

# REZONING REPORT

▶ **FILE #:** 10-I-20-RZ

**AGENDA ITEM #:** 18

**AGENDA DATE:** 10/8/2020

▶ **APPLICANT:** WORLEY BUILDERS, INC.

OWNER(S): Kenneth R. & Linda M. Piety

TAX ID NUMBER: 91 202 PART OF

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3208 Lobetti Rd.

▶ **LOCATION:** South side of Coward Mill Rd., northeast of Lobetti Rd. & Ball Camp Pk. Intersection

▶ **APPX. SIZE OF TRACT:** 5.04 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Current access is from Lobetti Rd., a local street with 15 feet of pavement width within a right-of-way of 50 feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

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

▶ **DENSITY PROPOSED:** up to 5 du/ac

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

HISTORY OF ZONING: None noted.

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

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

East: Agriculture/forestry/vacant - A (Agriculture)

West: Agriculture/forestry/vacant - PR (Planned Residential) up to 5 du/ac

NEIGHBORHOOD CONTEXT: This area is currently a mix of agricultural and rural to low density residential uses. There is a large tract of PC zoning to the west, that may be developed with businesses after the Schaad Rd. extension is completed in this area.

**STAFF RECOMMENDATION:**

▶ Approve PR (Planned Residential) up to 2 du/ac (Applicant requested PR up to 5 du/ac).

**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. Schaad Road improvements are forthcoming in this area.
2. The area is largely zoned A (Agricultural) on the east side of Lobetti Road which allows residential development up one dwelling unit per acre.
3. Properties on the west side of Lobetti Road are under construction to be built out at a density of 4.96 du/ac.

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 staff recommended maximum density of 2 du/ac could result in a build out of a total of 10 dwelling units, the applicant's requested 5 du/ac could permit a maximum build out of 25 dwelling units.
2. The west side of Lobetti Road was rezoned to allow Planned Residential up to 5 du/ac in 2008, with a concept plan approved in April 2020 for a detached residential development at a density of 4.96 dwelling units per acre.
3. The tract proposed to be rezoned averages approximately 200 feet in width when measured from east to west and is approximately 5 acres in size which would make meeting the standards of PR zone district and accomodating a possible 25 dwelling units within this area challenging.

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 Northwest County sector plan's Low Density Residential designation supports PR zoning up to 5 du/ac in the Planned Growth Area of the Knoxville-Knox County Growth Policy Plan.
2. The staff recommended density of PR up to 2 du/ac is appropriate for the east side of Lobetti Road, given the adjacent agricultural zoning and large lot residential development.
3. The recommended PR up to 2 du/ac does not appear to be in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 290 (average daily vehicle trips)

