

REZONING REPORT

▶ **FILE #:** 10-O-20-RZ **AGENDA ITEM #:** 24

AGENDA DATE: 10/8/2020

▶ **APPLICANT:** **HOMESTEAD LAND HOLDINGS, LLC**

OWNER(S): Clayton Schmied

TAX ID NUMBER: 106 C D 001

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1200 Francis Rd.

▶ **LOCATION:** **East side of Francis Rd., north of Middlebrook Pk**

▶ **APPX. SIZE OF TRACT:** **6.5 acres**

SECTOR PLAN: Northwest 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 Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek / Ten Mile

▶ **PRESENT ZONING:** **RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection**

▶ **ZONING REQUESTED:** **RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection)**

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



EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single family residential), HP (Hillside Protection)

South: Single family residential - RN-1 (Single family residential), HP (Hillside Protection)

East: Rural residential - RN-1 (Single family residential), RN-5 (General residential), HP (Hillside Protection)

West: Single family residential -

NEIGHBORHOOD CONTEXT: This area is largely a mix of single family residential and multi-family residential.

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):

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 population of Knox County continues to grow and additional opportunities for housing are needed.
2. 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)

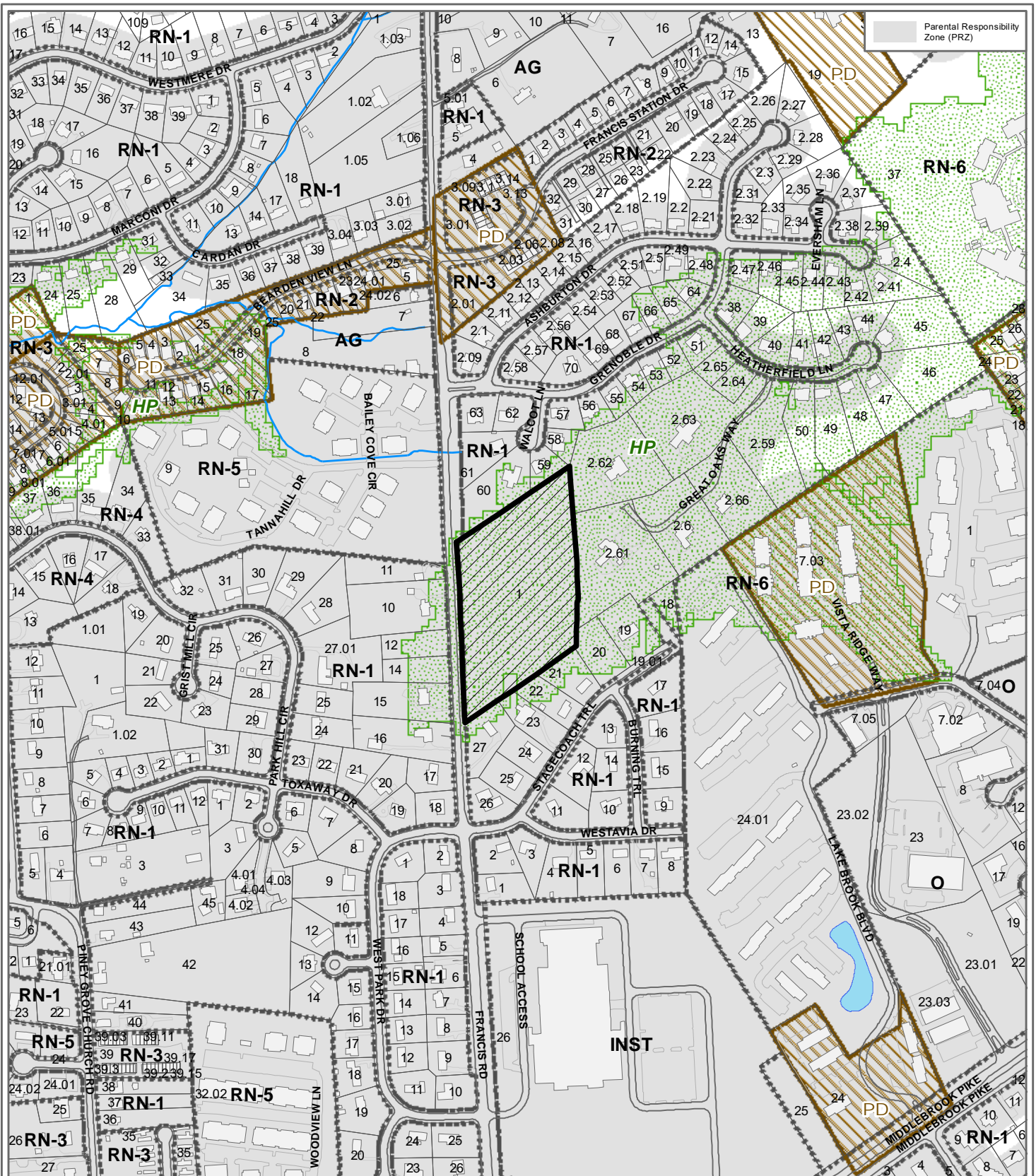
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



