

REZONING REPORT

► **FILE #:** 9-B-20-RZ

AGENDA ITEM #: 9

AGENDA DATE: 9/10/2020

► **APPLICANT:** JOHN HANCOCK

OWNER(S): John Hancock / Adams Road LLC

TAX ID NUMBER: 59 N B 01401

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4355 Crouch Dr.

► **LOCATION:** Southeast of the Crouch Dr. terminus, east of Alice Bell Rd., north of Washington Pk.

► **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Inside City limits

ACCESSIBILITY: Access is through parcel 070CC00101, a lot owned by the City of Knoxville that contains part of the school's access road. The parcel/right-of-way width is approximately 50 feet and the access drive pavement width is approximately 18 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

► **PRESENT ZONING: ZONING** RN-1 (Single-Family Residential Neighborhood)

► **REQUESTED: EXISTING** RN-4 (General Residential Neighborhood)

► **LAND USE:** Single family residence

► **EXTENSION OF ZONE:** No
HISTORY OF ZONING: None noted for this property. A One Year Plan amendment amending the land use designation from LDR to MDR for this parcel and the adjacent parcel to the north was approved in 1990 (# 7-B-90-PA)

SURROUNDING LAND USE AND ZONING:

North:	Single family residential - RN-1 (Single Family Residential Neighborhood District)
South:	Multifamily residential - RN-6 (General Residential Neighborhood District)
East:	Multifamily residential - RN-6 (General Residential Neighborhood District)
West:	Public-quasi public land - RN-1 (Single Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area is a mix of uses and includes apartments, single family detached houses, and various institutional uses, including the adjacent school.

STAFF RECOMMENDATION:

► **Approve RN-4 (General Residential Neighborhood) zoning because it is consistent with the East City Sector Plan 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. There have been no recent, significant changes in this area that would prompt a rezoning. However, due to the mix of residential housing types and densities already in the area, the types of residential development permitted in the RN-4 zone would not be out of character for the area. The size of the development within the parcel would be limited by the maximum impervious surface allowed, the required parking, and the dimensional requirements of the zone.

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

1. The RN-4 General Residential Neighborhood Zoning District is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. There is a variety of uses in the area – apartments are adjacent to the east, a pair of churches are nearby to the northwest, and a school is adjacent to the west. The rest of the area consists of detached single family homes, with most comprising a half-acre or less in area. A triplex or fourplex, as allowed by RN-4 zoning, would be appropriate at this location.

2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a 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. The East City Sector Plan's current MDR (Medium Density Residential) designation supports multifamily use and RN-4 zoning.

ESTIMATED TRAFFIC IMPACT: 53 (average daily vehicle trips)

