

REZONING REPORT

►	FILE #: 10-O-20-RZ			AGENDA ITEM #: 24	
				AGENDA DATE: 10/8/2020	
►	APPLICANT:	HOME	TEAD LAND HOLDINGS, LLC		
	OWNER(S):	Claytor	Schmied		
	TAX ID NUMBER:	106 C I	001	View map on KGIS	
	JURISDICTION:	City Co	ncil District 3		
	STREET ADDRESS:	1200 F	ancis Rd.		
►	LOCATION:	East si	e of Francis Rd., north of Midd	lebrook Pk	
►	APPX. SIZE OF TRACT:	6.5 acr	S		
	SECTOR PLAN:	Northw	st County		
	GROWTH POLICY PLAN:	N/A			
	ACCESSIBILITY:	Access is via Francis Road, a minor arterial, with a pavement width of 23 feet within a right-of-way width of 50 feet.			
	UTILITIES:	Water	0 1		
		Sewer	ource: Knoxville Utilities Board		
	WATERSHED:	Fourth	Creek / Ten Mile		
►	PRESENT ZONING:	RN-1 (ingle-Family Residential Neight	oorhood) / HP (Hillside Protection	
►	ZONING REQUESTED:	RN-2 (Protec	ingle-Family Residential Neight on)	oorhood) / HP (Hillside	
►	EXISTING LAND USE:	Agricu	ure/forestry/vacant		
•					
	EXTENSION OF ZONE:	No			
	HISTORY OF ZONING:	None noted.			
	SURROUNDING LAND USE AND ZONING:	North:	Single family residential - RN-1 ((Hillside Protection)	Single family residential), HP	
		South:	Single family residential - RN-1 ((Hillside Protection)	Single family residential), HP	
		East:	Rural residential - RN-1 (Single faresidential), HP (Hillside Protecti		
		West:	Single family residential -		
	NEIGHBORHOOD CONTEXT:	This ar residen	a is largely a mix of single family r al.	esidential and multi-family	

STAFF RECOMMENDATION:

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with surrounding development and the Northwest County Sector Plan.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

AGENDA ITEM #: 24	FILE #: 10-O-20-RZ	9/30/2020 05:09 PM	LIZ ALBERTSON	PAGE #:	24-1

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:

 The population of Knox County continues to grow and additional opportunities for housing are needed.
 Additional opportunities to accommodate residential development are warranted in areas where infrastructure and adjacent compatible zoning is located.

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

1. The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

2. The existing infrastructure in this area includes roads and utilities that may support increased residential development at this location.

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 adjacent zone districts are primarily a mix of single family residential and general residential zoning accomodating a variety of types of housing.

2. This rezoning should not have any adverse effects.

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 proposed amendment is consistent with the sector plan.

2. The proposed amendment does not appear to be in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 610 (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: West Hills Elementary, Bearden Elementary, and Bearden Elementary.