Parental Responsibility Zone (PRZ)

**10-O-20-RZ
REZONING**

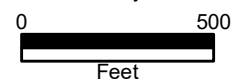
From: RN-1 (Single-Family Residential Neighborhood)
To: RN-2 (Single-Family Residential Neighborhood)



Petitioner: Homestead Land Holdings, LLC

Map No: 106

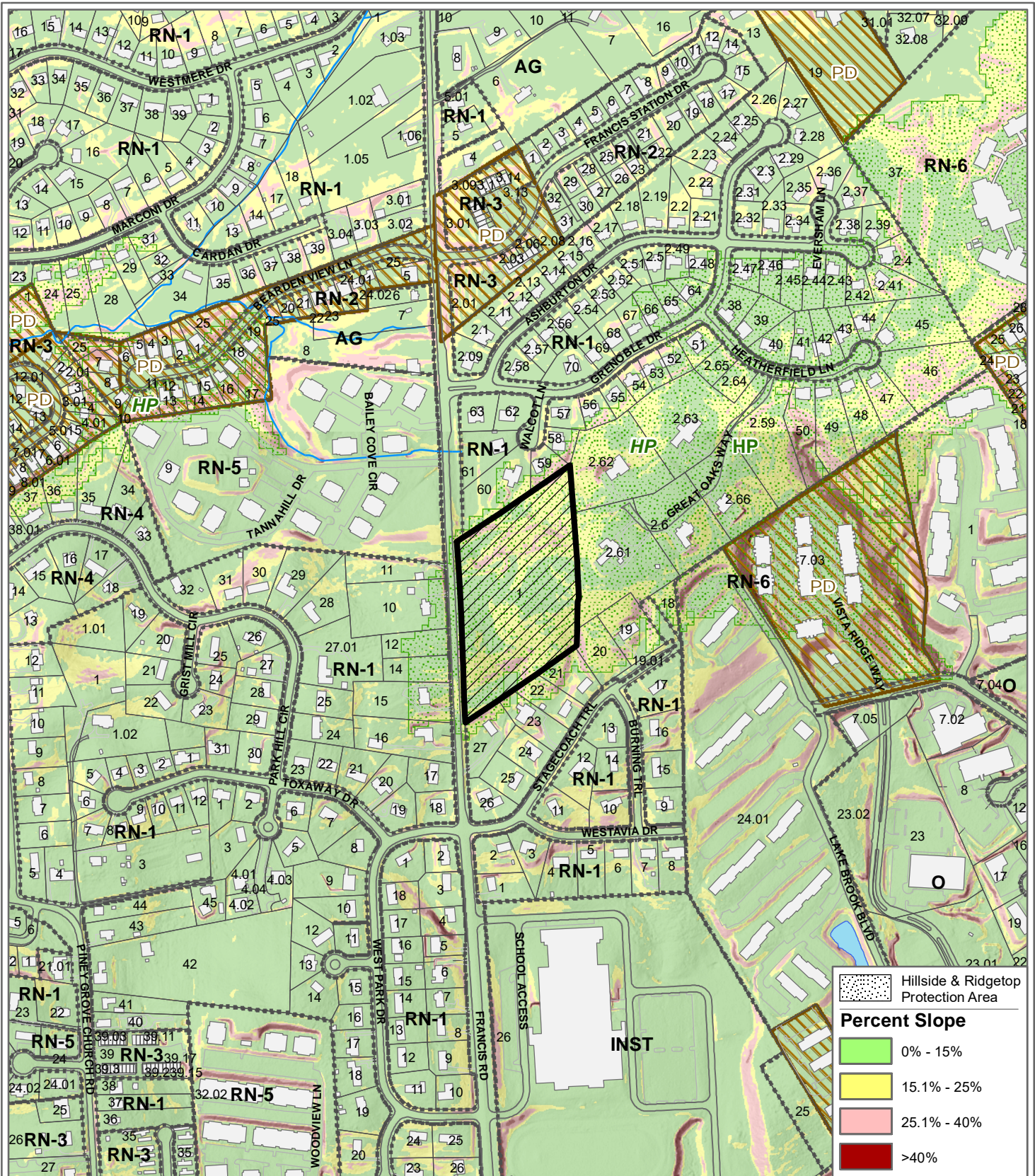
Jurisdiction: City



Original Print Date: 9/1/2020

Revised:

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



**10-O-20-RZ
REZONING - SLOPE ANALYSIS**

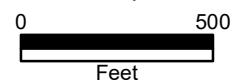
From: RN-1 (Single-Family Residential Neighborhood)
To: RN-2 (Single-Family Residential Neighborhood)



Original Print Date: 9/2/2020 Revised:
Knoxville - Knoxville Planning * City / County Building * Knoxville, TN 37902