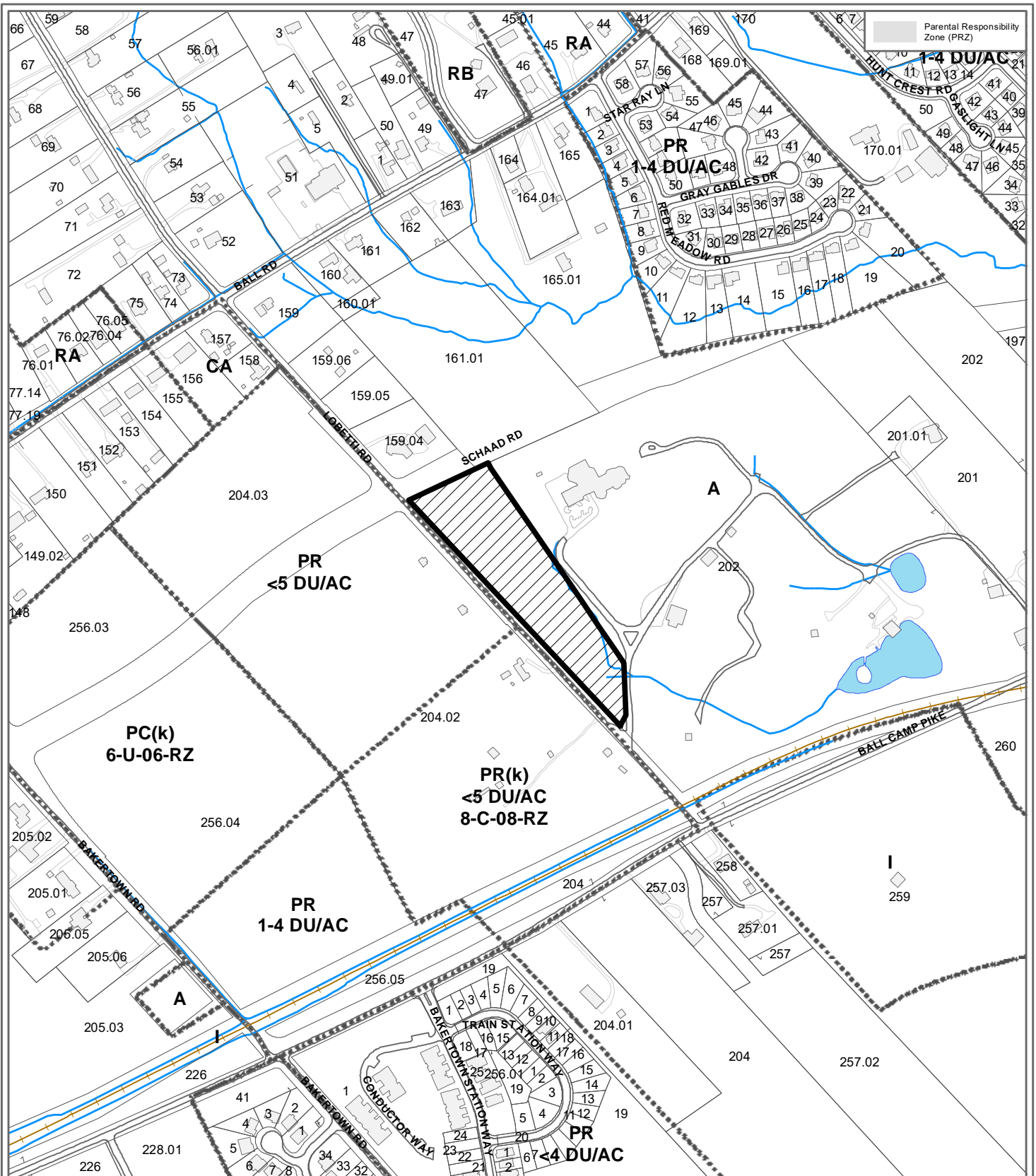
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 10 (public school children, grades K-12)

Schools affected by this proposal: Amherst 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 11/16/2020. 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.



**10-I-20-RZ  
REZONING**

From: A (Agricultural)  
To: PR (Planned Residential)



Petitioner: Worley Builders, Inc.

