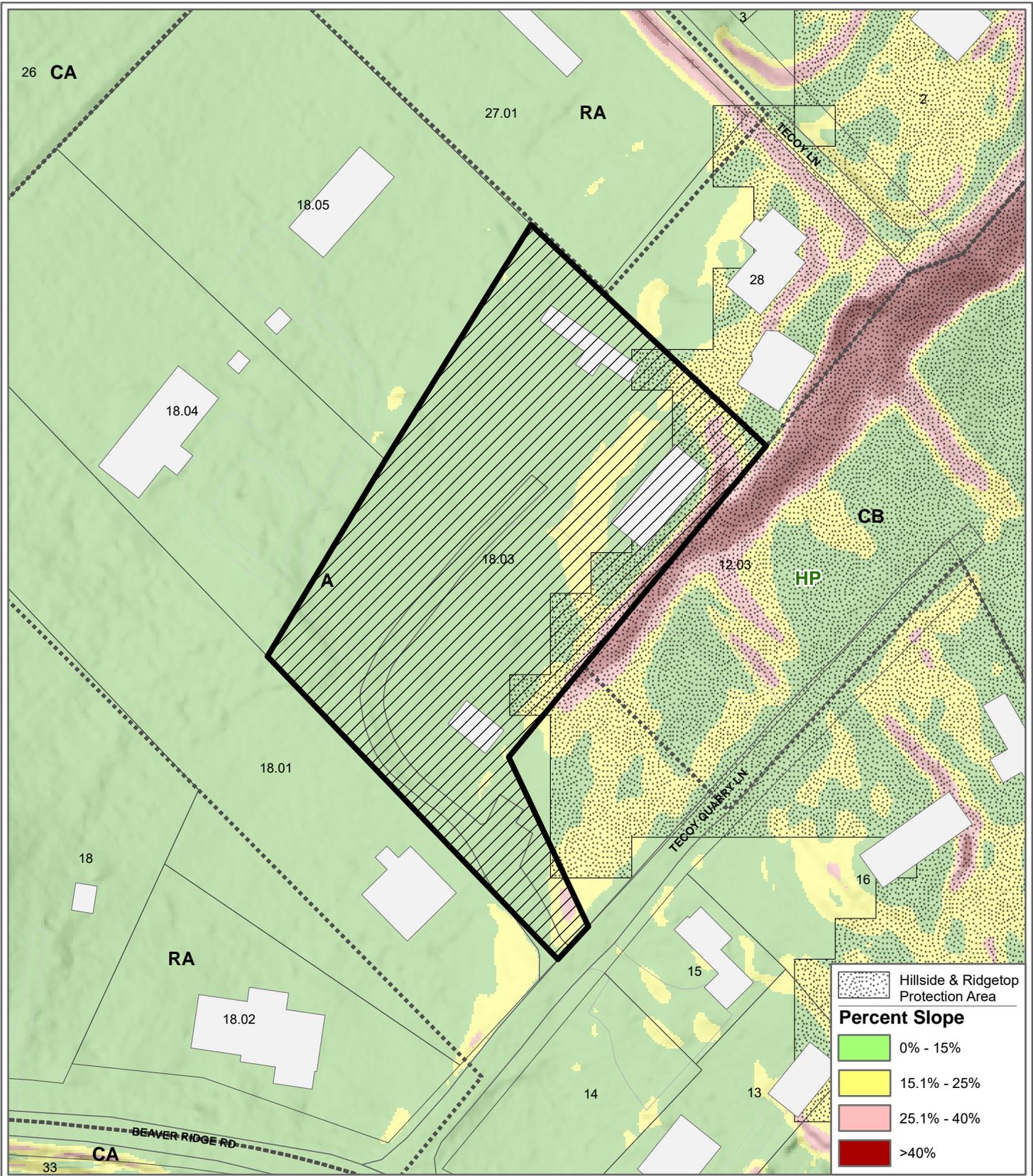


From: A (Agricultural)
To: RA (Low Density Residential)

Map No: 79
Jurisdiction: County



Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



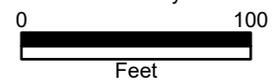
**079JA01803
SLOPE ANALYSIS**

Petitioner:
Map No.: 79



Subject Property

Jurisdiction: County



Original Print Date: 10/19/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	1.16	4.36	5.1
0-15% Slope	0.1	4.36	0.4
15-25% Slope	0.06	2.00	0.1
25-40% Slope	0.02	0.50	0.0
Greater than 40% Slope	0.01	0.20	0.0
Ridgetops	0	2.00	0.0
Subtotal: Sloped Land	0.19		0.6
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	1.35	4.16	5.6
Proposed Density (Applicant)	1.35	4.36	5.9

