

REZONING REPORT

▶ **FILE #:** 9-D-20-RZ

AGENDA ITEM #: 11

AGENDA DATE: 9/10/2020

▶ **APPLICANT:** TAYLOR D. FORRESTER O/B/O YSOS HOLDINGS, LLC

OWNER(S): Jason M. and J. Michael Hollingsworth

TAX ID NUMBER: 124 192

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 Sevierville Pk.

▶ **LOCATION:** **North side of Sevierville Pike, east of intersection of John Norton Road, north of intersection at E. Norton Road**

▶ **APPX. SIZE OF TRACT:** 32.12 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gondola Drive a local street with a pavement width of 24.6 feet within a right of way width of 50 feet.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Burnett Creek

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

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

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

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: No.

HISTORY OF ZONING: None noted.

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

South: Agriculture/forestry/vacant, rural residential, single family residential - A (Agriculture)

East: Single family residential - RB (General Residential)

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

NEIGHBORHOOD CONTEXT: This area is largely a mix of single family residential homes and large, vacant and rural residential lots with forested steep topography.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) up to 2 du/ac because it is consistent with the slope analysis and compatible with the surrounding land uses.**

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. Knox County continues to grow and additional opportunities for residential development are warranted.
2. The proposed amendment to PR up to 2 du/ac is consistent with the LDR (Low Density Residential) / HP (Hillside Protection) sector plan designation.

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. The immediate area consists of large vacant, rural residential lots and a single family detached residential properties zoned RB (General Residential).
2. Sufficient access to the site should be addressed during any forthcoming use on review applications for this property.
3. The property is located in Flood Plain X though it is not in any floodplains or floodways.
4. Most of the property is located in the Hillside and Ridgetop Protection Area. The slope analysis recommended a density of 2.16 du/ac.
5. The PR zone district at 2 du/ac is compatible with the surrounding land uses and will provide the community and Planning Commission with an opportunity to review a site plan and address issues related to topography and access to the site.

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 recommended rezoning to PR (Planned Residential) up to 2 du/ac is consistent with the South County Sector Plan designation of LDR (Low Density Residential) / HP (Hillside Protection)
3. The property is located within the Planned Growth Area of the Growth Policy Plan.
4. The property is located in FEMA Flood Zone X but does not contain any floodplain areas.
5. The rezoning does not appear to be in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 1473 (average daily vehicle trips)

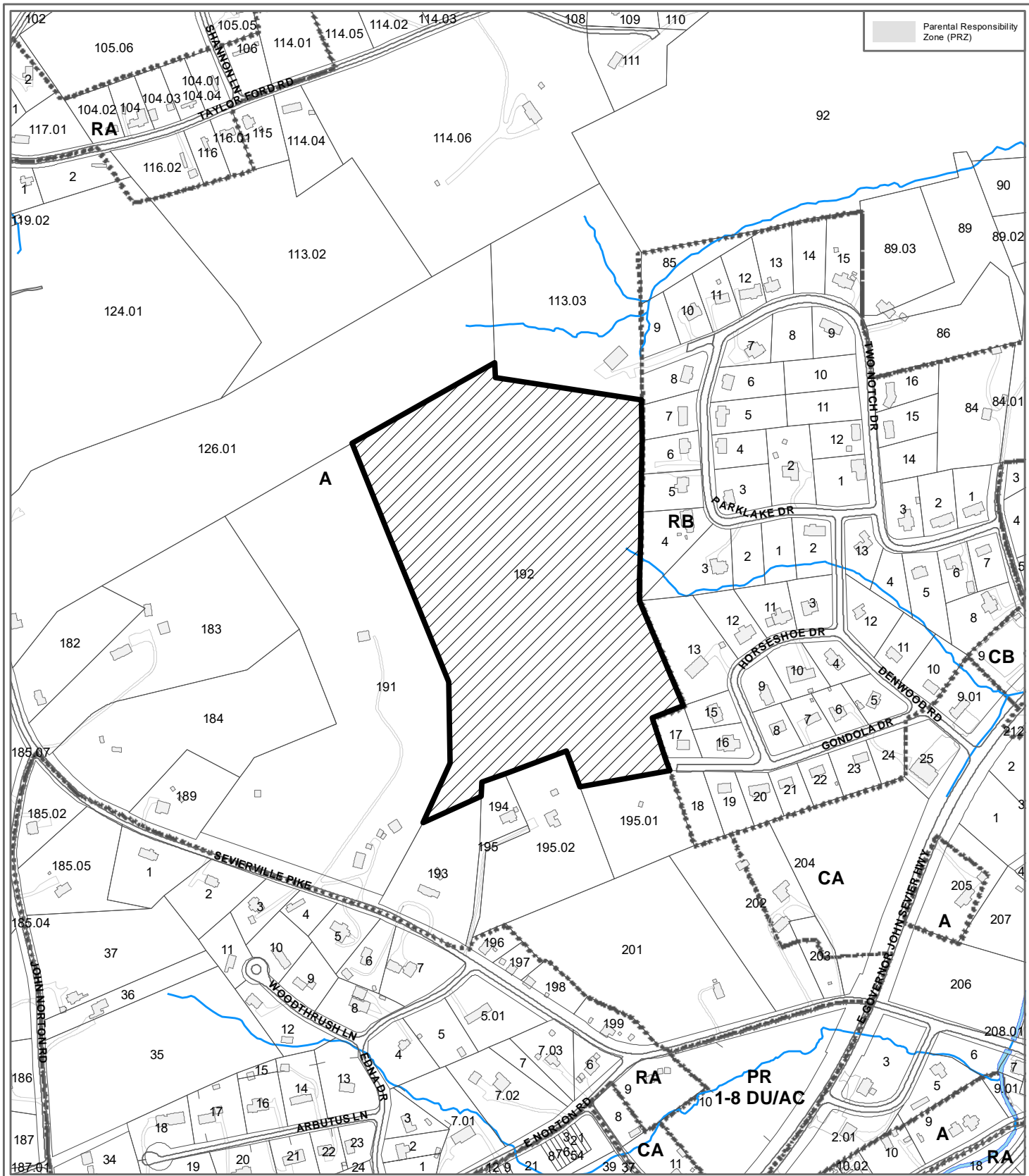
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 48 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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 10/26/2020. 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.