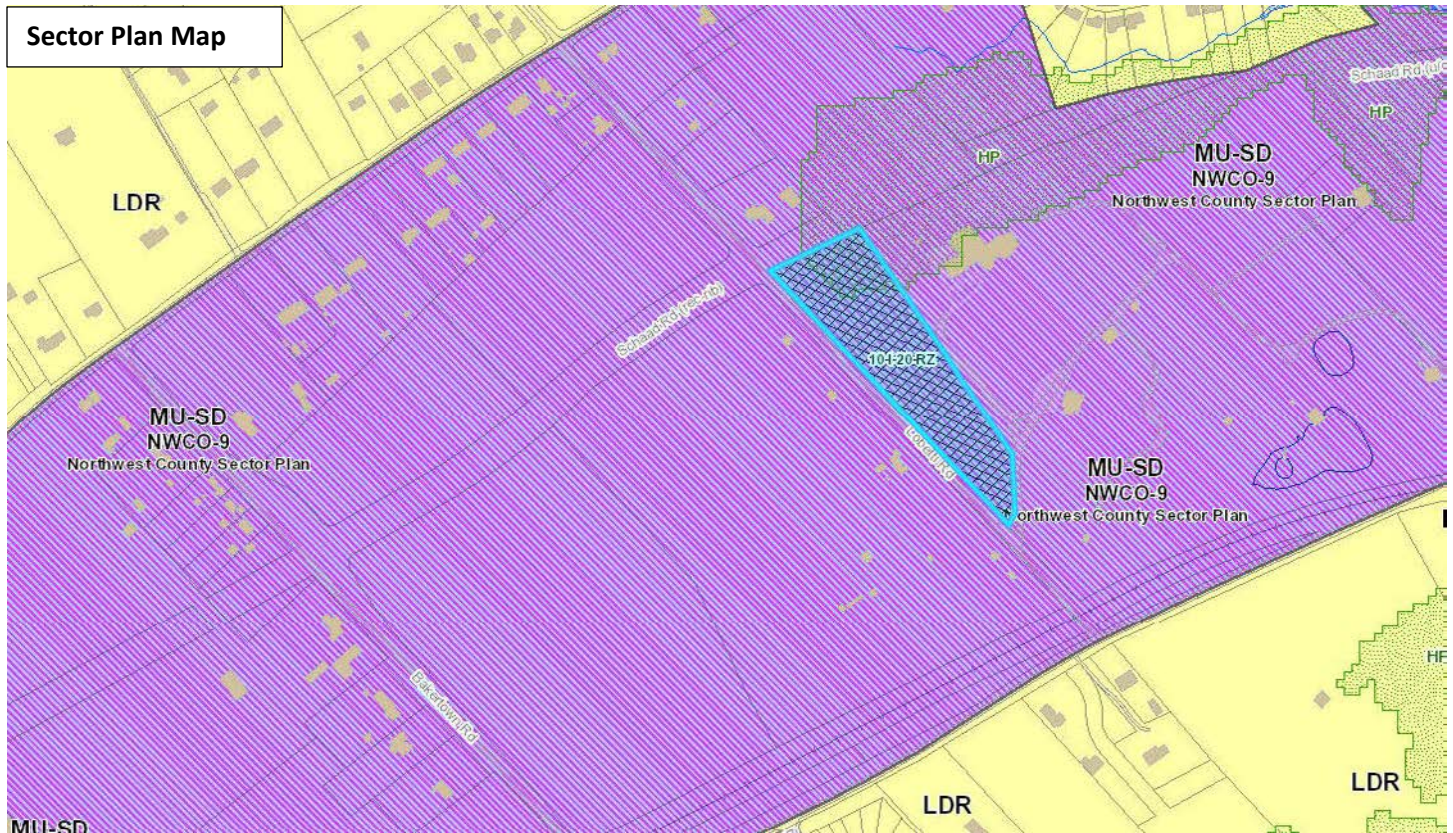