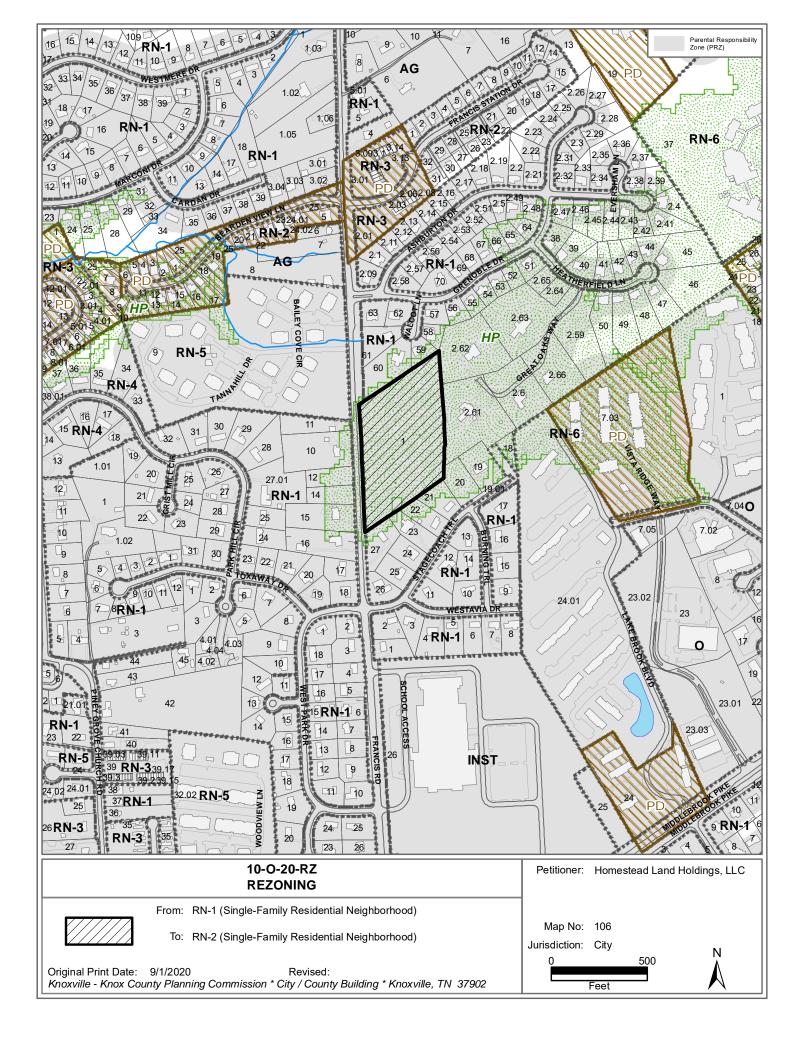
• Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.

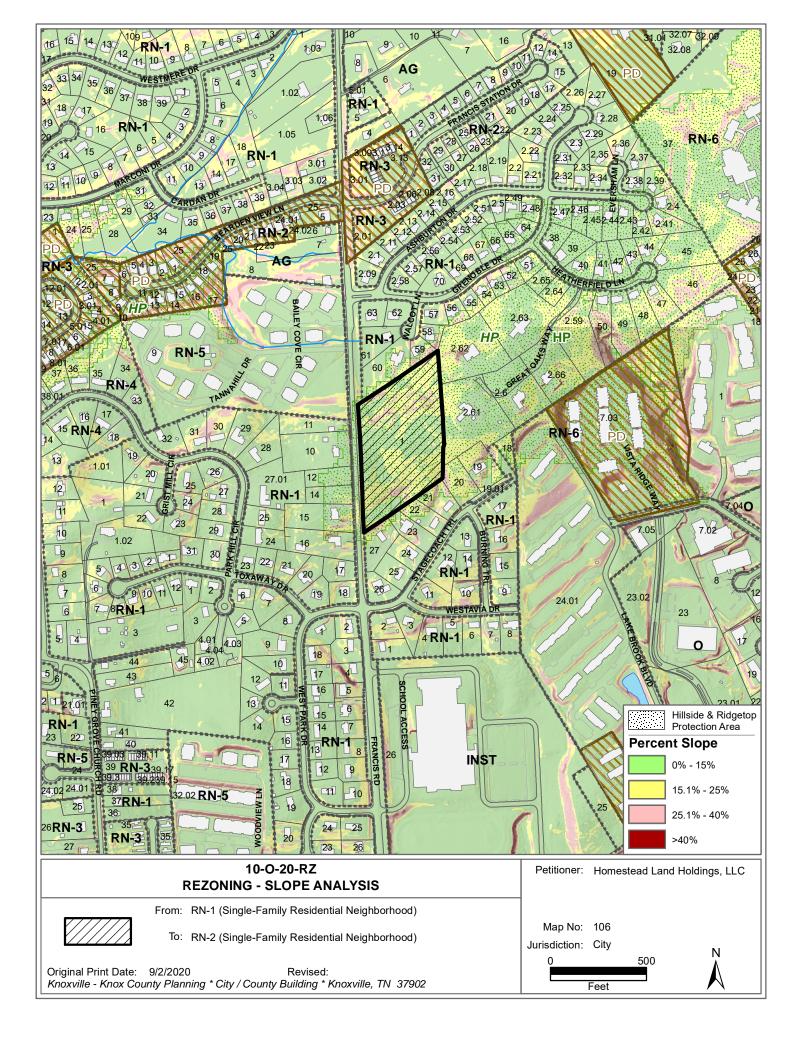
• Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.

