

REZONING REPORT

▶ **FILE #:** 10-Q-20-RZ

AGENDA ITEM #: 26

AGENDA DATE: 10/8/2020

▶ **APPLICANT:** SERGIV COJOCARI

OWNER(S): Sergiv Cojocari

TAX ID NUMBER: 79 059

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3240 Johnson Rd.

▶ **LOCATION:** East side of Johnson Rd., north of Schaad Rd.

▶ **APPX. SIZE OF TRACT:** 4.6 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Johnson Road, a local street, with a pavement width of 15.5 feet within a right-of-way of 50 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Rural residential

▶

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - A (Agriculture)

South: Single family residential - A (Agriculture)

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

West: Single family residential - A (Agriculture)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of single family residential and agriculture/forestry/vacant parcels surrounding Amherst Elementary and it is within the PRZ (Parental) Responsibility Zone) of the school.

STAFF RECOMMENDATION:

▶ **Approve RA (Low Density Residential) zoning because it is consistent with surrounding development and consistent with 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. This area is within the Urban Growth Boundary for the City of Knoxville within the Growth Policy Plan and is designated Low Density Residential in the Northwest County Sector Plan.
2. This area is within the Parental Responsibility Zone (PRZ) for Amherst Elementary school.
3. The population of Knox County continues to grow and additional opportunities for residential development are needed.

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

1. The RA zone district provides 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. In areas where sanitary sewer is provided a minimum lot size in the RA zone district for one dwelling unit is 10,000 square feet.

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 rezoning at this location to RA should not have any adverse impacts,
2. The frontage of this parcel along Johnson Road is within a 100 year floodplain.

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. This amendment is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 237 (average daily vehicle trips)

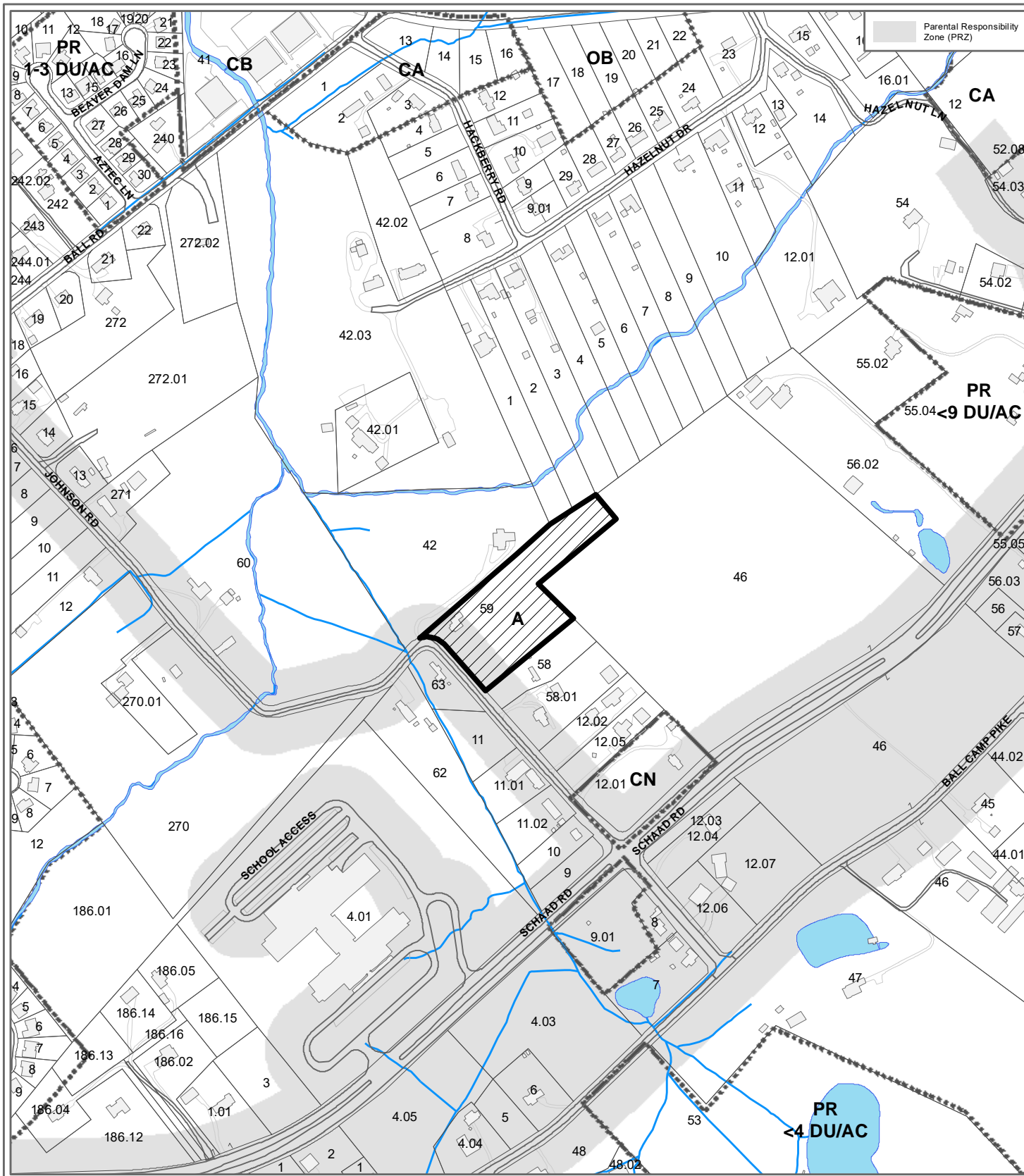
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 8 (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-Q-20-RZ
REZONING**