**9-D-20-RZ
REZONING**

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

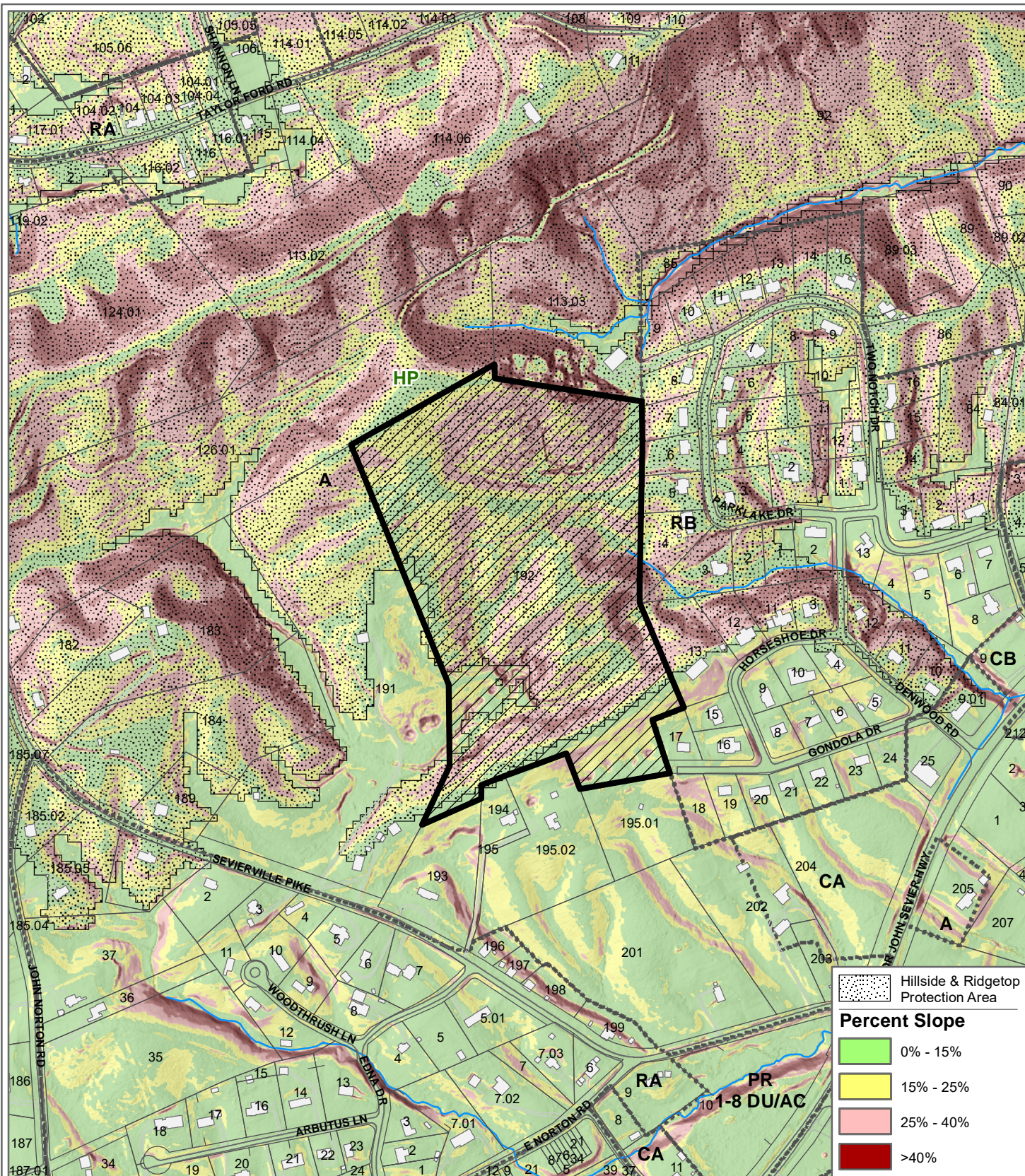


Petitioner: Taylor D. Forrester O/B/O YSOS Holdings, LLC

Map No: 124
Jurisdiction: County

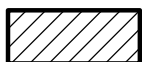


Original Print Date: 8/13/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



**9-D-20-RZ
REZONING - SLOPE ANALYSIS**

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



Original Print Date: 8/20/2020 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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9-D-20-RZ

Non-Hillside Portions			Acres
			4.02
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	8933	5.13
2	15%-25%	16263	9.33
3	25%-40%	15854	9.10
4	>40%	3152	1.81
			25.37