• 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 Knoxville City Council for action on 11/3/2020 and 11/19/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.





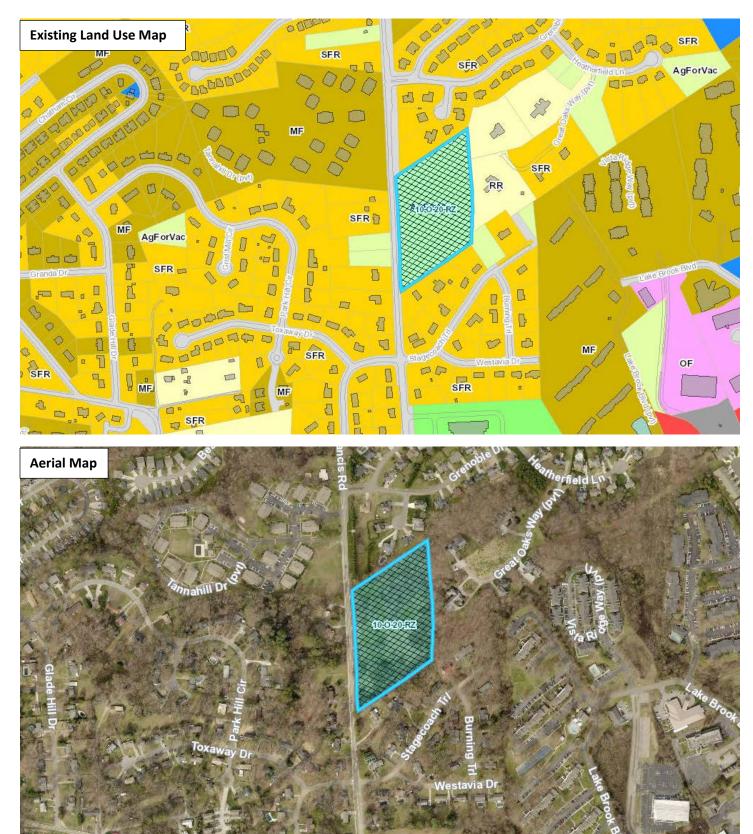
Slope Analysis 10-O-20-RZ

CATEGORY	ACRES	DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	0.08	8.71	0.7	100%	0.08
0-15% Slope	2.72	8.71	23.7	100%	2.72
15-25% Slope	3.20	2.00	6.4	50%	1.60
25-40% Slope	0.58	0.50	0.3	20%	0.12
Greater than 40% Slope	0.01	0.20	0.0	10%	0.00
Subtotal: Sloped Land (Inside HP)	6.51		30.4		
Total	6.59	4.72	31.1		4.520

Exhibit A. 10-O-20-RZ Contextual Images



Exhibit A. 10-O-20-RZ Contextual Images



August 24, 2020 October 8, 2020 ate Filed Meeting Date (if applicable) File Numbers(s) CORRESPONDENCE Ill correspondence related to this application should be directed to the approved contact listed below. 2) Applicant Owner Owner Option Holder Project Surveyor Engineer Rackely Engineering Company PO Box 30456 Knoxville Mareine Company PO Box 30456 Knoxville Mareine Company PO Box 30456 City Safe-S50-1535 Rnrackley@rackleyengineering.com hone Email Clayton Schmied 1123 Scatter Way wwner Name (if different) Owner Address Cowner Vadress Owner Phone 1200 Francis Rd 1123 Scatter Way wwner Name (if different) Owner Address Clayton Schmied 1123 Scatter Way worer Address Owner Phone 1200 Francis Rd 106CD001 roperty Address Parcel ID Francis Rd Status Scatter Way ieneral Location Status Scatter Way worder So Parcel ID Francis Rd Status Scatter Way ieneral Location Status Scatter Way ieneral Location RN-1 uridiction (specify district above) City Inter Size aterial Scatter Y LDR City Ianning Sector Sector Plan Land Use Classification Growth Poli					
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	Existing Land Use	Septic (Y/N)	Sewer Provider	Wa	ater Provider