Petitioner: Cojocari, Sergiv



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

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

Map No: 79
Jurisdiction: County

0 500
Feet



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

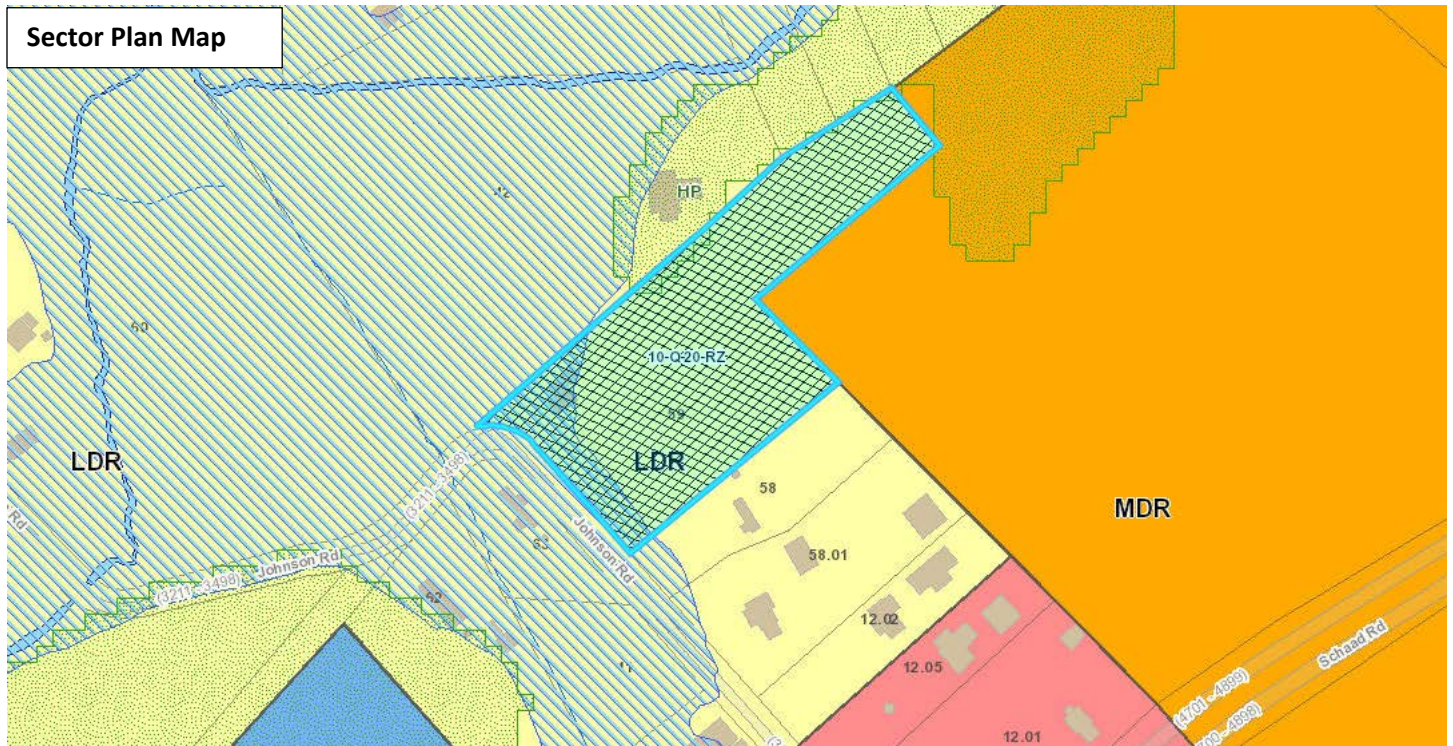
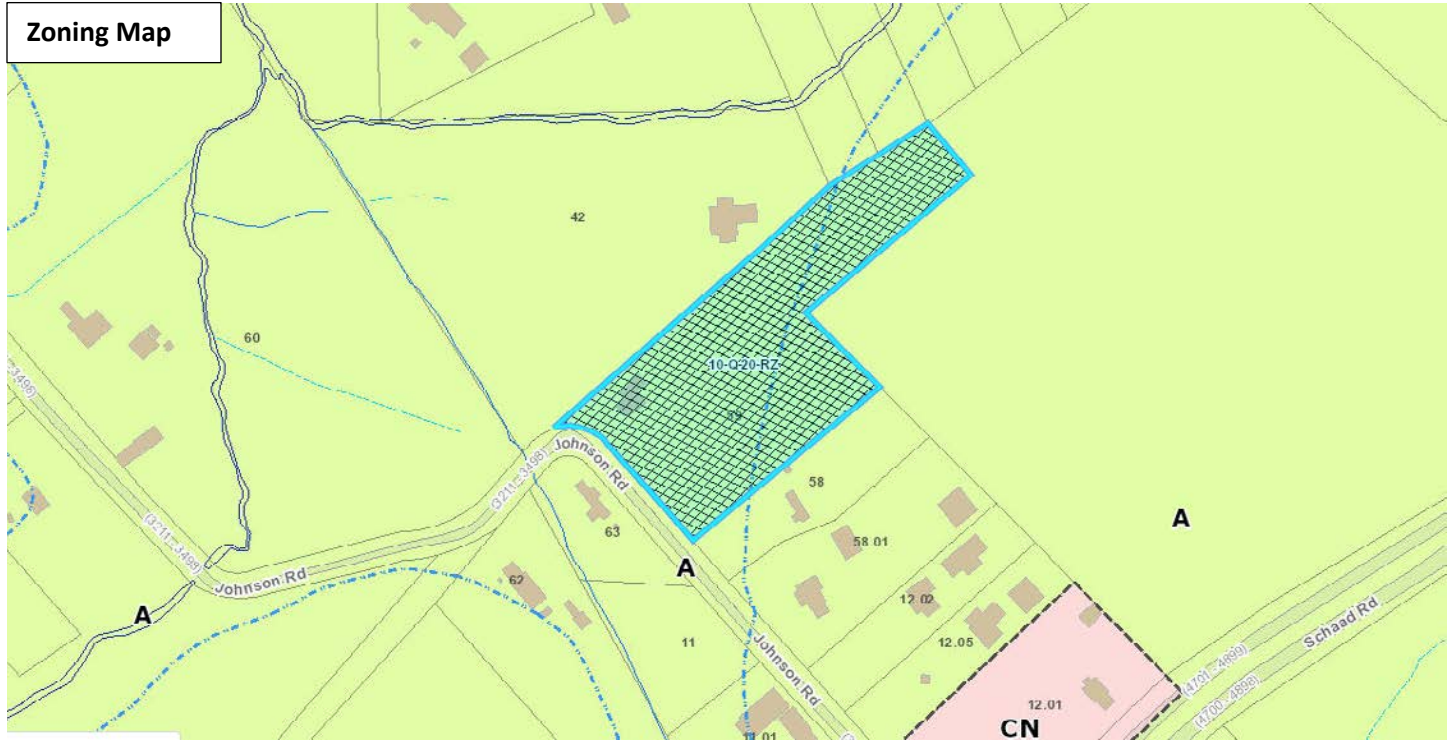