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

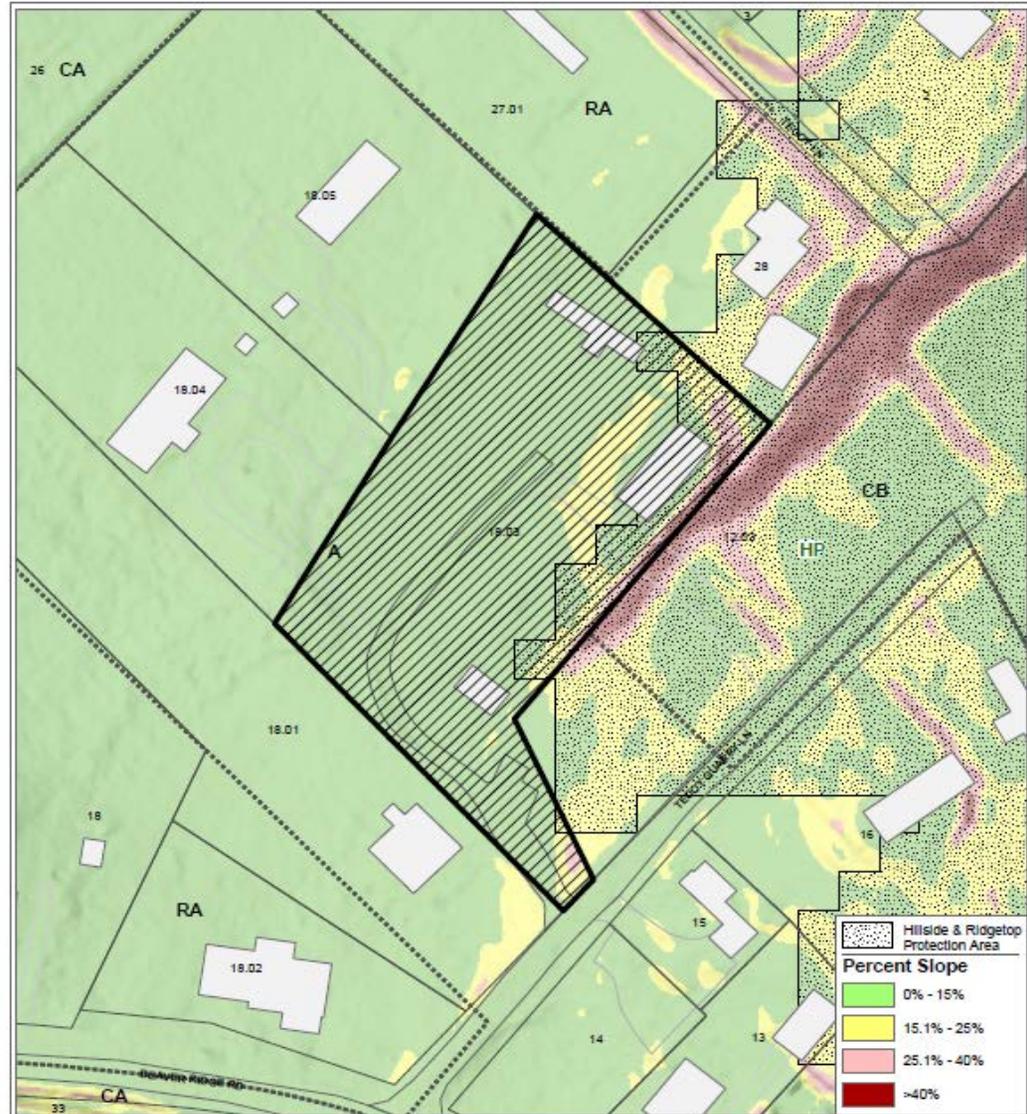
Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

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 Knox 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.



**079JA01803
SLOPE ANALYSIS**

Original Print Date: 10/19/2020 Revised:

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

Petitioner:
Map No.: 79

Jurisdiction: County

0 100 Feet

N

Subject Property

079JA0180

Non-Hillside Portions			Acres
			1.16
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	182	0.10
2	15%-25%	100	0.06
3	25%-40%	41	0.02
4	>40%	22	0.01
			0.20
Ridgetop Area			0
Site Total			1.36