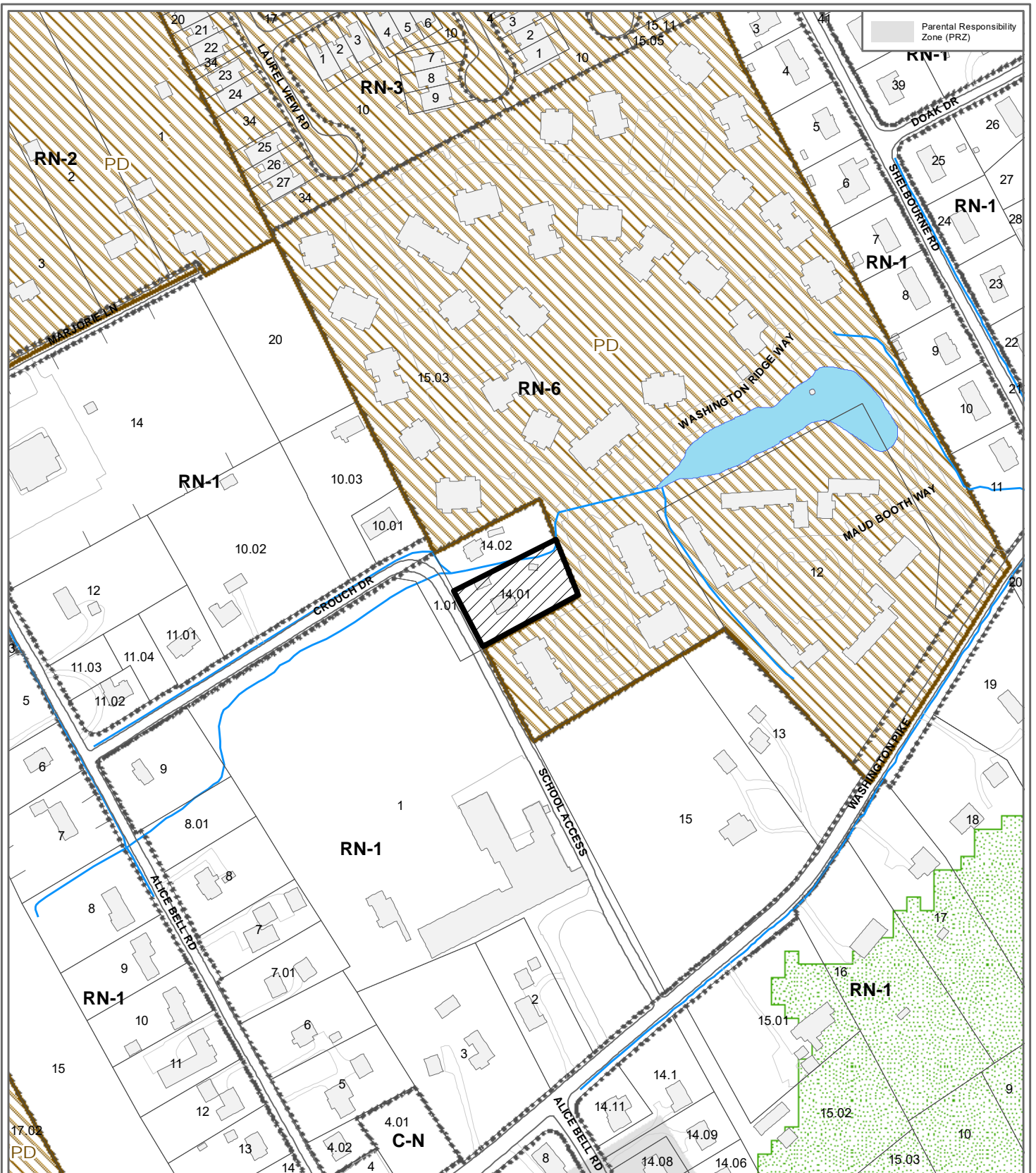
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

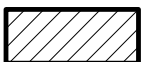
Schools affected by this proposal: Spring Hill Elementary, Whittle Springs Middle, and Fulton High.

- 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 Knoxville City Council for action on 10/6/2020 and 10/20/2020. 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.



9-B-20-RZ REZONING



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

To: RN-4 (General Residential Neighborhood)

Original Print Date: 8/13/2020
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: John Hancock