Ridgetop Area			0
Site Total			29.39

Staff - Slope Analysis

Case: 9-D-20-RZ

DENSITY CALCULATION

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	4.02	4.36	17.5
0-15% Slope	5.13	4.36	22.4
15-25% Slope	9.33	2.00	18.7
25-40% Slope	9.10	0.50	4.5
Greater than 40% Slope	1.81	0.20	0.4
Ridgetops	0.00		
Subtotal: Sloped Land	25.37		45.9
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	29.39	2.16	63.5
Maximum Proposed Density (Applicant - PR up to 5 du/ac)	29.388	5.00	146.9

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

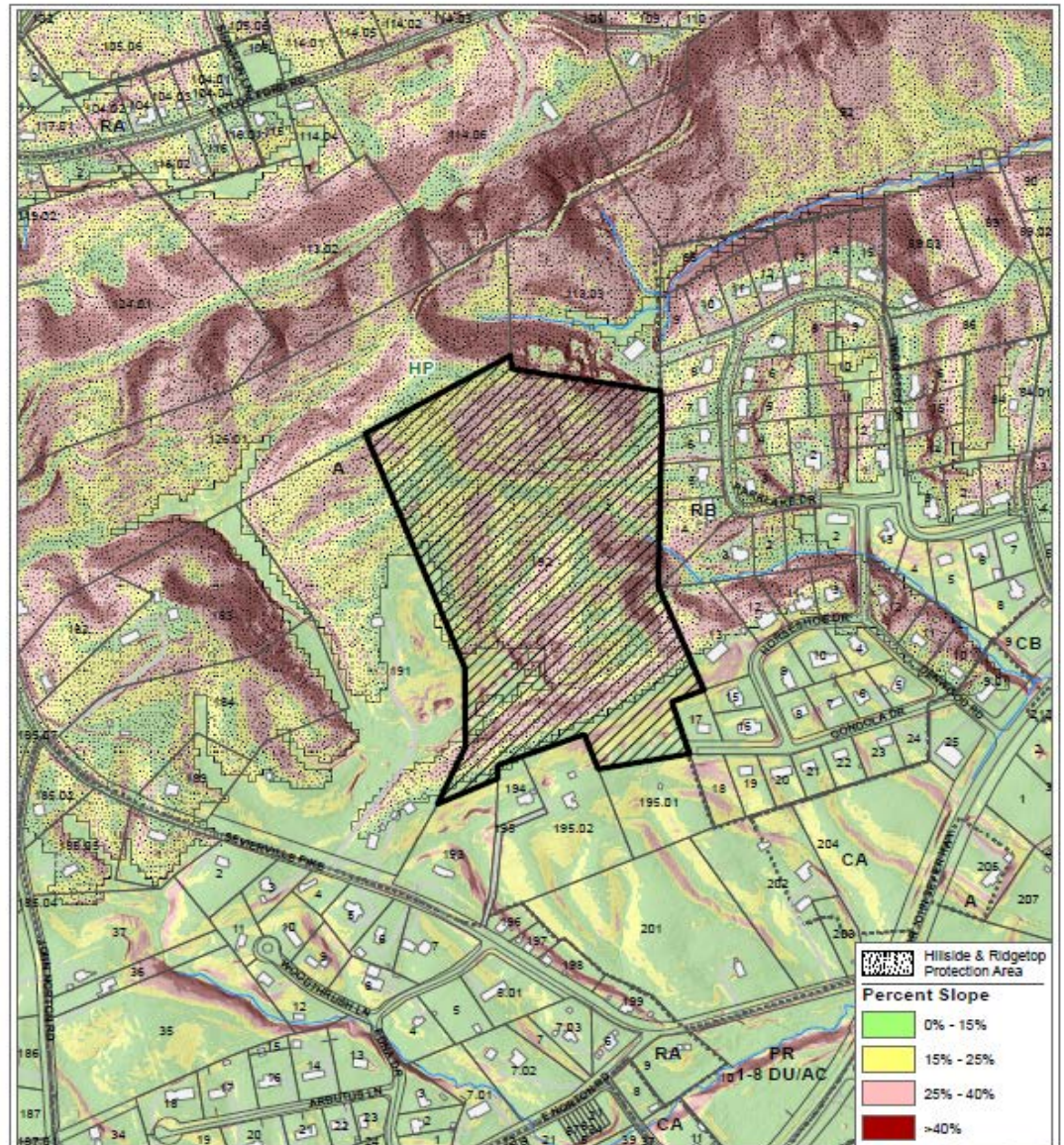
Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 du/a City of Knoxville: 6 du/a	100%
15 - 25	2 du/a	50%
25 - 40	0.5 du/a	20%
40 or more	0.2 du/a	10%
Ridgetops***	***	***

