

REZONING REPORT

▶ **FILE #:** 10-M-20-RZ (REVISED)

AGENDA ITEM #: 22

AGENDA DATE: 10/8/2020

▶ **APPLICANT:** EDWIN T. LOY, JR.

OWNER(S): Edwin T. Loy, Jr.

TAX ID NUMBER: 162 062

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12320 S. Northshore Dr.

▶ **LOCATION:** East side of S. Northshore Dr., north of Choto Rd.

▶ **APPX. SIZE OF TRACT:** 11.4 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: S. Northshore Drive is a minor arterial with a 19-ft pavement width of ft inside a 68-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Residence with a barn

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, PR zoning with up to 2.4 du/ac is across S. Northshore Drive

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single family residential and rural residential - A (Agricultural)

South: Single family residential and agricultural - CN (Neighborhood Commercial)

East: Single family residential, agricultural, and rural residential - A (Agricultural) and PR (Planned Residential) with up to 3 du/ac

West: Single family residential - PR (Planned Residential) with up to 2.4 du/ac and A (Agricultural)

NEIGHBORHOOD CONTEXT: This is a suburban area predominantly consisting of single family detached houses. There is a commercial node to the south at the northeast quadrant of the Choto Road/S. Northshore Drive intersection.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and 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 from Agricultural zoning to PR zoning since the mid-1990s. Surrounding neighborhoods off of S. Northshore Drive are zoned PR with densities ranging from 2.4 du/ac to 5 du/ac.
2. Demand for housing remains high in the County. The proposed rezoning would create an opportunity that could help meet this demand.

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. Additional PR zoning with up to 5 du/ac is comparable to surrounding neighborhoods and is not expected to generate adverse impacts on surrounding properties.
2. The property is not in the Parental Responsibility Zone and sidewalks would not be required.
3. The commercial node and PR zoning with up to 5 du/ac to the south support the slightly higher density requested for this neighborhood than the densities of the neighborhoods to the east and west.
4. If rezoned with the maximum density allowed, the development could hold up to 57 dwelling units, which would not require a traffic impact analysis to be completed.
5. The site is relatively flat, so there are no hillside mitigations measures required regarding erosion control or stormwater.

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. The requested zoning is not in conflict with any other plans.

ESTIMATED TRAFFIC IMPACT: 620 (average daily vehicle trips)