Exhibit A. 11-N-20-RZ Contextual Images

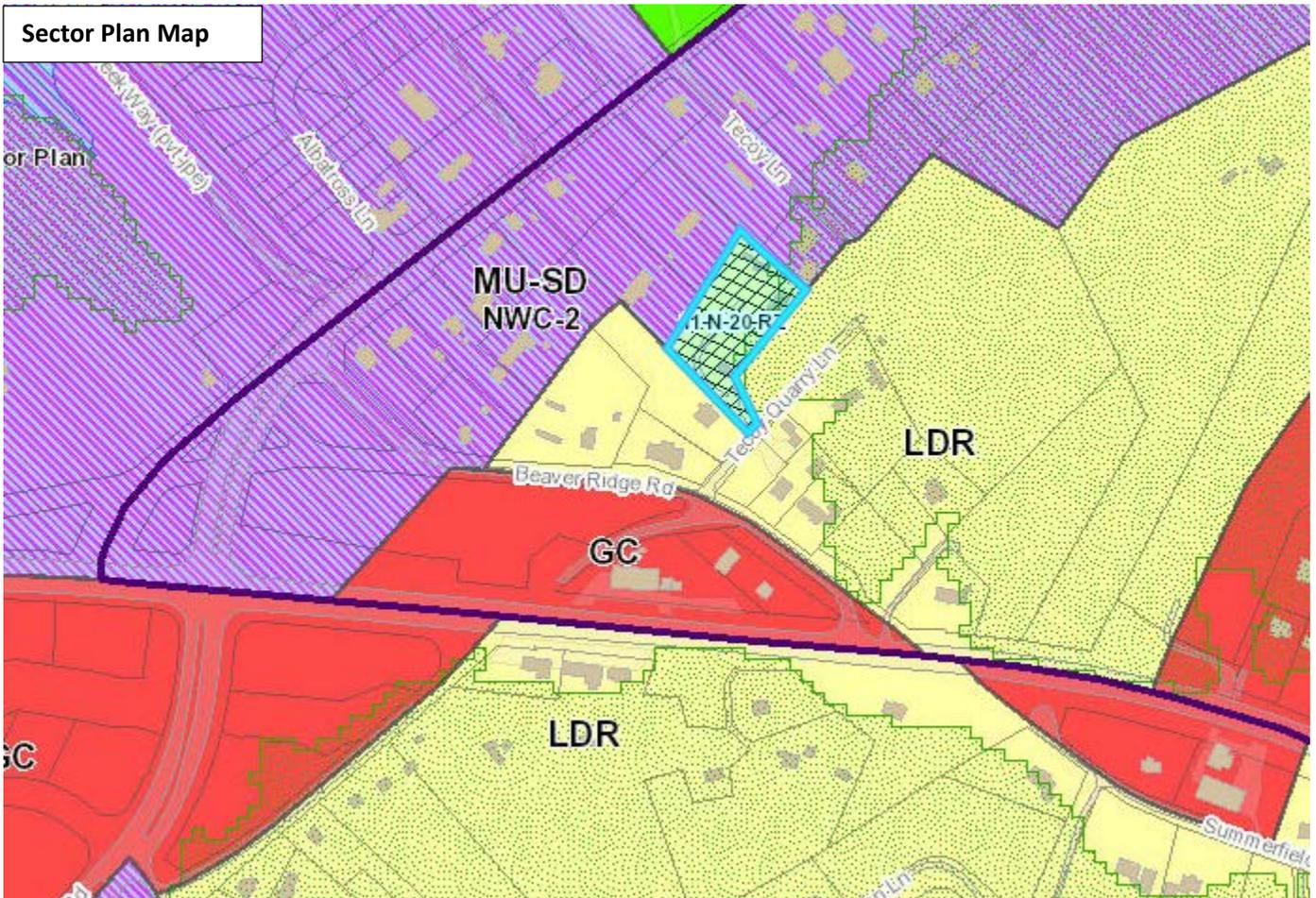
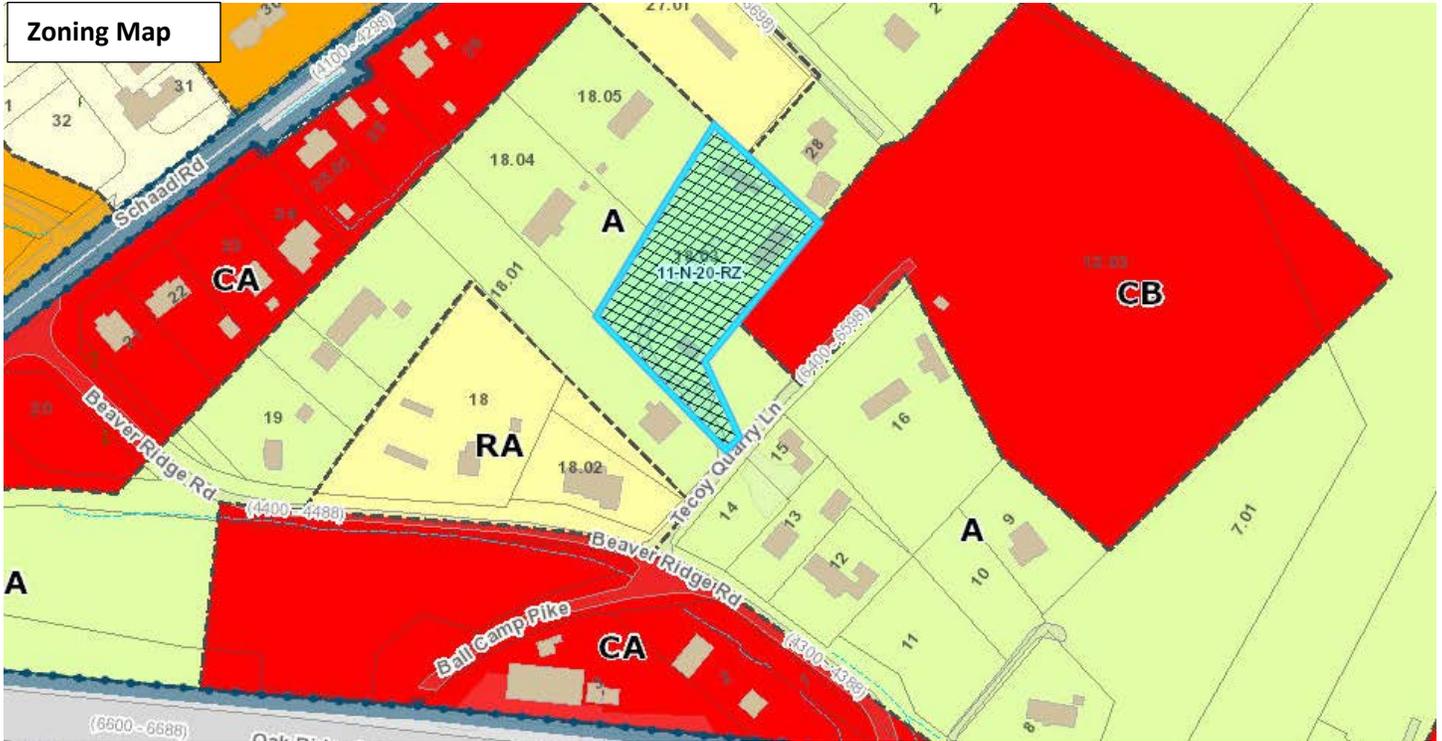