du/a: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knoxville County ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case by case basis with each rezoning and related development proposal.



9-D-20-RZ REZONING - SLOPE ANALYSIS

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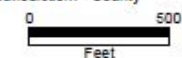


Exhibit A. 9-D-20-RZ Contextual Images

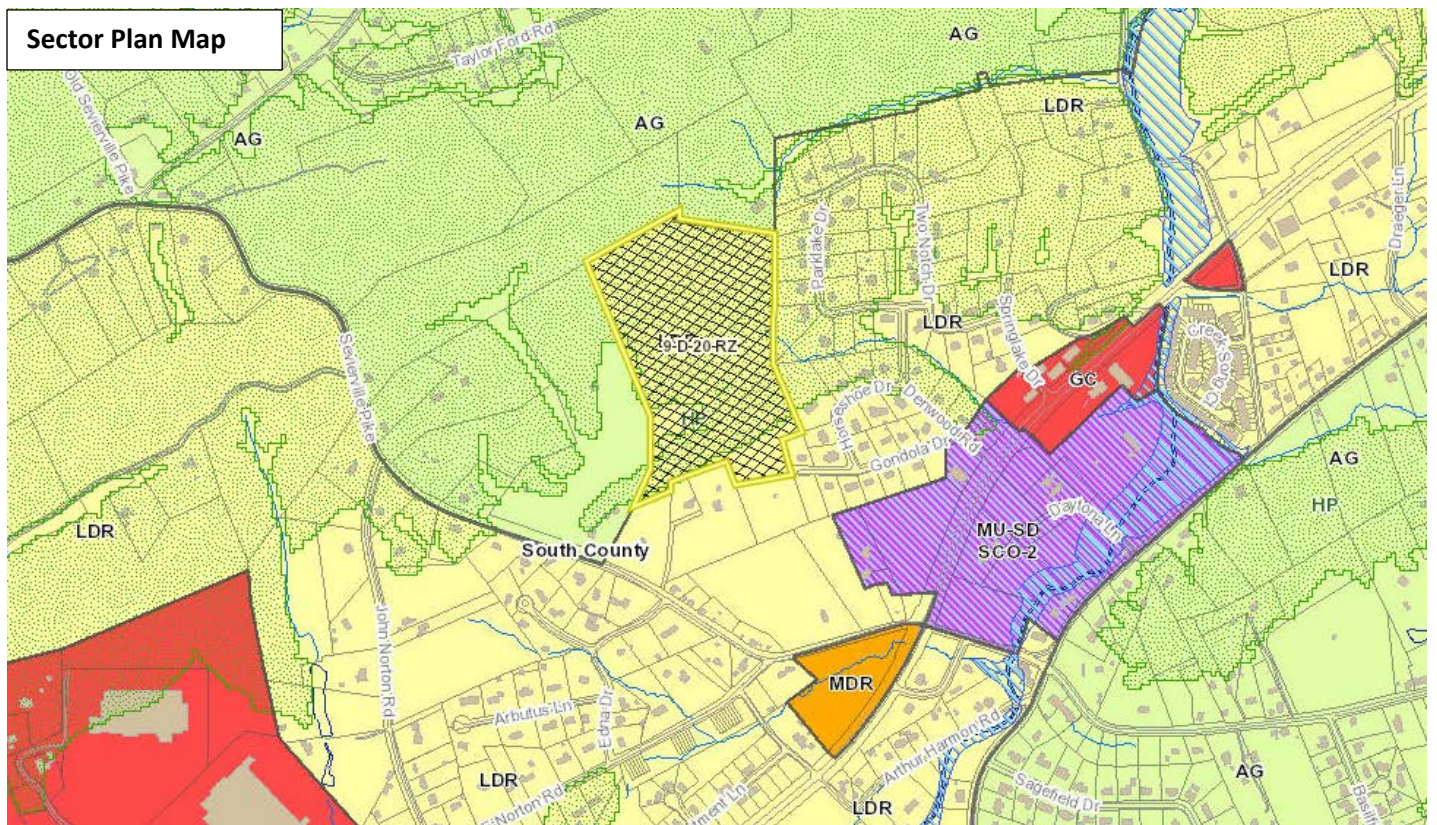
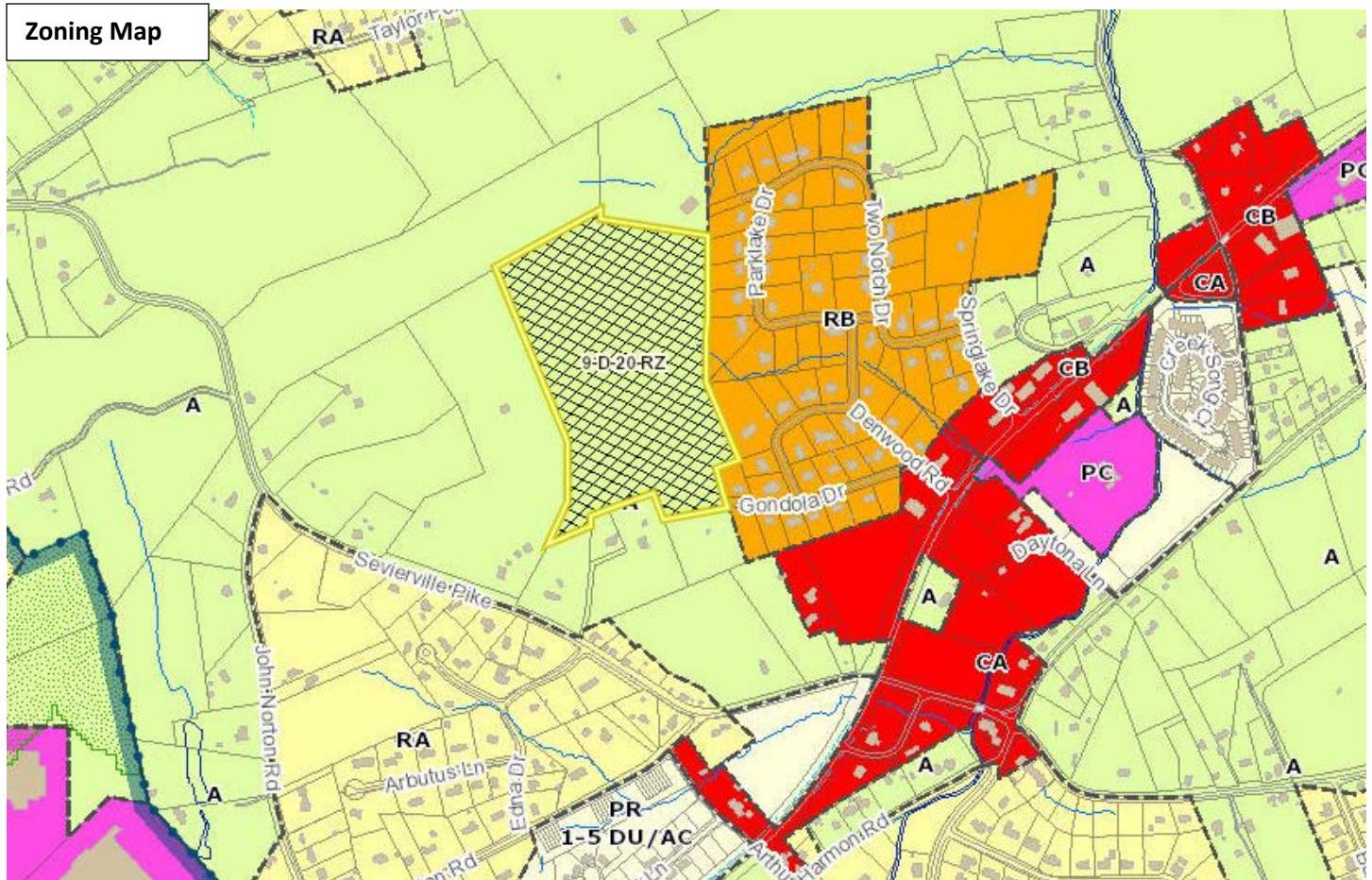
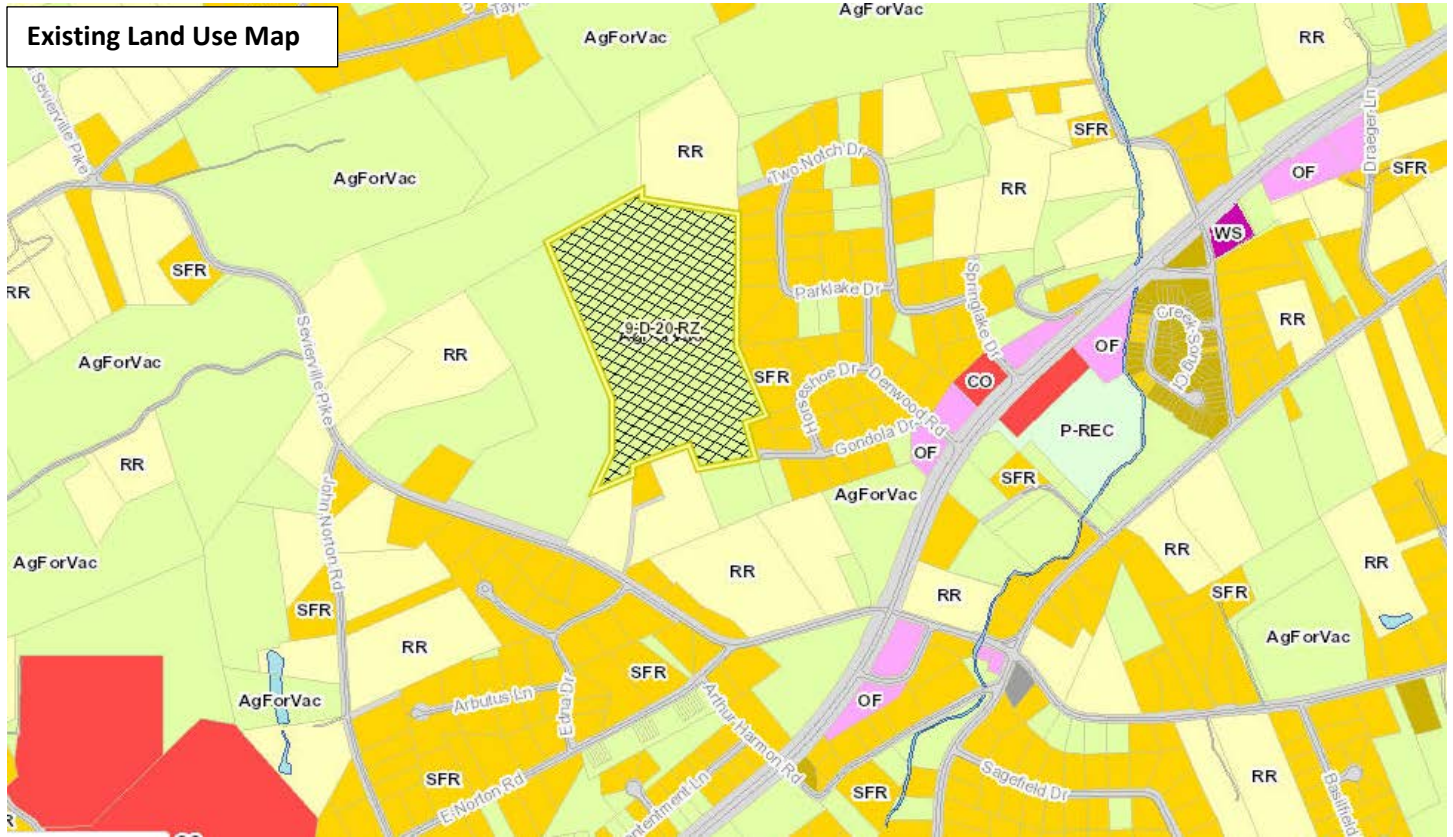