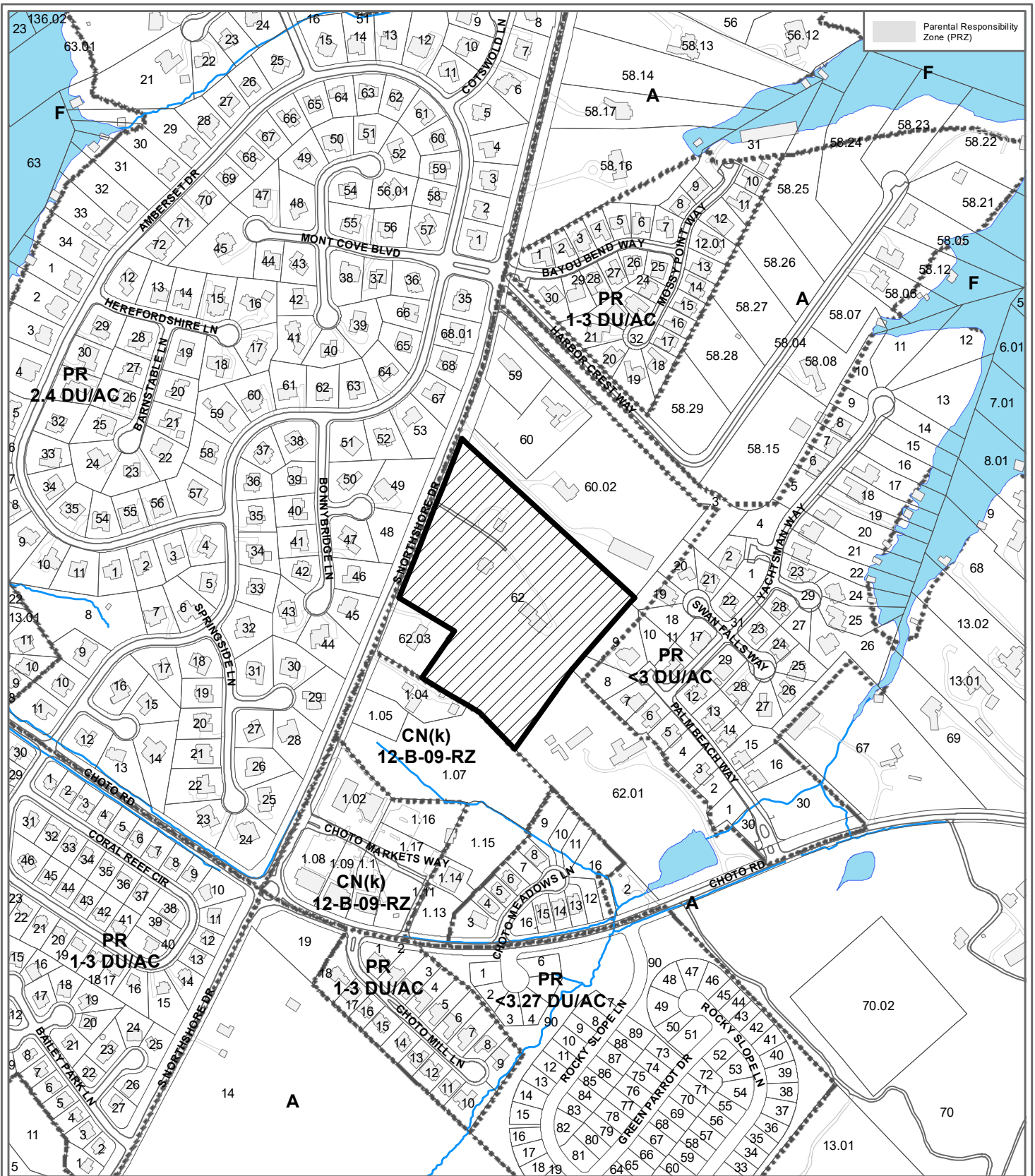
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 23 (public school children, grades K-12)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut 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-M-20-RZ
REZONING**

Petitioner: Loy, Jr., Edwin T.



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

Map No: 162
Jurisdiction: County

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





Request to Postpone • Table • Withdraw

Name of Applicant: Edwin T. Loy, Jr.
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 10-E-20-SP

Date Scheduled for Planning Review: 10/8/2020

Date Request Filed: 9/17/20 Request Accepted by: _____

REQUEST

Postpone

Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

After revising the rezoning request to ask for PR zoning with up to 5 du/ac, the MDR designation is no longer needed for the rezoning request.

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

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

Signature: Edwin T. Loy

PLEASE PRINT

Name: EDWIN T. LOY

Address: 520 TWIN LAKES RD.

City: LENOIR CITY State: TN Zip: 37772

Telephone: 865 740-0150

Fax: 865 988-3994

E-mail: DEPERTKEYWEST@ADL.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 Friday 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.