Petitioner: Homestead Land Holdings, LLC

Map No: 106
Jurisdiction: 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

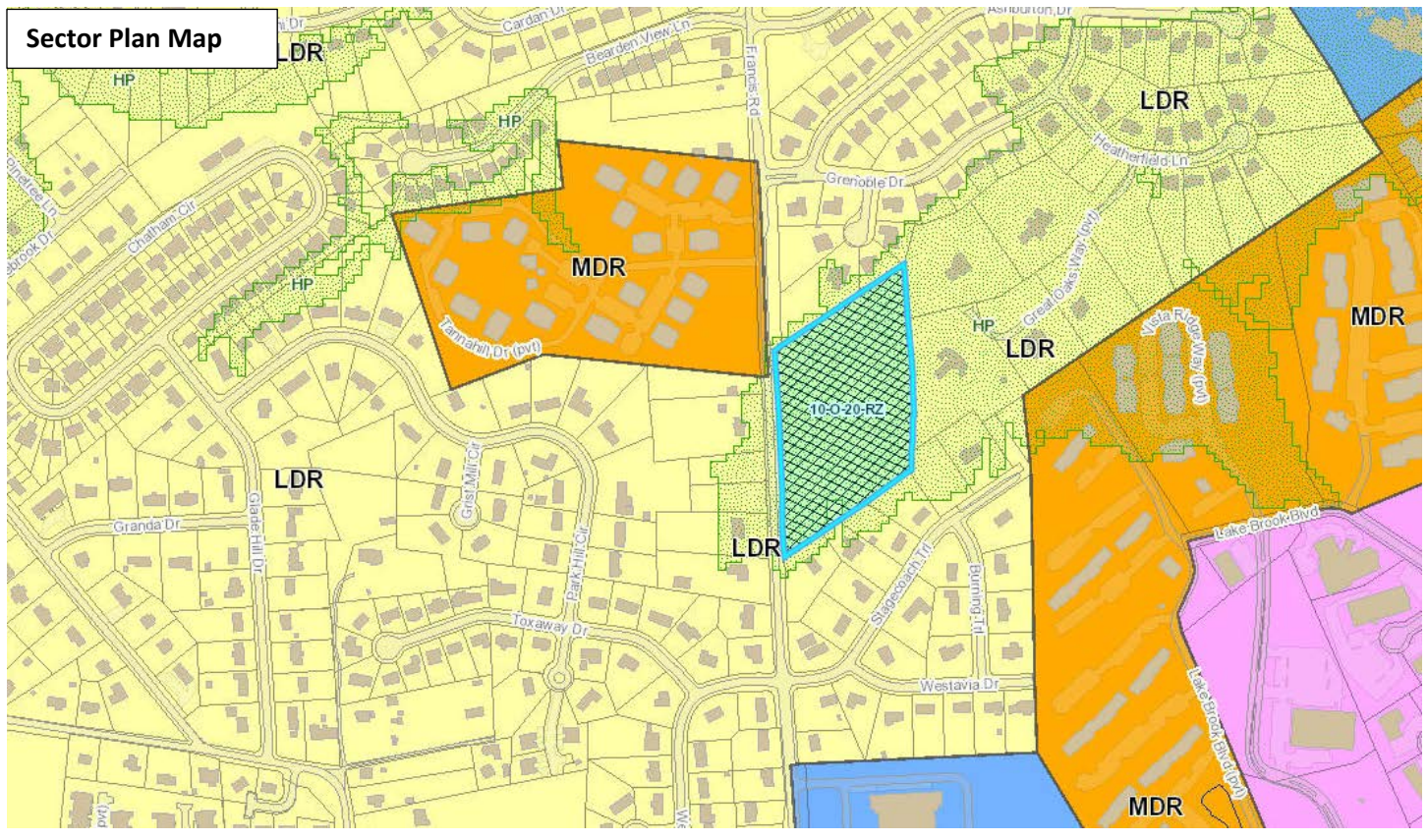