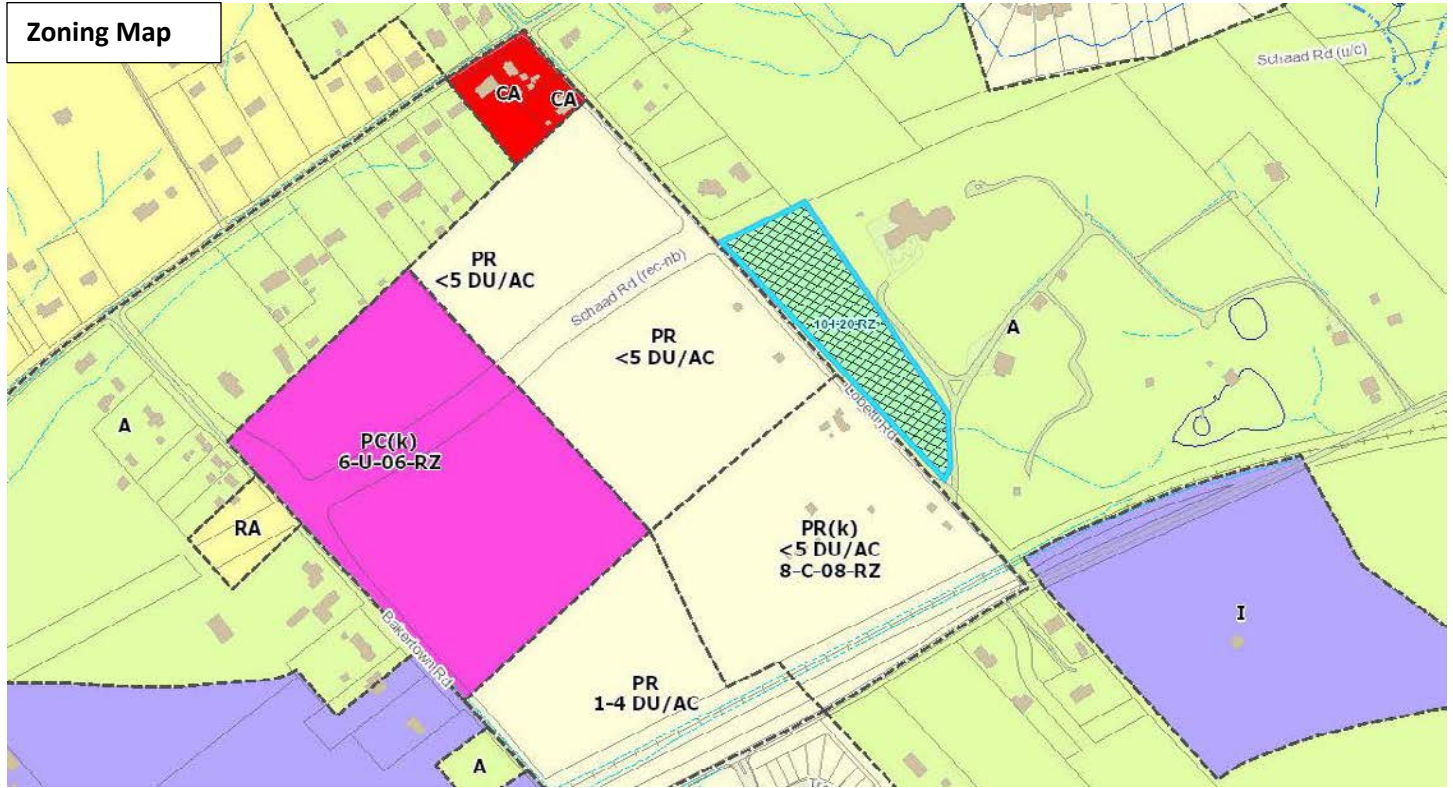
Map No: 91