REQUEST

DEVELOPMENT	 Development Plan Use on Review / Special Use Residential Non-Residential Home Occupation (specify): Other (specify): 	
SUBDIVISION	 Proposed Subdivision Name Parcel Change Combine Parcels Divide Parcel Total Number of Lots Created:	Unit / Phase Number
DNINOZ	 Zoning Change: RN-3 RN-2 pur RR email. Proposed Zoning Plan Amendment Change: Proposed Plan Designation(s) None Proposed Density (units/acre) Previous Rezoning Requests Other (specify): None 	

 PLAT TYPE
 FEE 1:
 TOTAL:

 Staff Review
 Planning Commission
 0325 925.00

 ATTACHMENTS
 0325 925.00

 Property Owners / Option Holders
 Variance Request

 ADDITIONAL REQUIREMENTS
 FEE 2:

 Design Plan Certification (*Final Plat only*)
 FEE 3:

 Use on Review / Special Use (Concept Plan only)
 FEE 3:

 Traffic Impact Study
 H925.000

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

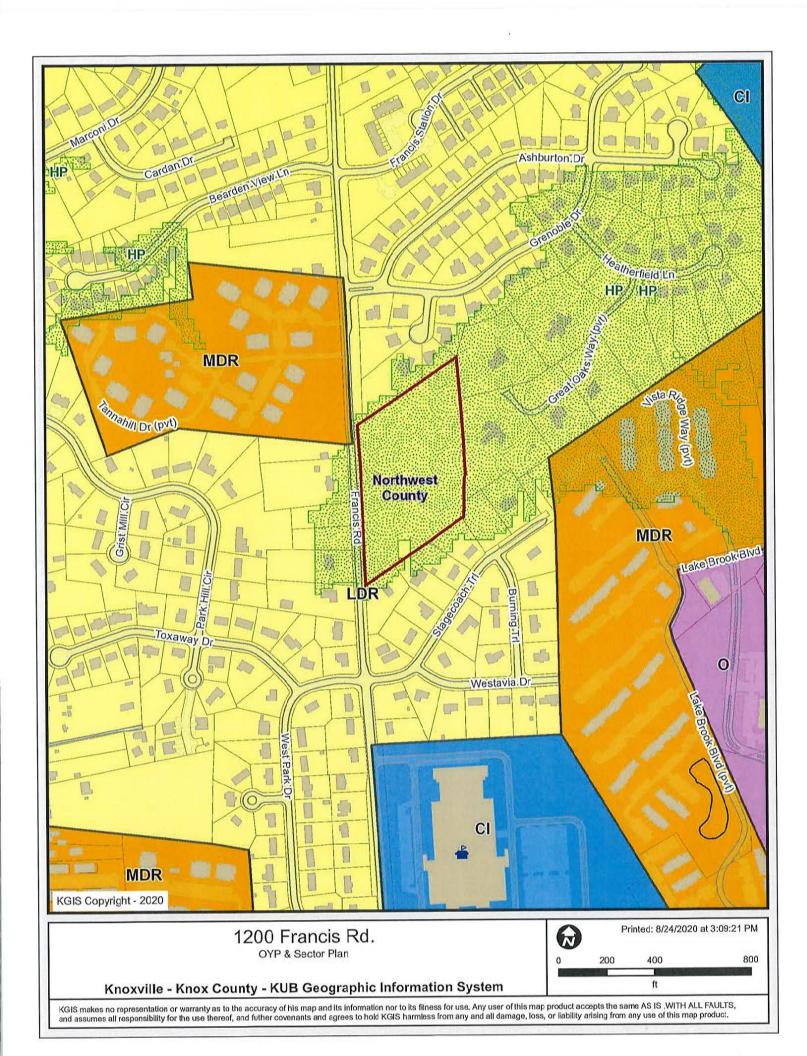
8/24/20 Russell N. Rackley Date Applicant Signature **Please Print** Rnrackley@rackleyengineering.com 865-850-1535 Email **Phone Number**