Exhibit A. 9-D-20-RZ Contextual Images





Planning

KNOXVILLE | KNOX COUNTY

DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Taylor D. Forrester on behalf of YSOS HOLDINGS LLC

Attorney

Applicant Name

Affiliation

7-27-20

9-10-20

9-D-20-RZ

Date Filed

Meeting Date (if applicable)

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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

Zip

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

Jason M. and J. Michael Hollingsworth

142 River Ridge Way, Swansea, SC 29160

Owner Name (if different)

Owner Address

Owner Phone

0 Sevierville Pike

124 192

Property Address

Parcel ID

32.12 acres

General Location

Tract Size

County 9th

A

Jurisdiction (specify district above)

- City
- County

Zoning District

South County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____		Unit / Phase Number _____
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____		
	<input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements _____		
ZONING	<input checked="" type="checkbox"/> Zoning Change: <u>Planned Residential</u> Proposed Zoning _____		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____		
	Residential	5 du/ac	
	<input type="checkbox"/> Proposed Property Use (specify) _____ <input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: 0325 \$2,200.00	TOTAL: \$2,200.00
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

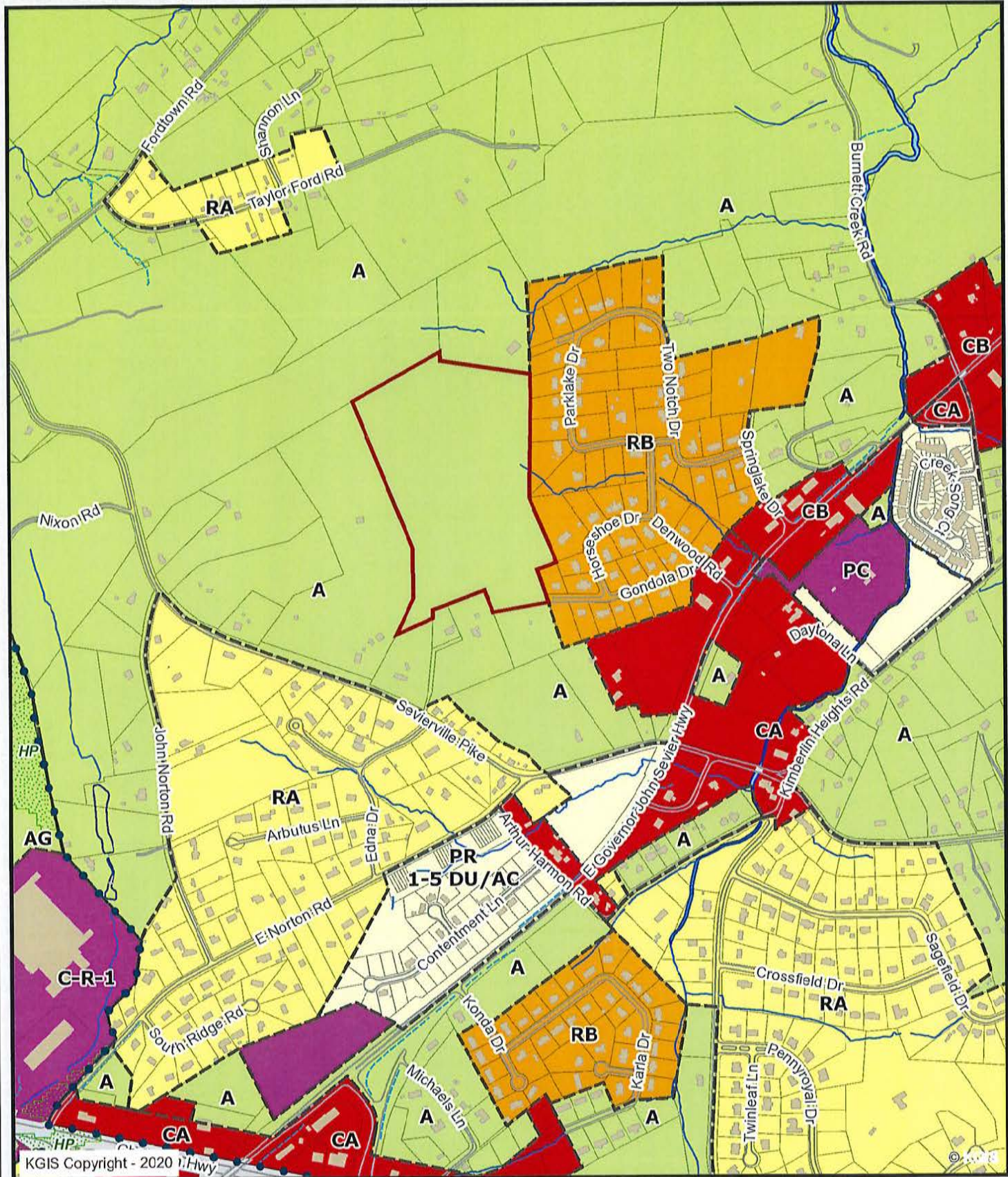
AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Taylor Forrester	Taylor D. Forrester	7/24/2020
<small>Digitally signed by Taylor Forrester DN: cn=Taylor Forrester, o=USA United States PLSE United States, email=tforrester@lrwlaw.com, c=US, 2020-01-22 13:51:05.00</small>		
Applicant Signature	Please Print	Date
865-584-4040	tforrester@lrwlaw.com	
Phone Number	Email	
<i>Sherry Michienzi</i>	<i>SHERRY MICHIE NZI</i>	7-27-2020
Staff Signature	Please Print	Date

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
Jason M. Hollingsworth,	142 River Ridge Way,	Swansea,	SC	29160	✓
J. Michael Hollingsworth,	142 River Ridge Way,	Swansea,	SC	29160	✓
YSOS Holdings, LLC					✓



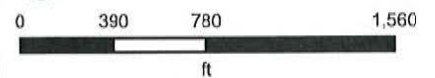
Map 124 Parcel 192 (0 Sevierville Pk.)