Jurisdiction: County

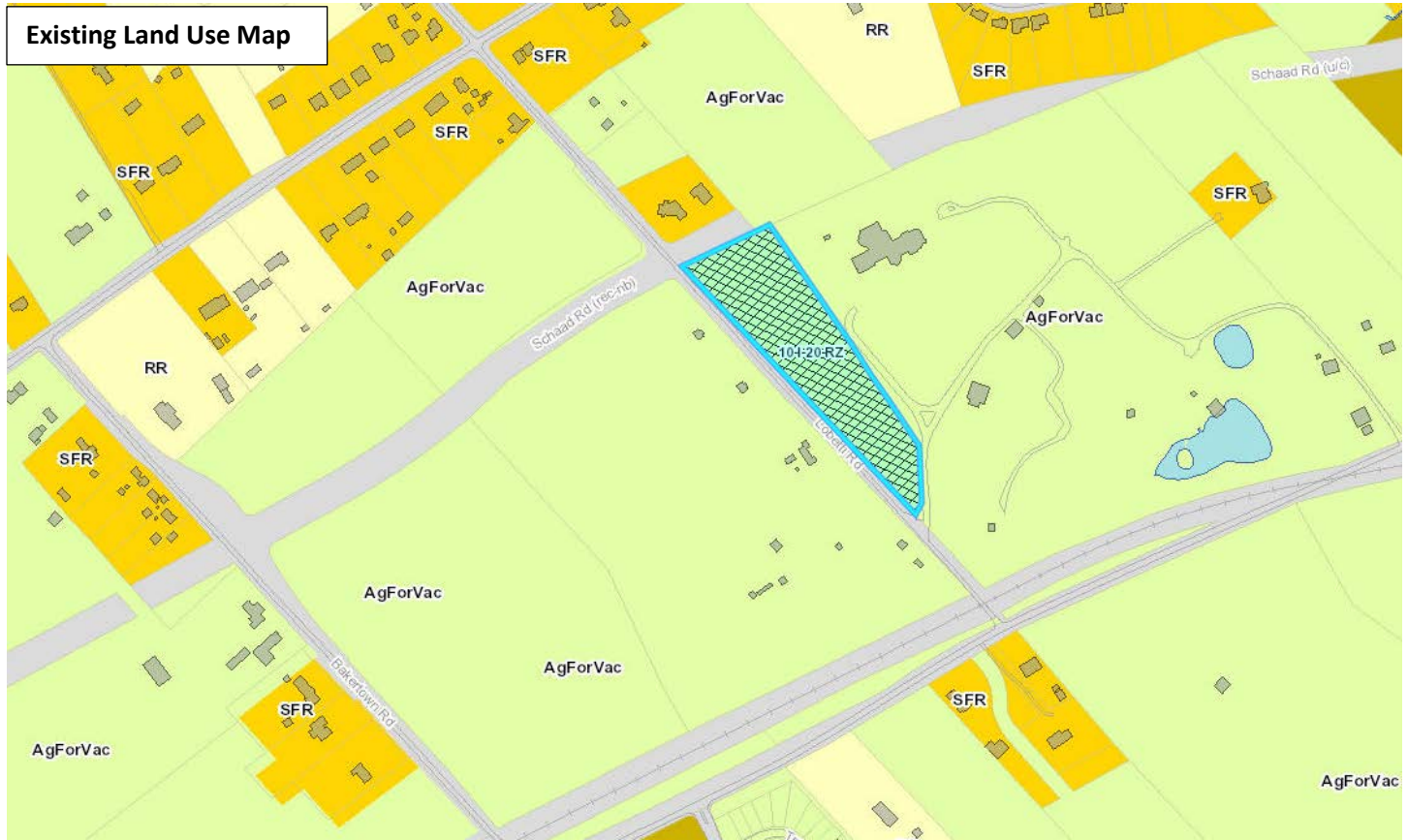


Original Print Date: 9/1/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

# Exhibit A. 10-I-20-RZ Contextual Images



# Exhibit A. 10-I-20-RZ Contextual Images





## DEVELOPMENT REQUEST

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- Rezoning

**Worley Builders, Inc**

Applicant Name	Affiliation	
8/21/2020	10/08/2020	10-I-20-RZ
Date Filed	Meeting Date (if applicable)	File Numbers(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

Name	Company		
Ron Worley	Worley Builders, Inc		
PO Box 71022	Knoxville	TN	37938
Address	City	State	Zip
865-922-2600	ron@worleybuildersinc.com		
Phone	Email		

### CURRENT PROPERTY INFO

Kenneth R. Jr & Linda M. Piety	3208 Lobetti Rd. Knoxville, TN 37931	
Owner Name (if different)	Owner Address	Owner Phone
Part of 3208 Lobetti Road Knoxville, TN 37931	*See attached Map - Shown as Tract 2*	
Property Address	Parcel ID	
NW Part of Parcel 091 202 @ NE of Lobetti Rd & Ball Camp Intersect.	5.04 AC	
General Location	Tract Size	
6	AG	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
Northwest County	MU-SD NWCO-9	Urban Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Ag for Vac	N                      KUB	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider                      Water Provider

# REQUEST

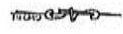
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	<b>Greenbelt App #A-2955</b>	
	<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): _____	
ZONING	<input type="checkbox"/> Attachments / Additional Requirements	
	<input checked="" type="checkbox"/> Zoning Change: <b>PR up to 5 units/AC</b> 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	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>FEE 1:</b> 0325         \$852.00	<b>TOTAL:</b>          \$852.00
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study	<b>FEE 3:</b>	

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

	Please Print <b>Ron Worley</b>	Date _____
(865)922-2600	Email <b>ron@worleybuildersinc.com</b>	
	Please Print <b>Sherry Michienzi</b>	Date <b>8/21/2020</b>
Staff Signature	Please Print	Date

THIS IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR CONVEYANCE OF INTERESTS IN REAL PROPERTY WITHOUT THE ASSISTANCE OF A LICENSED SURVEYOR.