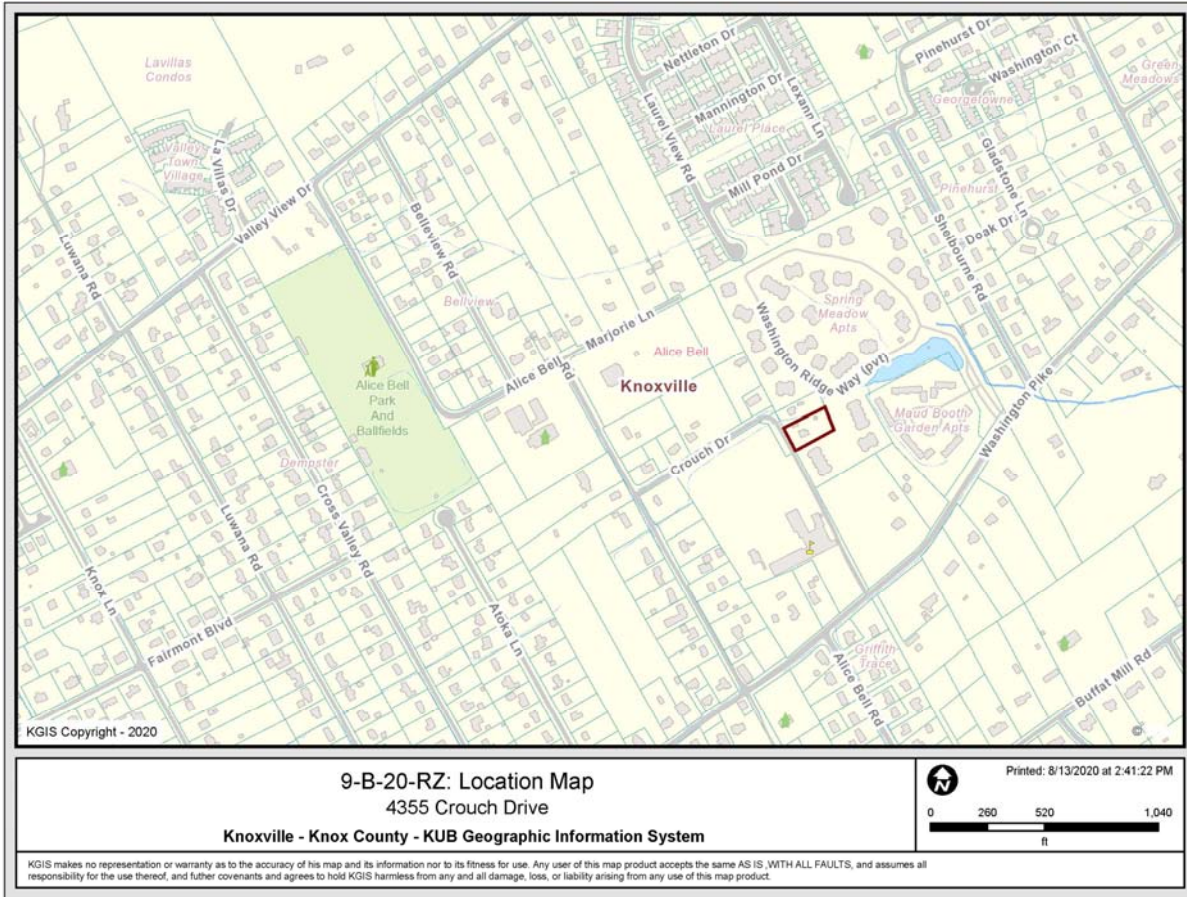
Map No: 59

Jurisdiction: City

0 250
 Feet