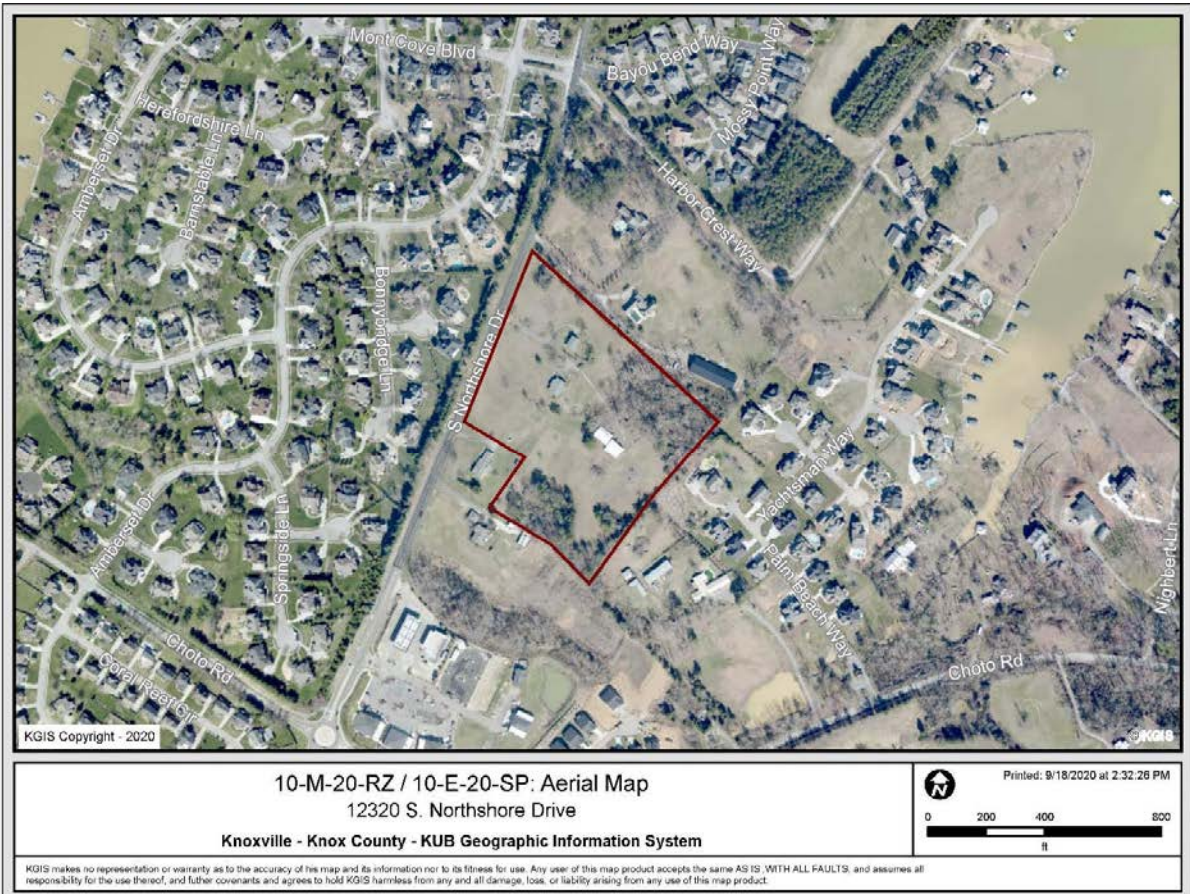
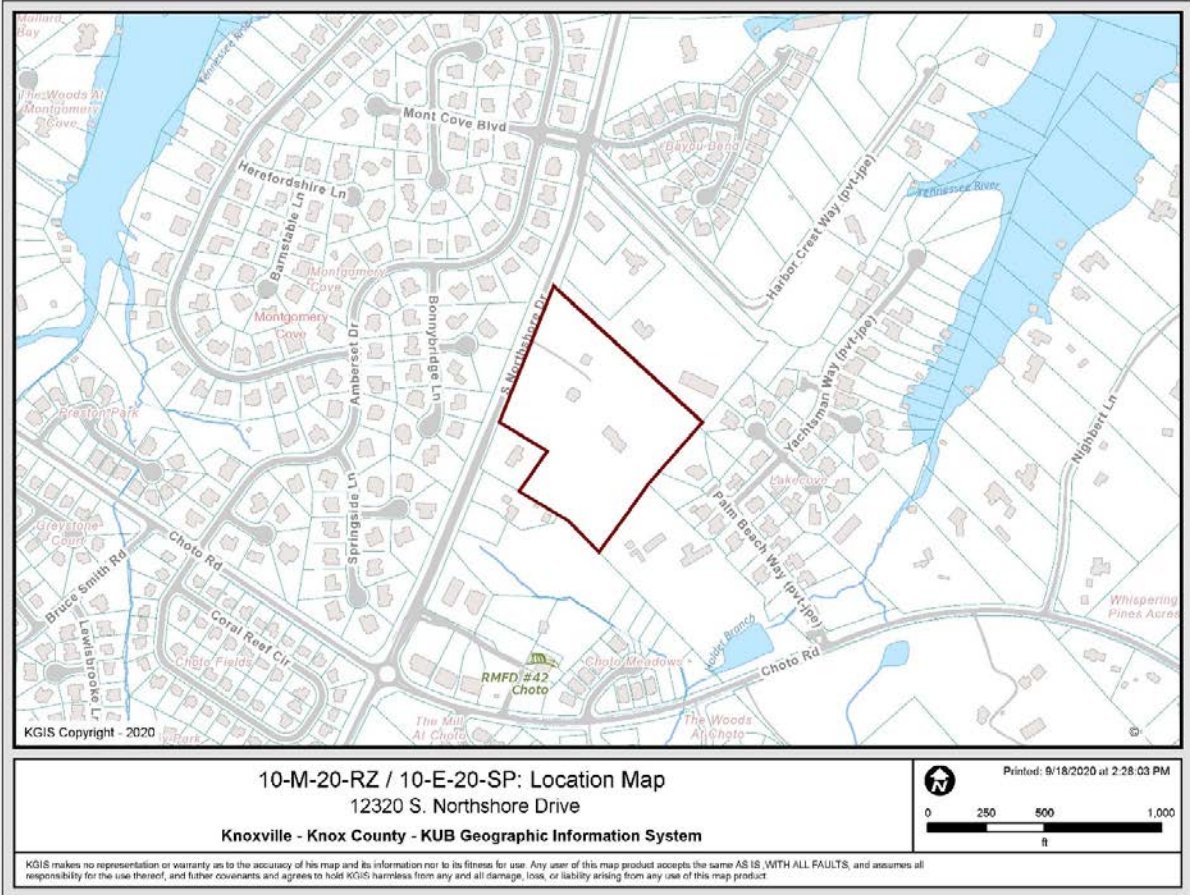
WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday 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.