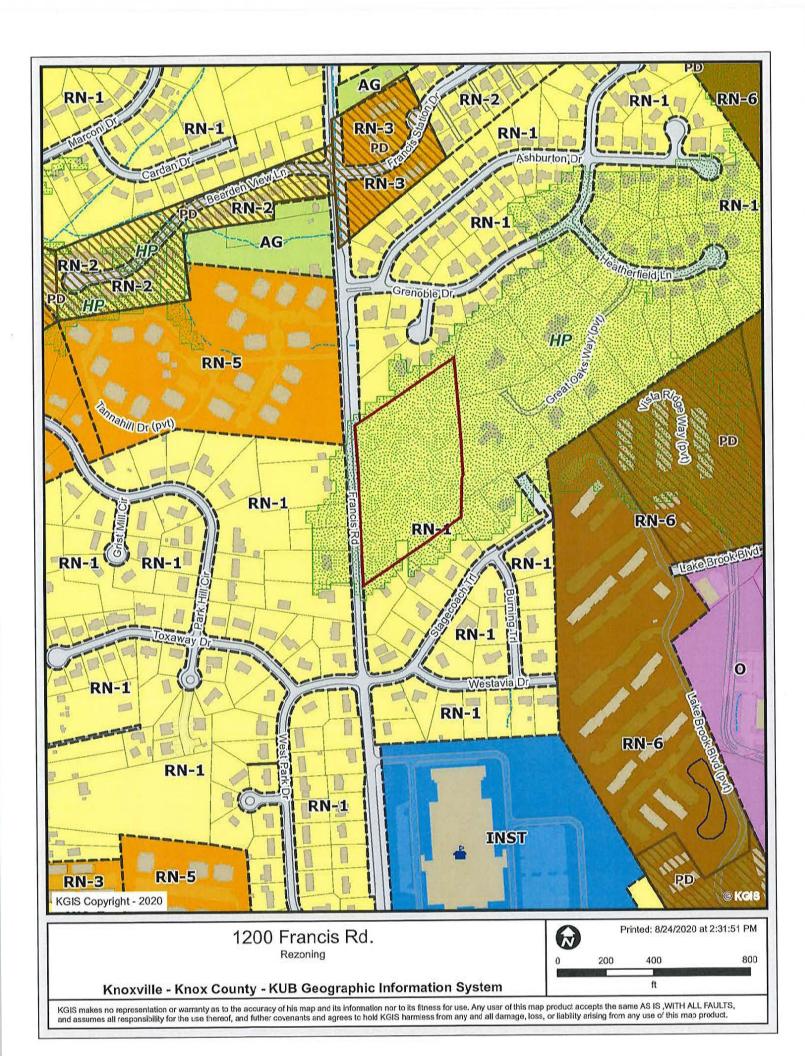
y muchenij **Please** Print Staff Signature

erry Michienzi

Date

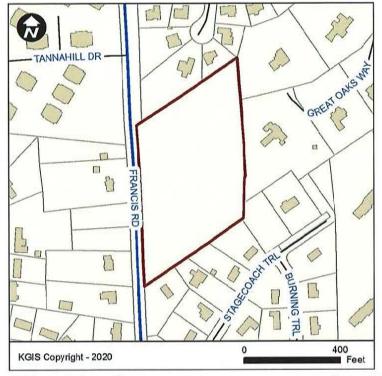
Print





KGIS - Property Map and Details Report

1200 FRANCIS RD - Property Map and Details Report



Parcel ID:	106CD001
Location Address:	1200 FRANCIS RD
CLT Map:	106
Insert:	С
Group:	D
Condo Letter:	
Parcel:	1
Parcel Type:	NORMAL
District:	
Ward:	45
City Block:	45860
Subdivision:	
Rec. Acreage:	0
Calc. Acreage:	6.50
Recorded Plat:	-
Recorded Deed:	20161007 - 0022654
Deed Type:	Deed:Gift Deed
Deed Date:	10/7/2016

Property Information

Address Information

Site Address:	1200 FRANCIS RD KNOXVILLE - 37909		
Address Type:	UNUSED LAND		

Site Name:

Please contact Knoxville-Knox County Planning at (865) 215-2500 If you have questions.