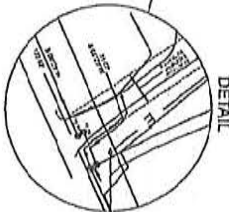
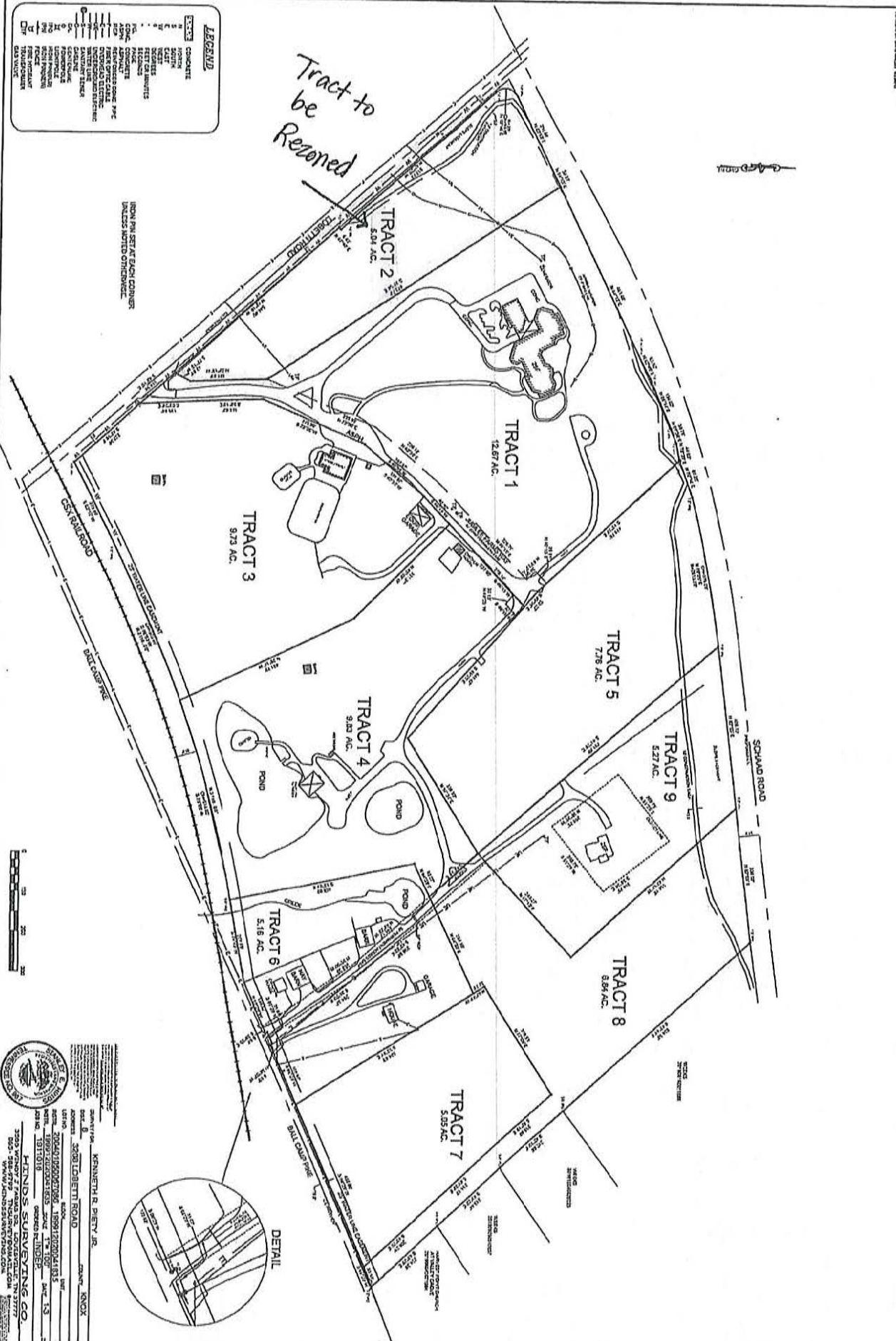


*Tract to be Re-zoned*

**LEGEND**

1	CONCRETE
2	ASPHALT
3	GRAVEL
4	CLAY
5	SAND
6	ROCK
7	WOOD
8	IRON PIPE
9	STEEL PIPE
10	ALUMINUM PIPE
11	COPPER PIPE
12	BRASS PIPE
13	LEAD PIPE
14	ZINC PIPE
15	NICKEL PIPE
16	STAINLESS STEEL PIPE
17	PLASTIC PIPE
18	GLASS PIPE
19	OTHER PIPE
20	UNKNOWN PIPE
21	PIPE JOINT
22	PIPE FITTING
23	PIPE VALVE
24	PIPE END
25	PIPE BREAK
26	PIPE COLLAPSE
27	PIPE BURST
28	PIPE LEAK
29	PIPE CRACK
30	PIPE CORROSION
31	PIPE SCALE
32	PIPE SLOTTING
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36	PIPE JOINT SEAL
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98	PIPE VALVE SEAL SEAL SEAL SEAL SEAL
99	PIPE END SEAL SEAL SEAL SEAL SEAL
100	PIPE BREAK SEAL SEAL SEAL SEAL SEAL

IRON PIPE SET AT EACH CORNER UNLESS NOTED OTHERWISE.