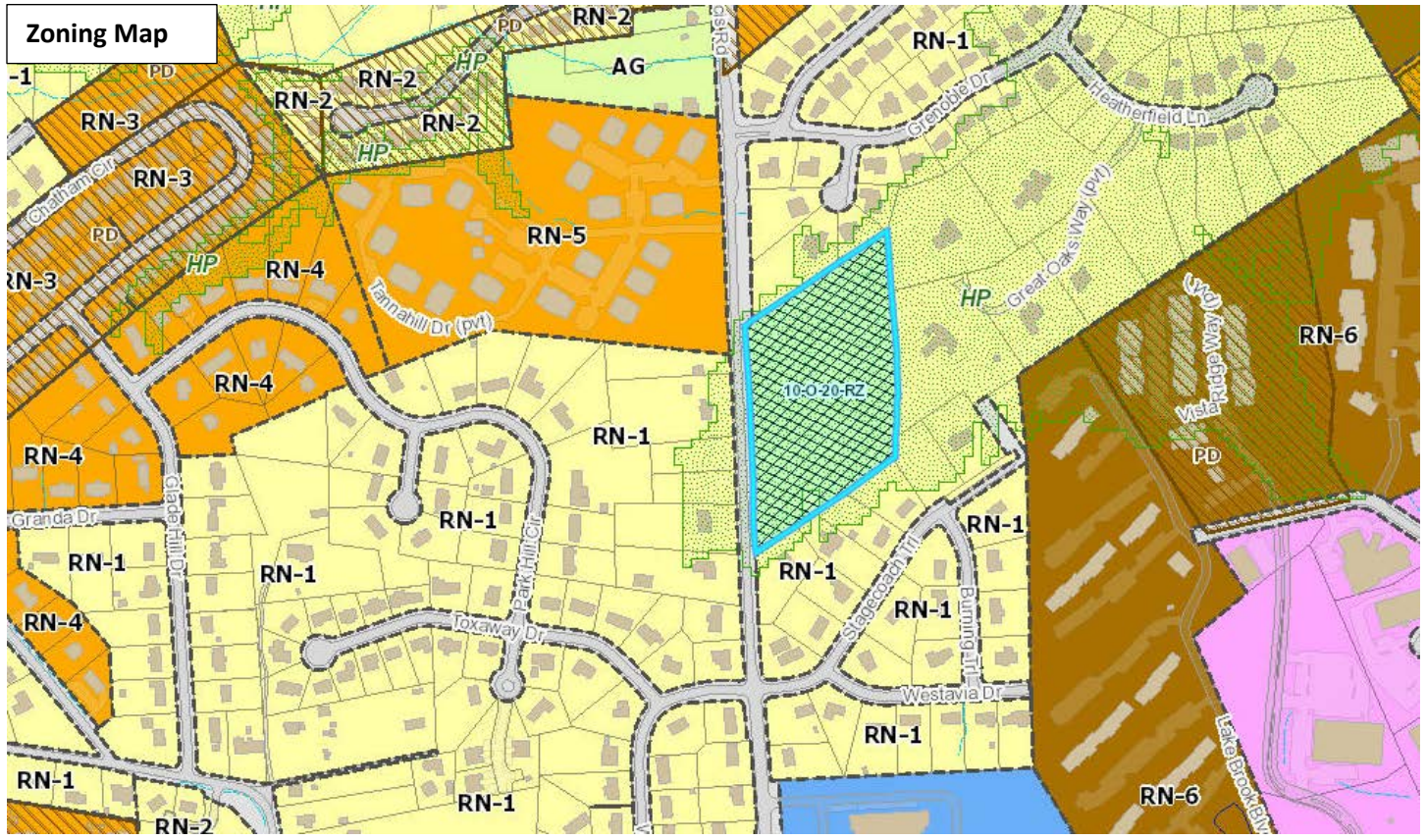
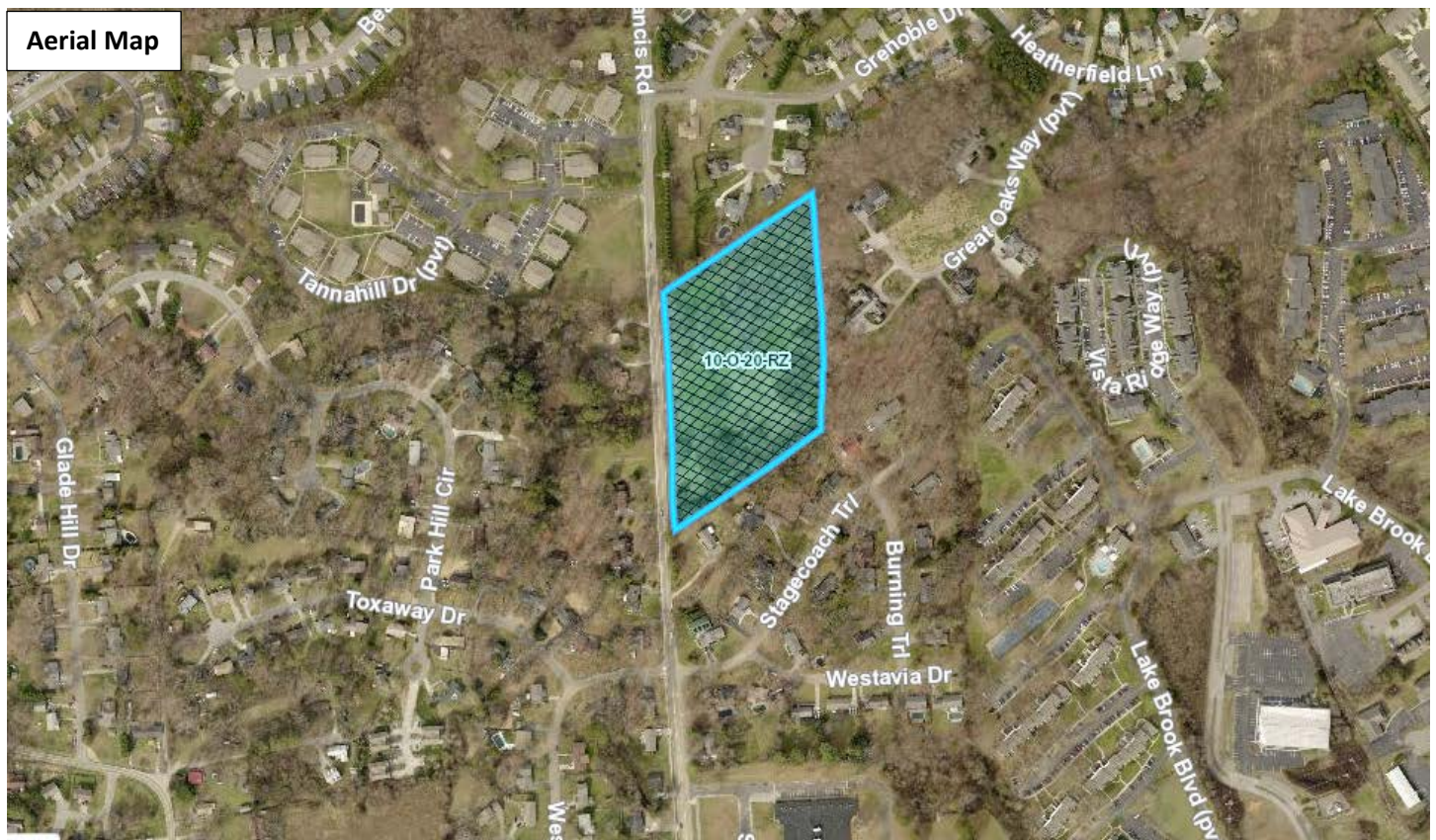