Exhibit A. 11-N-20-RZ Contextual Images





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

BILL JOHNSON

Applicant Name

Affiliation

9/25/2020

Date Filed

11/12/2020

Meeting Date (if applicable)

File Number(s)

11-N-20-RZ

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

BILL JOHNSON

Name

Company

6609 TECOY LN

Address

KNOX

City

TN

State

37921

ZIP

865-742-7950

Phone

bill@greatbackyard.com

Email

CURRENT PROPERTY INFO

BILL JOHNSON

Owner Name (if different)

6609 TECOY LN 37921

Owner Address

865-742-7950

Owner Phone

6521 TECOY QUARRY RD. 37921

Property Address

079JA01803

Parcel ID

STAFF USE ONLY

North side of Tecoy Quarry Lane, east of Beaver Ridge Rd and south of Schaad Rd

General Location

1.36 acres

Tract Size

Commission District 6

Jurisdiction (specify district above)

- City
- County

A (Agricultural)

Zoning District

Northwest City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Urban Growth Area

Growth Policy Plan Designation

Single Family Residential

Existing Land Use

No

Septic (Y/N)

KUB

Sewer Provider

KUB

Water Provider

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) _____
 Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____
 Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____
 Other (specify) _____
 Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

Zoning Change RESIDENTIAL RA (Low Density Residential)
 Proposed Zoning _____
 Plan Amendment Change _____
 Proposed Plan Designation(s) _____
n/a - will subdivide into 2 lots None noted for this property
 Proposed Density (units/acre) _____ Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

Staff Review
 Planning Commission

ATTACHMENTS

Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
Fee 2	Total
Fee 3	Total

AUTHORIZATION

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

Bill Johnson
Applicant Signature

Bill JOHNSON
Please Print

9/28/2020
Date

865.742.7950
Phone Number

bill@greathackyard.com
Email

Michelle Portier
Staff Signature

Michelle Portier
Please Print

9/28/2020
Date