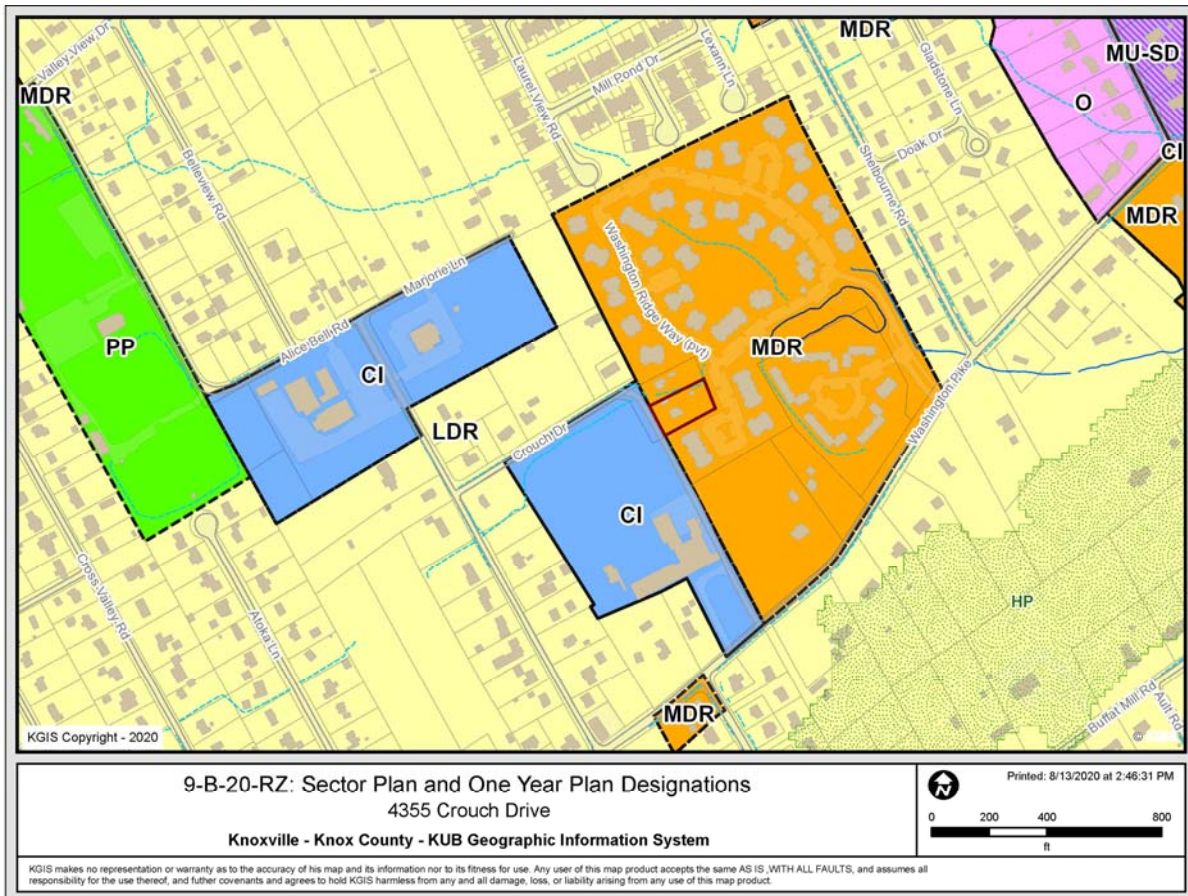
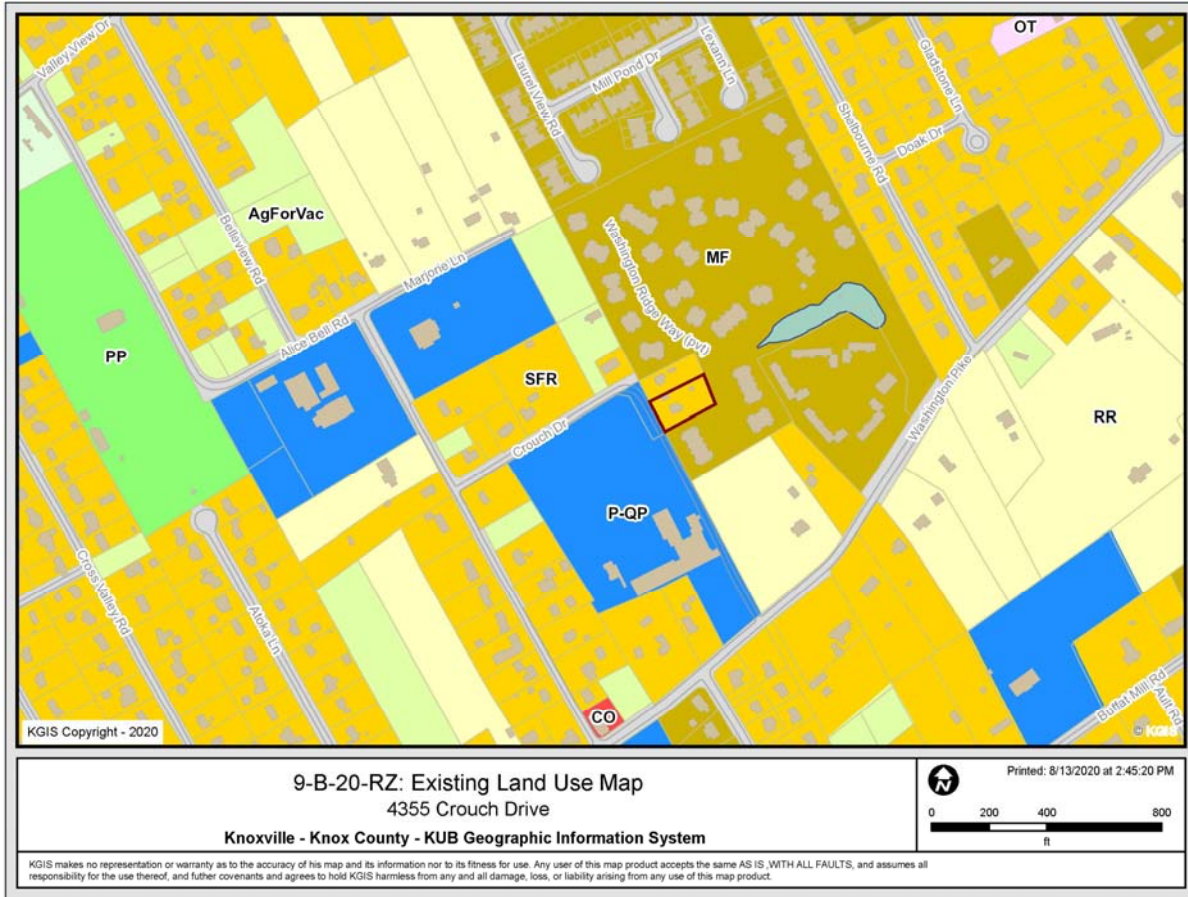