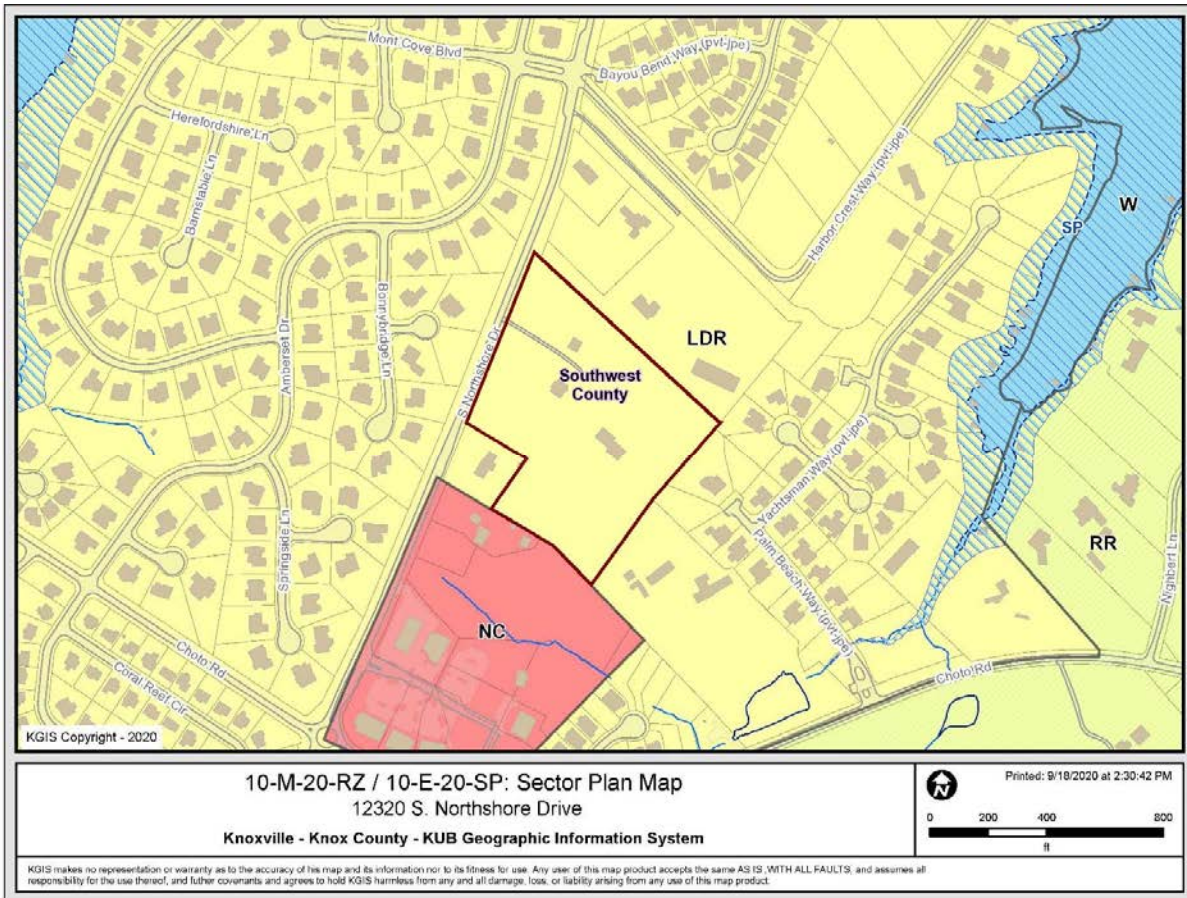
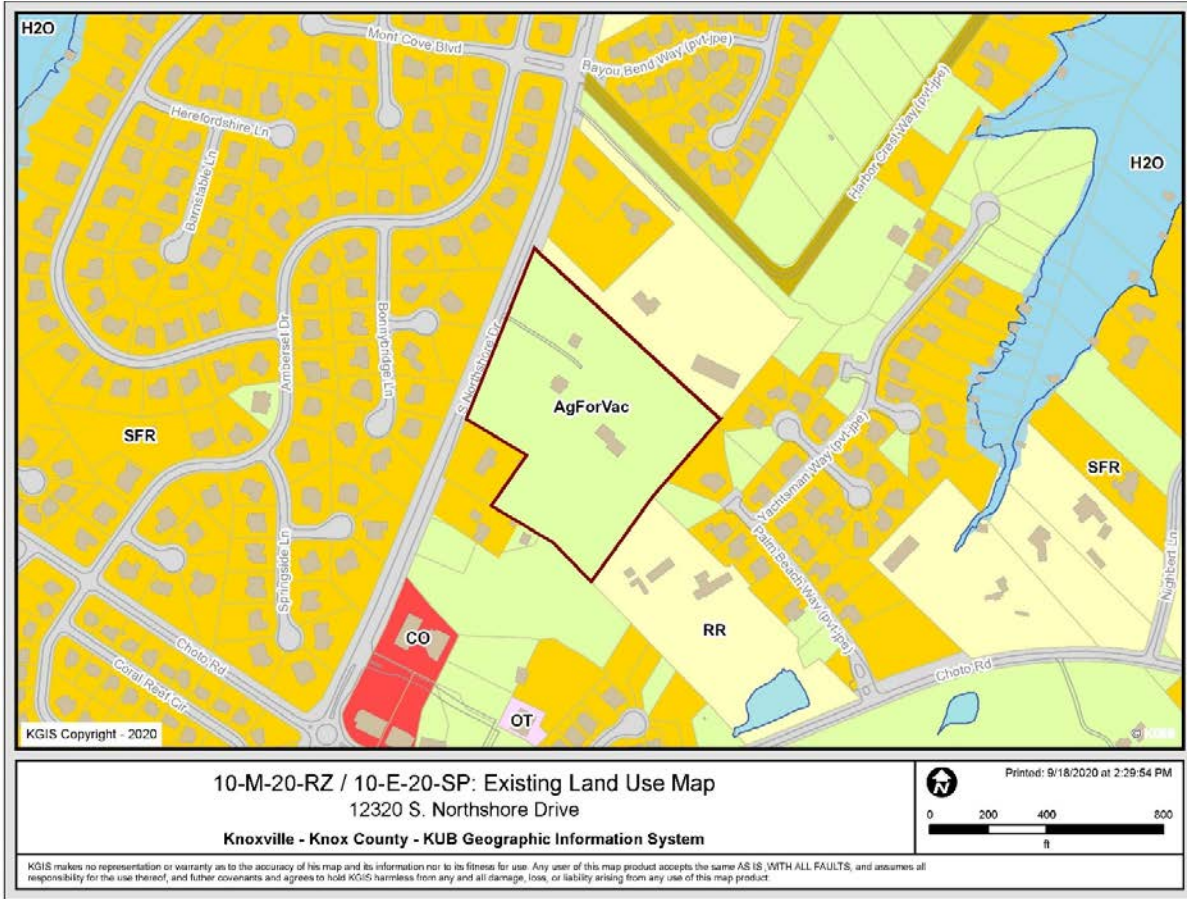
Any new item withdrawn may be eligible for a fee refund according to the following:

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.

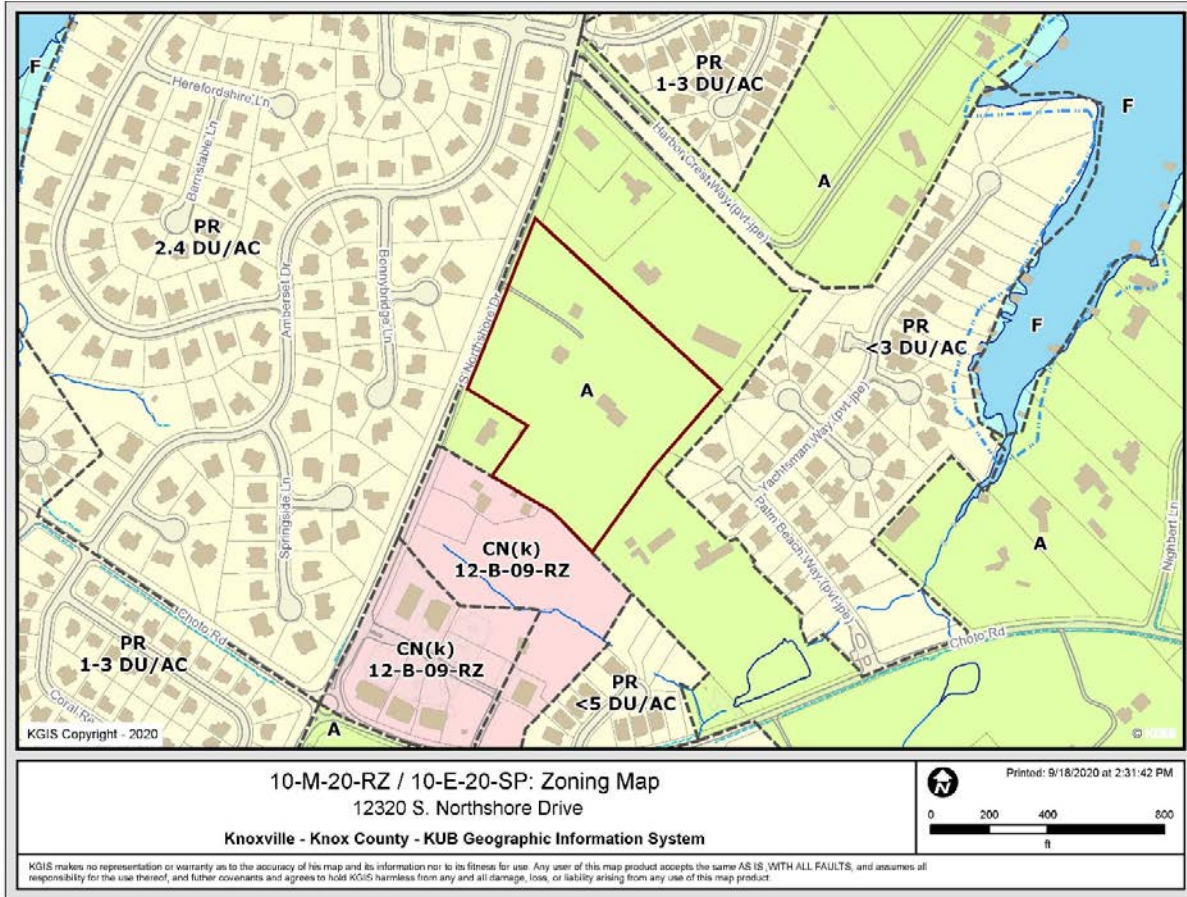
10-M-20-RZ / 10-E-20-SP
EXHIBIT A. Contextual Images