Exhibit A. 10-O-20-RZ Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Homestead Land Holdings, LLC

Developer

Applicant Name

Affiliation

August 24, 2020

October 8, 2020

10-0-20 RZ

Date Filed

Meeting Date (if applicable)

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

Russell N. Rackley, PE

Rackley Engineering

Name

Company

PO Box 30456

Knoxville

TN

37930

Address

City

State

Zip

865-850-1535

Rnrackley@rackleyengineering.com

Phone

Email

CURRENT PROPERTY INFO

Clayton Schmied

1123 Scatter Way

Owner Name (if different)

Owner Address

Owner Phone

1200 Francis Rd

106CD001

Property Address

Parcel ID

Francis Rd

E. Francis Rd, north of Middlebrook Pk.

6.5

General Location

Tract Size

3

RN-1

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest

County

LDR

City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

FUD

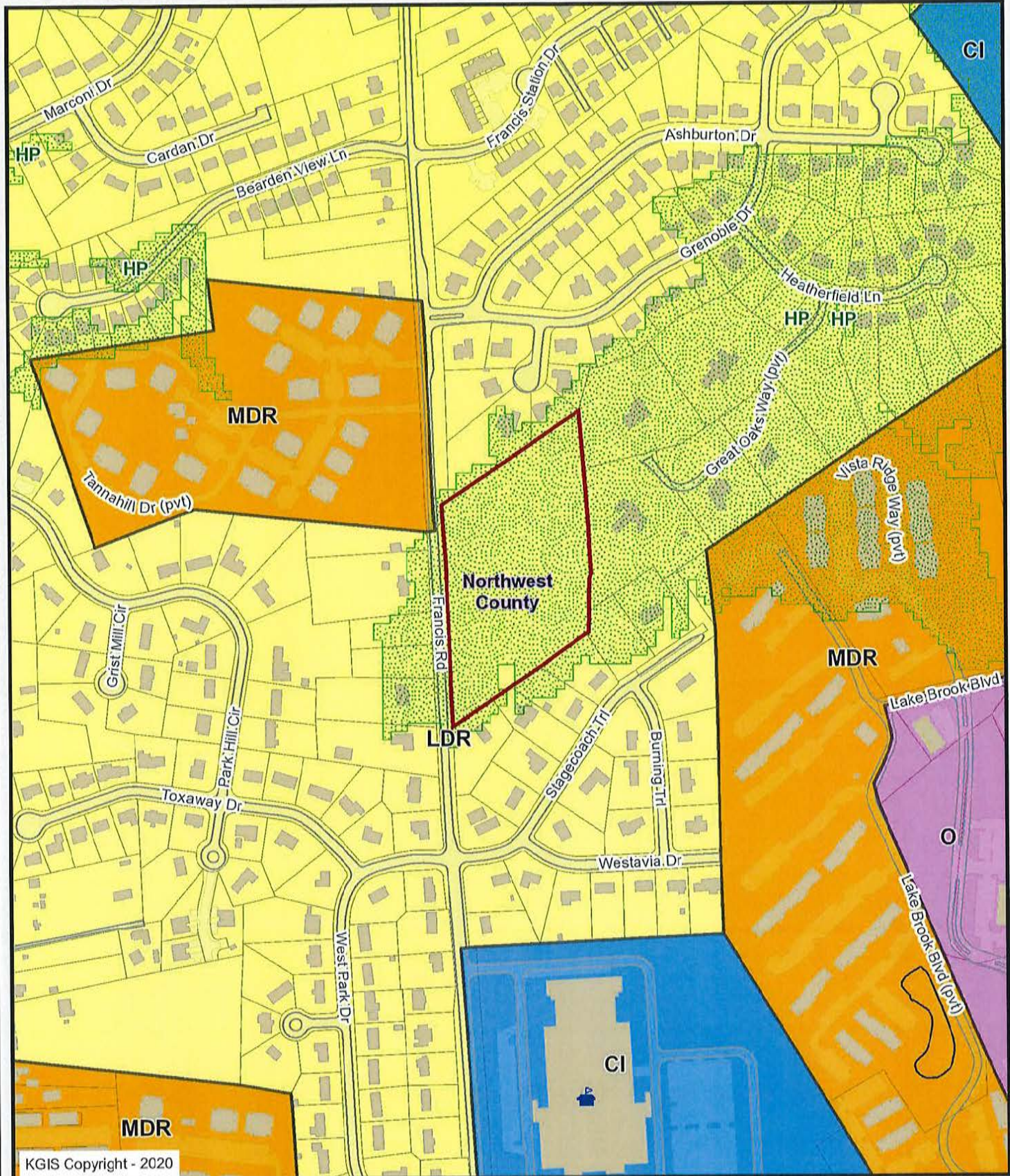
FUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