9-B-20-RZ
EXHIBIT A. Contextual Images



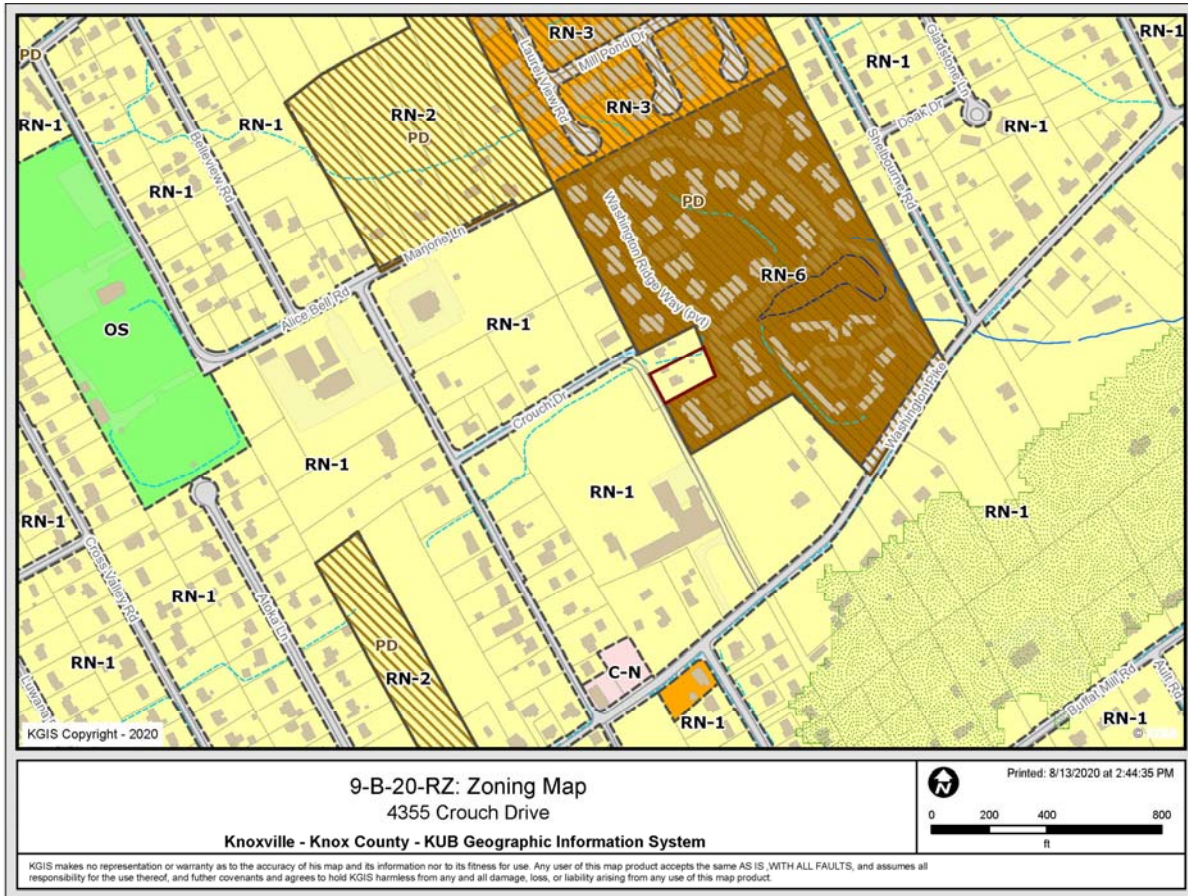
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EXHIBIT A. Contextual Images



9-B-20-RZ

EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

STAFF
Review

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

JOHN HANCOCK

Applicant Name

OWNER

Affiliation

7-15-2020

Date Filed

9-10-20

Meeting Date (if applicable)

9-B-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

JOHN HANCOCK

Name

Company

6120 LITTLE MADISON WAY

Address

KNOXVILLE

City

TN

State

37923

Zip

Phone

Email

CURRENT PROPERTY INFO

ADAMS ROAD LLC

Owner Name (if different)

6120 LITTLE MADISON WAY

Owner Address

865-604-2295

Owner Phone

4355 CROUCH DRIVE

Property Address

059NB01401

Parcel ID

N/S Washington Pk. E of Alice Bell Rd
SE end of Crouch Dr.