**HINDS SURVEYING CO.**  
 3205 WINDY 7 PAVANA DR. LOUISVILLE, TN 37277  
 615-251-1111 FAX 615-251-1112  
 WWW.HINDSURVEYING.COM

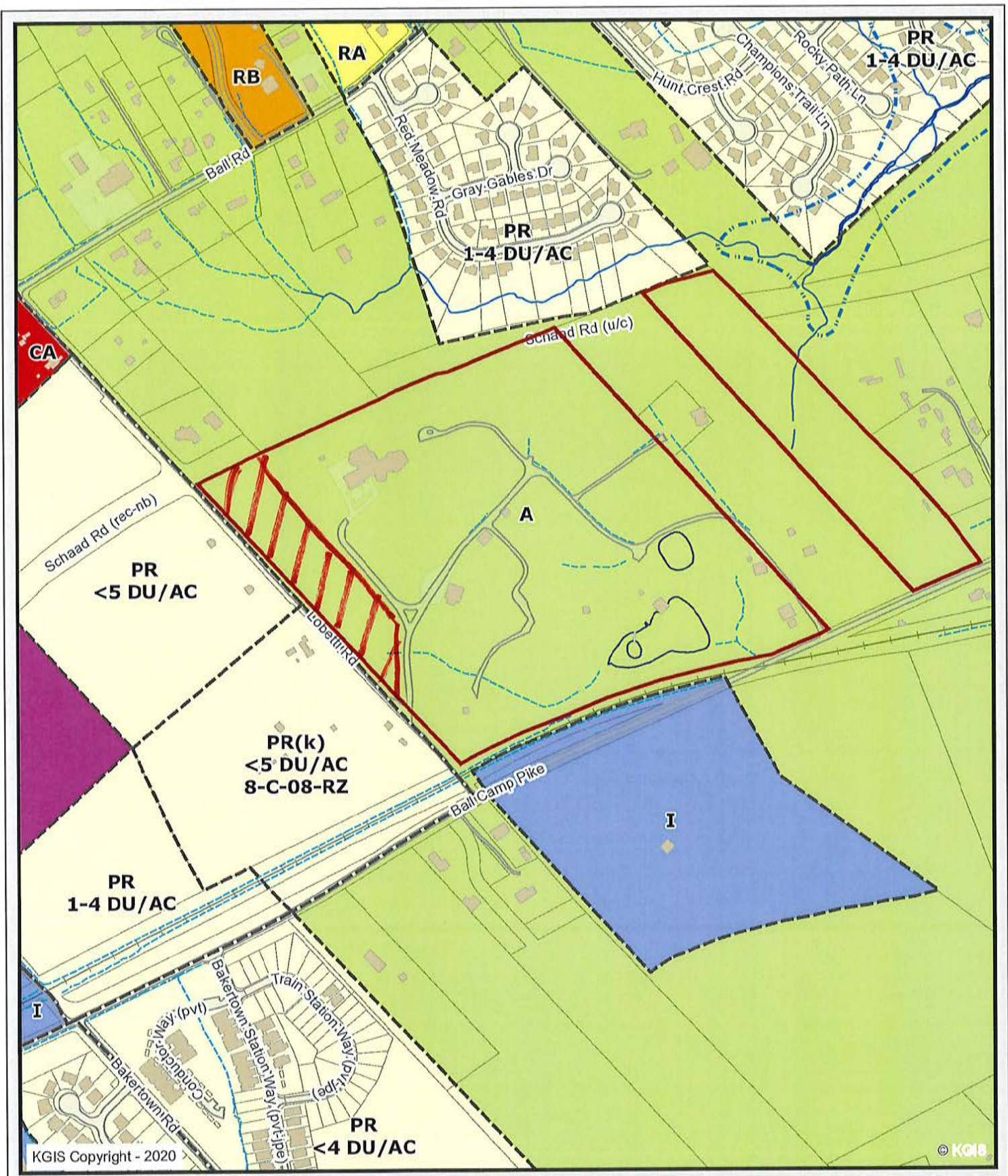
**PROJECT:** 3208 LOBBETT ROAD  
**CLIENT:** KENNETH R. PIETRY JR.  
**CITY:** KNOX