10-M-20-RZ / 10-E-20-SP
EXHIBIT A. Contextual Images



10-M-20-RZ / 10-E-20-SP
EXHIBIT A. Contextual Images





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

- Concept Plan
- Final Plat
- Plan Amendment
- Rezoning

Edwin T Loy Jr.
Applicant Name

REVISED 9.17.2020

Affiliation

8/24/20
Date Filed

10/8/2020
Meeting Date (if applicable)

10-M-20-RZ / 10-E-20-SP
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

Jerry Wheeler
Name

Wheeler Development
Company

PO Box 23435
Address

KNOXVILLE
City

TN
State

37933
Zip

865-740-3000
Phone

djw1929@icloud.com
Email

CURRENT PROPERTY INFO

Edwin T Loy Jr.
Owner Name (if different)

520 Twin Lakes Rd
Owner Address

Owner Phone

12520 S Northshore Dr.
Property Address

162 062
Parcel ID

E/s 5 Northshore Drive due north of Choto Rd
General Location

11.40
Tract Size

5th
Jurisdiction (specify district above) City County

A
Zoning District

Southwest County
Planning Sector

LDR
Sector Plan Land Use Classification

Planned
Growth Policy Plan Designation

Dwelling
Existing Land Use

N
Septic (Y/N)

FUD
Sewer Provider

FUD
Water Provider

DEVELOPMENT
SUBDIVISION
ZONING
STAFF USE ONLY

- Home Occupation (specify):
- Other (specify):

Proposed Subdivision Name _____ Unit / Phase Number _____

- Parcel Change
 - Combine Parcels Divide Parcel
- Total Number of Lots Created: _____

- Other (specify): _____
- Attachments / Additional Requirements

Zoning Change: PR ~~TR du/ac~~ ^{5 ETL}
Proposed Zoning

Plan Amendment Change: MDR ~~MDR~~ ^{ETL}
Proposed Plan Designation(s)

5 ETL ~~TR du/ac~~
Proposed Density (units/acre) _____ Previous Rezoning Requests _____

- Other (specify): _____

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:		TOTAL:
0327	21,170	
FEE 2:		
0527	800	
FEE 3:		
		1970.00

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

Edwin T. Loy, Jr.
Applicant Signature

Edwin T. Loy, Jr.
Please Print

8-24-20
Date

Phone Number

Email

[Signature]
Staff Signature

Marc Payne
Please Print

8/24/20
Date