5 acres

Tract Size

4

Jurisdiction (specify district above)

☐ City ☒ County

RN-1

Zoning District

EAST CITY

Planning Sector

~~RN-1~~ MDR

Sector Plan Land Use Classification

N/A - City

Growth Policy Plan Designation

~~RN-1~~ SFR

Existing Land Use

N

Septic (Y/N)

KUB

Sewer Provider

KUB

Water Provider

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: RN 4
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:

0402 450.00

TOTAL:

FEE 2:

FEE 3:

450.00

AUTHORIZATION

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

Applicant Signature

JOHN HANCOCK
Please Print

Date

Phone Number

865-604-2295

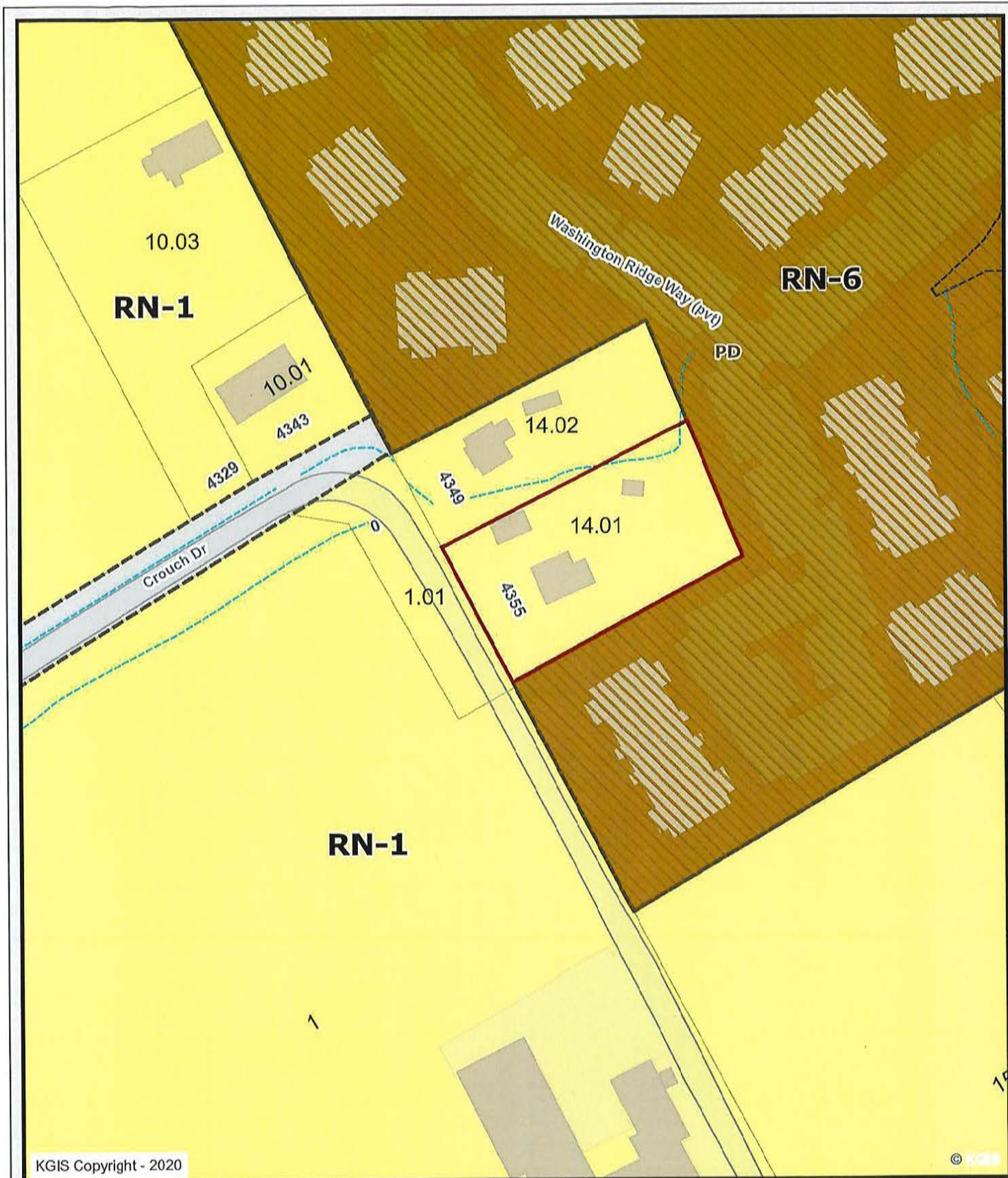
JOHN.HANCOCK2295@YAHOO.COM
Email

Staff Signature

Sherry Muchienzi

SHERRY MUCHIENZI
Please Print

7-15-2020
Date

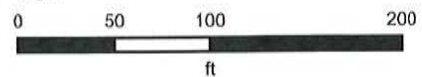


4355 Crouch Dr.

Knoxville - Knox County - KUB Geographic Information System



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