**DATE:** 10/17/18  
**SCALE:** 1" = 100'

**PROJECT NUMBER:** 18097-000001803  
**DATE:** 10/17/18

**PROJECT NUMBER:** 18097-000001803  
**DATE:** 10/17/18



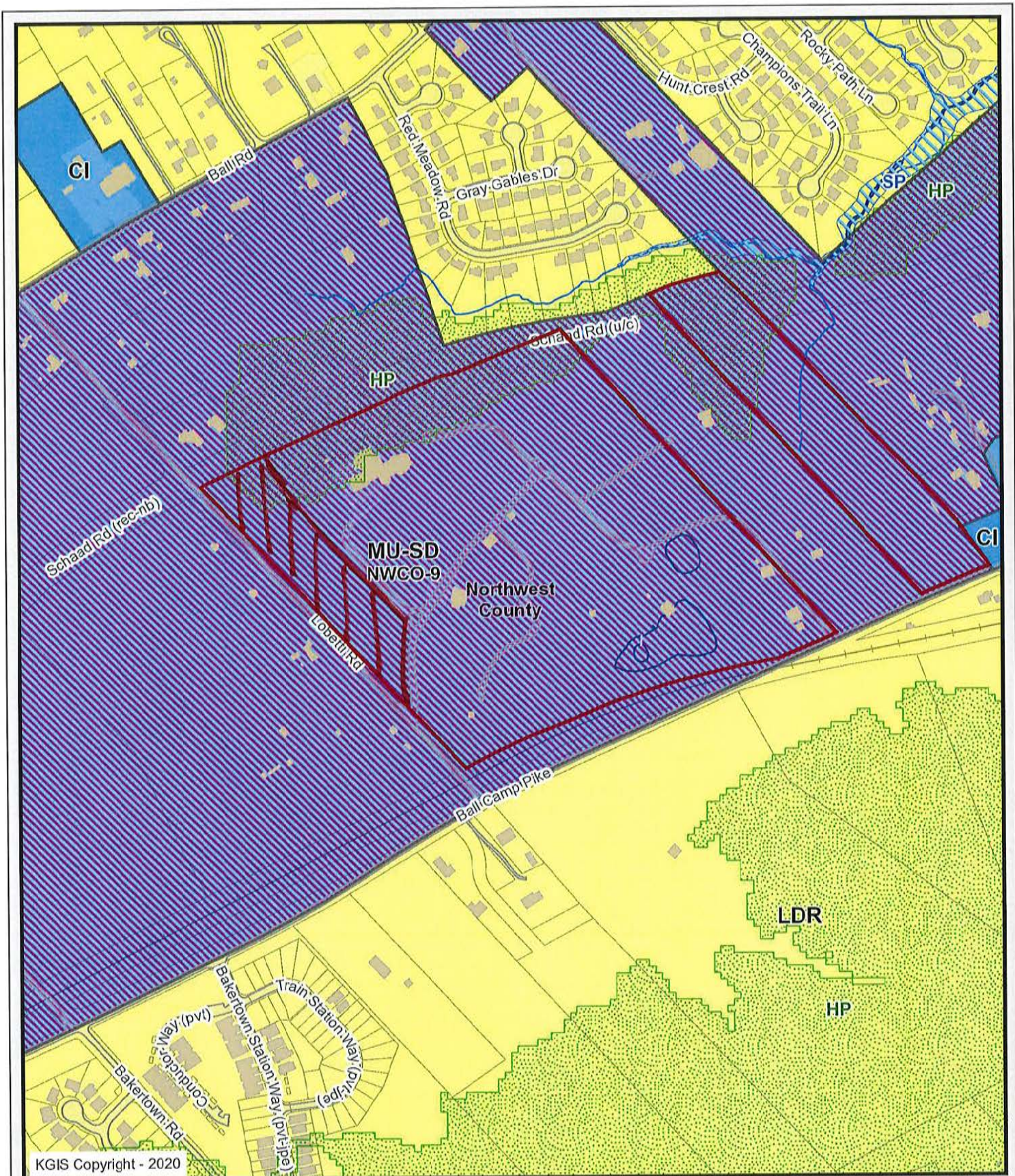


3208 Lobetti (part of)  
Rezoning

Knoxville - Knox County - KUB Geographic Information System

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3208 Lobetti (part of)  
Sector Plan

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