Exhibit A. 10-Q-20-RZ Contextual Images





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By Elizabeth Albertson at 3:46 pm, Aug 24, 2020

DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

SERGIU COJOCARI

Applicant Name

Affiliation

8/24/2020

Date Filed

10/8/20

Meeting Date (if applicable)

10-Q-20-RZ

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

DAVID HARBIN

Name

BATSON, HIMES, NORVELL & POE

Company

4334 PAPERMILL DRIVE

Address

KNOXVILLE

City

TN

State

37909

Zip

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

Sergiu Cojocari

Owner Name (if different)

3240 JOHNSON RD

Owner Address

Owner Phone

3240 JOHNSON RD

Property Address

MAP 79

Parcel ID

PARCEL 59

E. SIDE OF JOHNSON RD, N. OF SCHAAD RD

General Location

4.60 AC

Tract Size

6
Jurisdiction (specify district above)

- City
- County

A9

Zoning District

NORTHWEST COUNTY

Planning Sector

LDR

Sector Plan Land Use Classification

URBAN GROWTH

Growth Policy Plan Designation

RR

Existing Land Use

N

Septic (Y/N)

KUB

Sewer Provider

KUB

Water Provider

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REQUEST

DEVELOPMENT

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

SUBDIVISION

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

ZONING

- Zoning Change: **RA**
Proposed Zoning _____
- Plan Amendment Change: _____
Proposed Plan Designation(s) _____
- Proposed Density (units/acre) _____ Previous Rezoning Requests _____
- Other (specify): _____

STAFF USE ONLY

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:

0324 \$600.00

FEE 2:

\$600.00

FEE 3:

TOTAL:

AUTHORIZATION

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

Applicant Signature

DAVID HARBIN

Please Print

8/24/20

Date

865-588-6472

Phone Number

harbin@bhn-p.com

Email

Staff Signature

Elizabeth Albertson

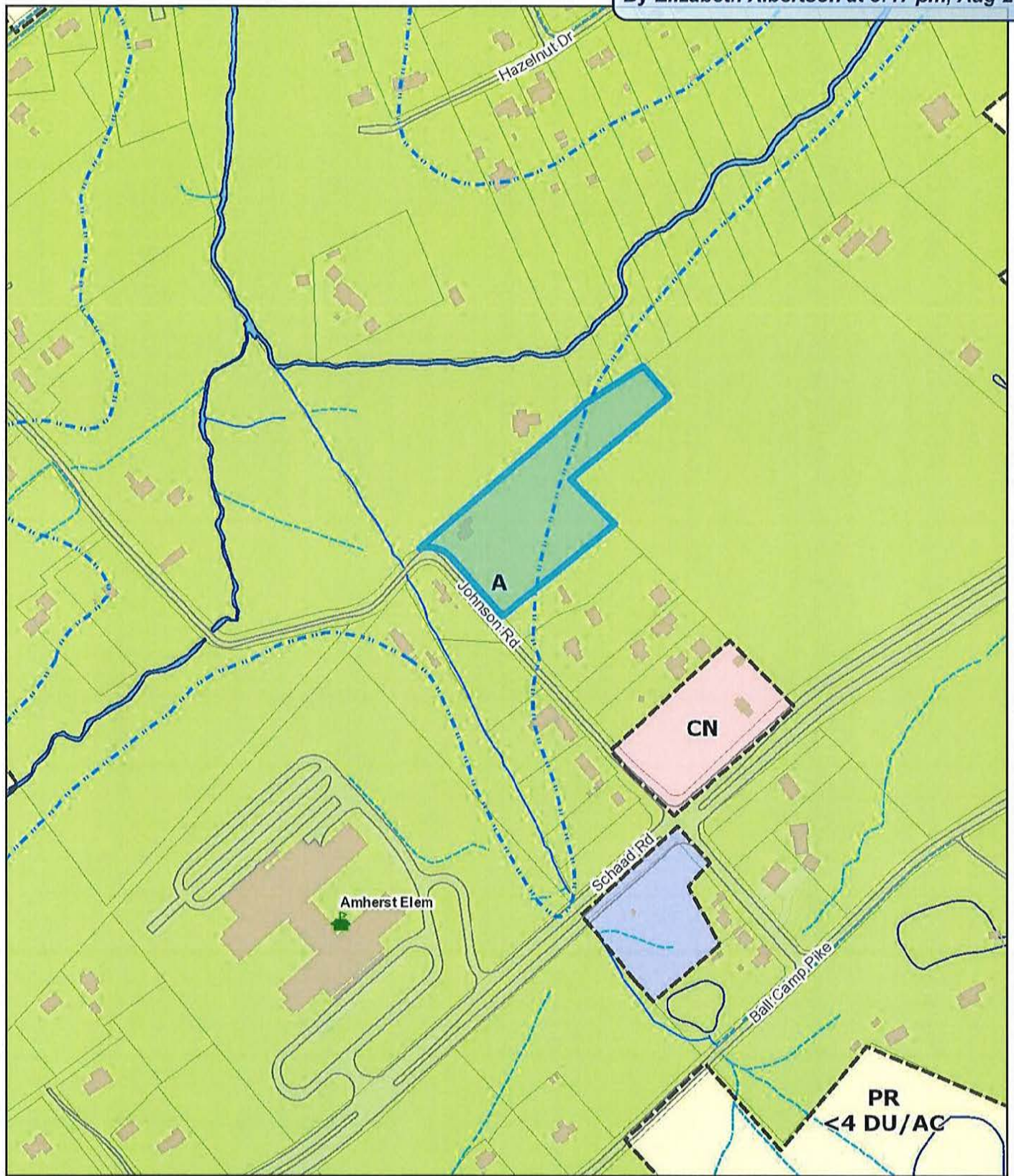
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8/24/2020

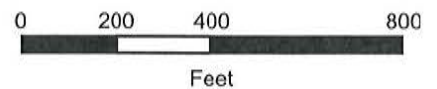
Date

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Zoning Map
10-Q-20-RZ



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