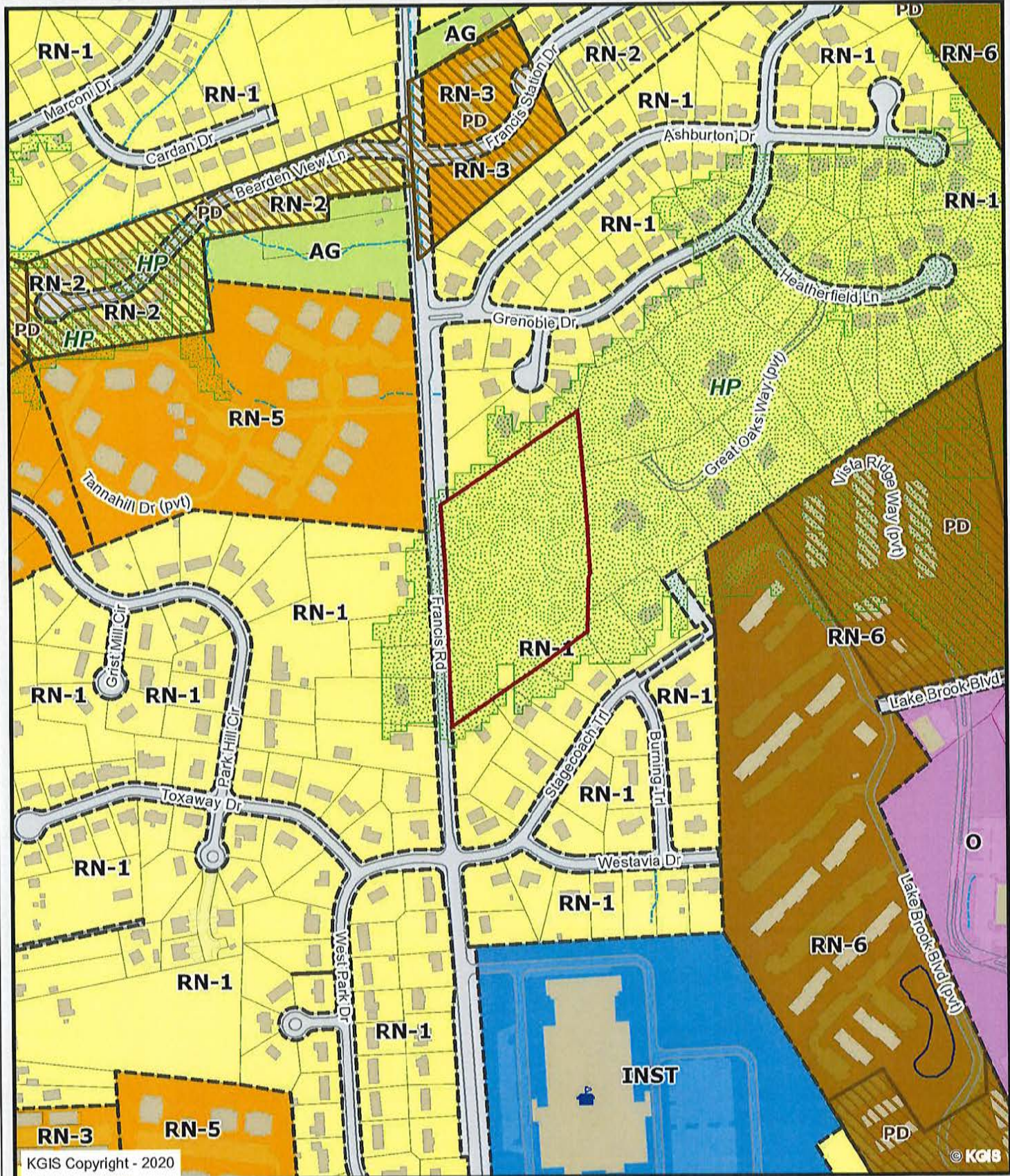
1200 Francis Rd.
OYP & Sector Plan

Printed: 8/24/2020 at 3:09:21 PM

Knoxville - Knox County - KUB Geographic Information System



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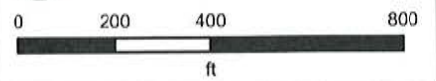
© KGIS

1200 Francis Rd.
Rezoning

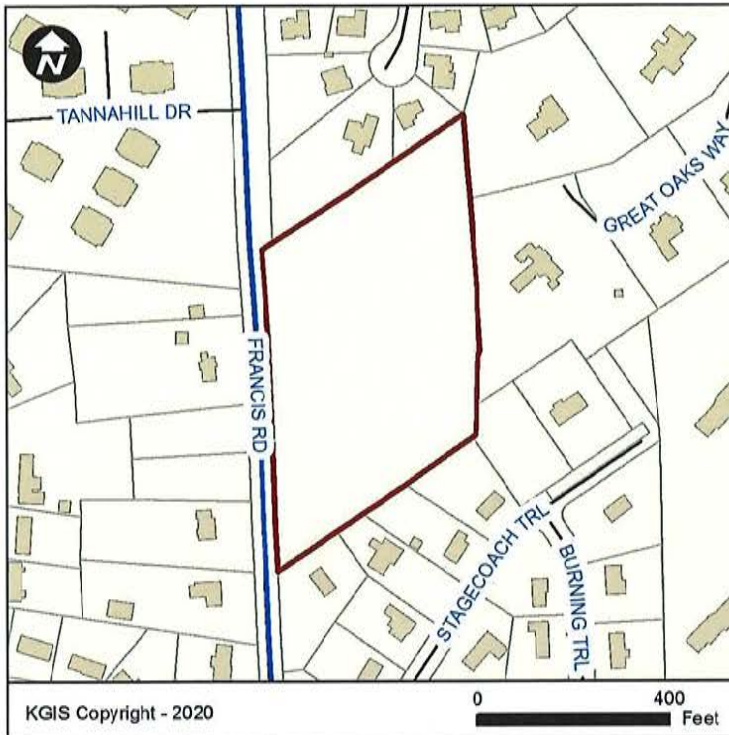
Knoxville - Knox County - KUB Geographic Information System



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1200 FRANCIS RD - Property Map and Details Report**Property Information**

Parcel ID:	106CD001
Location Address:	1200 FRANCIS RD
CLT Map:	106
Insert:	C
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

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

City / Township: Knoxville

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: 3 Randy Smith
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs

City Council: 3 Seema Singh
(at large seat A) Lynne Fugate
(at large seat B) Janet Testerman
(at large seat C) Amelia Parker

School Board: 3 Tony Norman

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

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-Knox County Planning at (865) 215-2500 if you have questions.

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.

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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**
22K

 **Russell Rackley** <mrackley@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 <mrackley@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**
1873K

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

Mon, Aug 24, 2020 at 3:41 PM

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 <mrackley@rackleyengineering.com>

Mon, Aug 24, 2020 at 3:54 PM