Jurisdiction Information

County:	KNOX COUNTY	Cens
City / Township:	Knoxville	Plann

Political Districts

Voting Precinct:	45	
Voting Location:		Bearden Middle School 1000 FRANCIS RD
TN State House:	18	Martin Daniel
TN State Senate:	7	Richard Briggs
County Commission: (at large seat 10) (at large seat 11)	3	Randy Smith Larsen Jay Justin Biggs
City Council: (at large seat A) (at large seat B) (at large seat C)	3	Seema Singh Lynne Fugate Janet Testerman Amelia Parker
School Board:	3	Tony Norman

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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Owner Information

SCHMIED CLAYTON & SCHMIED KELLY

1123 SCATTER WAY

KNOXVILLE, TN 37919

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Knoxville-Knox Co. Planning Information

Census Tract:	46.15
Planning Sector:	Northwest County
Please contact Knoxville- have questions.	Knox County Planning at (865) 215-2500 if you

School Zones

Elementary:	WEST HILLS ELEMENTARY
Intermediate:	
Middle:	BEARDEN MIDDLE
High:	BEARDEN HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

8/24/2020

Knoxville - Knox County Planning Mail - [Planning Applications] Zoning application: 1200 Francis Rd

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>

Russell N. Rackley, PE Consulting Engineer

------ Forwarded message ------From: **Russell Rackley** <mrackley@rackleyengineering.com> Date: Mon, Aug 24, 2020 at 3:23 PM Subject: Re: Zoning application: 1200 Francis Rd To: Applications <applications+noreply@knoxplanning.org>

Attached is the fee check for the Francis Rd rezoning application. If the amount is incorrect, please let me know. I wanted to get it in today and have a lot of moving parts to getting a check cut.

Thank you, Russell N. Rackley, PE Consulting Engineer

On Mon, Aug 24, 2020 at 1:48 PM Applications <applications+noreply@knoxplanning.org> wrote: Thank you for submitting your application. Staff will review your application and follow up shortly to either confirm your application is ready for payment or request additional information.

Applications are not considered complete until payment is made. You can pay in one of the following ways:

1) email image of the front of your complete check to applications@knoxplanning.org.

2) pay over the phone by credit or debit by calling 865.215.3193

3) request payment via secure web link (to request a web link respond to this email with your request)

Thank you!

Planning Services team

MPC-Francis Rd.pdf

Russell Rackley <rnrackley@rackleyengineering.com> To: Sherry Michienzi <sherry.michienzi@knoxplanning.org> Mon, Aug 24, 2020 at 4:14 PM

Sherry, please change my application below to request RN-2 instead of the RN-3 I put on the application. We do not wish to pursue plan amendments.

Thanks, Russell N. Rackley, PE Consulting Engineer

[Quoted text hidden]



Sherry Michienzi <sherry.michienzi@knoxplanning.org>

[Planning Applications] Zoning application: 1200 Francis Rd

4 messages

Russell Rackley <rnrackley@rackleyengineering.com> To: applications@knoxplanning.org Mon, Aug 24, 2020 at 1:48 PM

Please find attached a zoning application for 1200 Francis Rd, included in the pdf are a couple of KGIS maps.

Thanks, Russell N. Rackley, PE Consulting Engineer

Francis Rd_Zoning Application.pdf

Amy Brooks <amy.brooks@knoxplanning.org> To: Planning Applications <applications@knoxplanning.org>

This one requires a plan amendment.

Amy Brooks, AICP Planning Services Manager

Interim Executive Director

865-215-4001 (office) 865-679-9020 (cell)





Knoxville-Knox County Planning | KnoxPlanning.org 400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]

Russell Rackley <rnrackley@rackleyengineering.com>

Mon, Aug 24, 2020 at 3:54 PM

https://mail.google.com/mail/u/0?ik=6164430b8a&view=pt&search=all&permthid=thread-f%3A1675929935661859216&simpl=msg-f%3A1675929935661859216&... 1/2