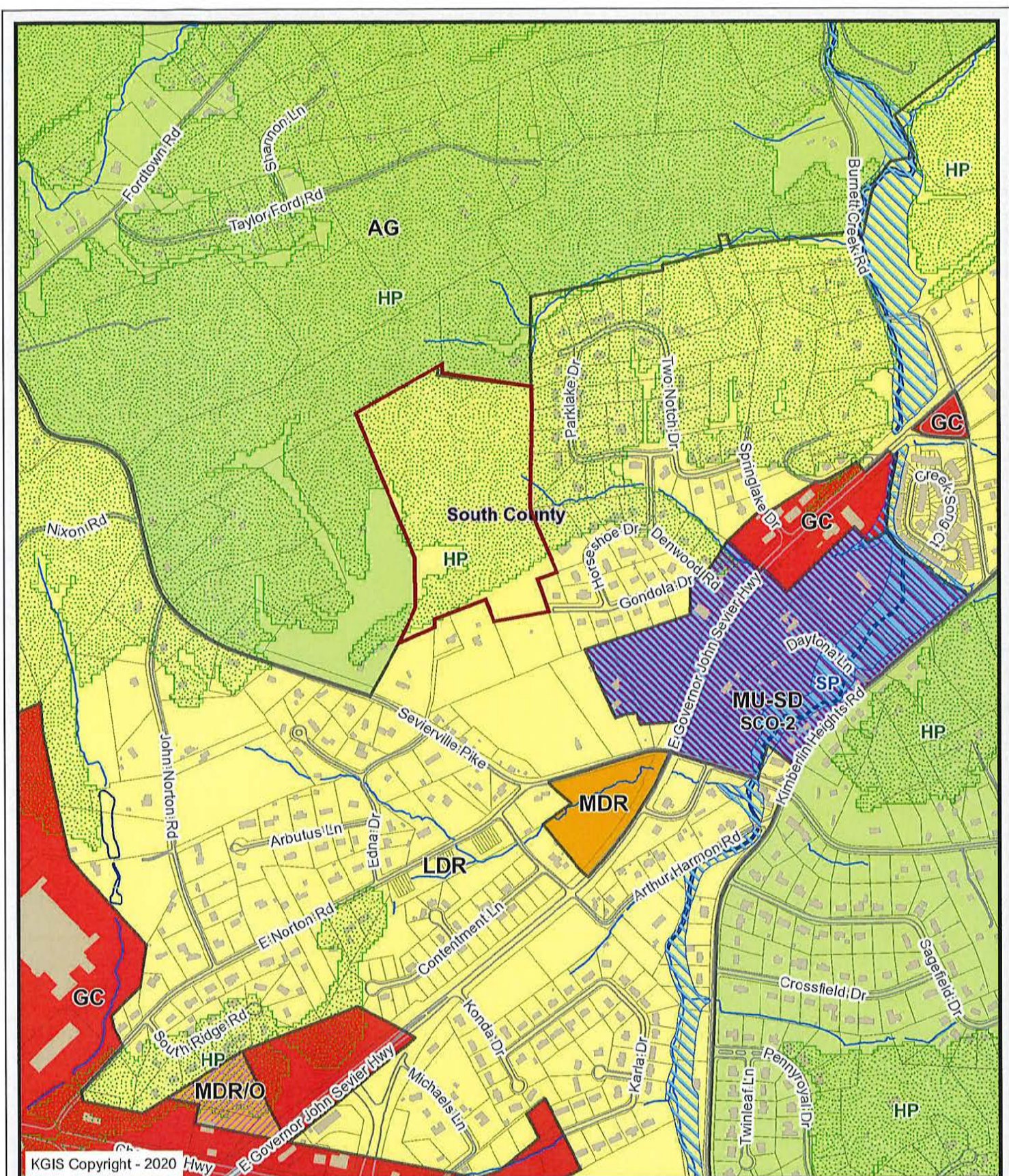
Knoxville - Knox County - KUB Geographic Information System

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Map 124 Parcel 192 (0 Sevierville Pk.)

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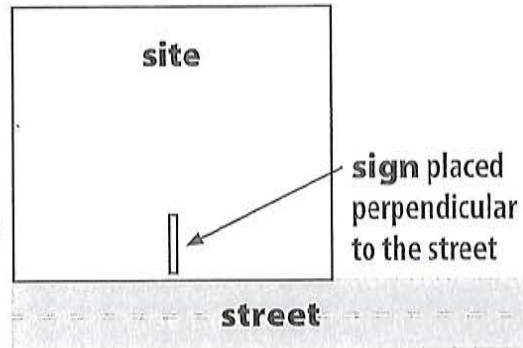
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Aug 26th (Wed) and Sept. 11th (Fri)
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Handwritten Signature]

Printed Name: Taylor Forrester obo YSOS Holdings LLC

Phone: 584-4040 Email: _____

Date: 7-27-20

File Number: 9-D-20-RZ