



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 9-E-20-RZ

**AGENDA ITEM #:** 12

9-A-20-SP

**AGENDA DATE:** 9/10/2020

► **APPLICANT:** CRAIG COBB

OWNER(S): Laumar Properties, LLC

TAX ID NUMBER: 153 03706

[View map on KGIS](#)

JURISDICTION: Commission District 5

STREET ADDRESS: 0 Concord Rd.

► **LOCATION:** Northeast side of Concord Road, south of Loop Road

► **TRACT INFORMATION:** 8.42 acres.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Farragut Urban Growth Area

ACCESSIBILITY: Concord Road is a major arterial with a pavement width of approximately 20 feet inside a right-of-way width of approximately 115 feet.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

► **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / CN (Neighborhood Commercial)

► **PROPOSED PLAN DESIGNATION/ZONING:** HDR (High Density Residential) / PR (Planned Residential)

► **EXISTING LAND USE:** Vacant land

► **DENSITY PROPOSED:** 18 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: Requests to rezone the property to CA (General Business) and amend the land use to commercial were denied in 2004 (# 1-E-04-RZ / 1-A-04-SP).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Agricultural/forestry/vacant and single family residential - O (Office) and LDR (Low Density Residential) - RA (Low Density Residential)

South: Agricultural/forestry/vacant - O (Office) - CN (Neighborhood Commercial)

East: Single family residential - LDR (Low Density Residential) - RA (Low Density Residential) and HZ (Historic Overlay)

West: Multifamily and agricultural/forestry/vacant - n/a (Town of Farragut) - FAR: A (Farragut: Agricultural) and FAR: C-1 (Farragut: General Commercial)

NEIGHBORHOOD CONTEXT: This property abuts the Town of Farragut boundary, which is adjacent to the west. On the Knox County side (north, east, and south), the property is surrounded by small-lot, single family residential dwellings. Across the street in Farragut is a memory care facility and vacant land. The Tennessee River and S. Northshore Drive are nearby to the south.

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**STAFF RECOMMENDATION:**

► **Withdraw the sector plan amendment application per the applicant's request.**

Staff received an email from the applicant on 9/2/2020 requesting withdrawal of this item.

► **Withdraw the rezoning application per the applicant's request.**

Staff received an email from the applicant requesting withdrawal of this item on 9/2/2020.

**COMMENTS:**

The original application requested the OB zone, which lists as one of its permitted uses, "all uses as regulated by the RB zone". Knox County's Development Services Department has interpreted this statement to mean only those uses allowed by right in RB would be those uses allowed in the OB zone. The RB (General Residential) zone allows multifamily use with a density of up to 12 du/ac by right and above 12 du/ac as a use on review. Therefore, the OB zone does not allow 18 du/ac and would not allow the applicant to build at an 18 du/ac density. The applicant has since revised the application to request PR zoning with up to 18 du/ac. However, some of the correspondence received refers to the OB zoning request prior to the application revision.

ESTIMATED TRAFFIC IMPACT: 1382 (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: 14 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Farragut 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.



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] Fwd: Concord Road rezoning**

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**Michelle Portier** <michelle.portier@knoxplanning.org>

Wed, Sep 2, 2020 at 4:16 PM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

More information regarding the withdrawal for case 9-E-20-RZ/9-A-20-SP.

Thank you,  
Michelle

----- Forwarded message -----

From: **Craig Cobb** <CraigC@dominiondg.com>

Date: Wed, Sep 2, 2020 at 4:15 PM

Subject: Re: Concord Road rezoning

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

**WITHDRAWAL REQUEST****File #:** 9-E-20-RZ\_9-A-20-SP

Yes, I confirm.

Craig

**Meeting Date:** September 10, 2020

Sent from my iPhone

On Sep 2, 2020, at 3:57 PM, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt; wrote:

For our records, I need you to confirm that your withdrawal request is for the Concord Rd rezoning, case 9-E-20-RZ/9-A-20-SP. Is that correct?

Thank you,  
Michelle

On Wed, Sep 2, 2020 at 3:11 PM Craig Cobb &lt;CraigC@dominiondg.com&gt; wrote:

Michelle,

Please pull our application. We will no longer be pursuing this project at the proposed location.

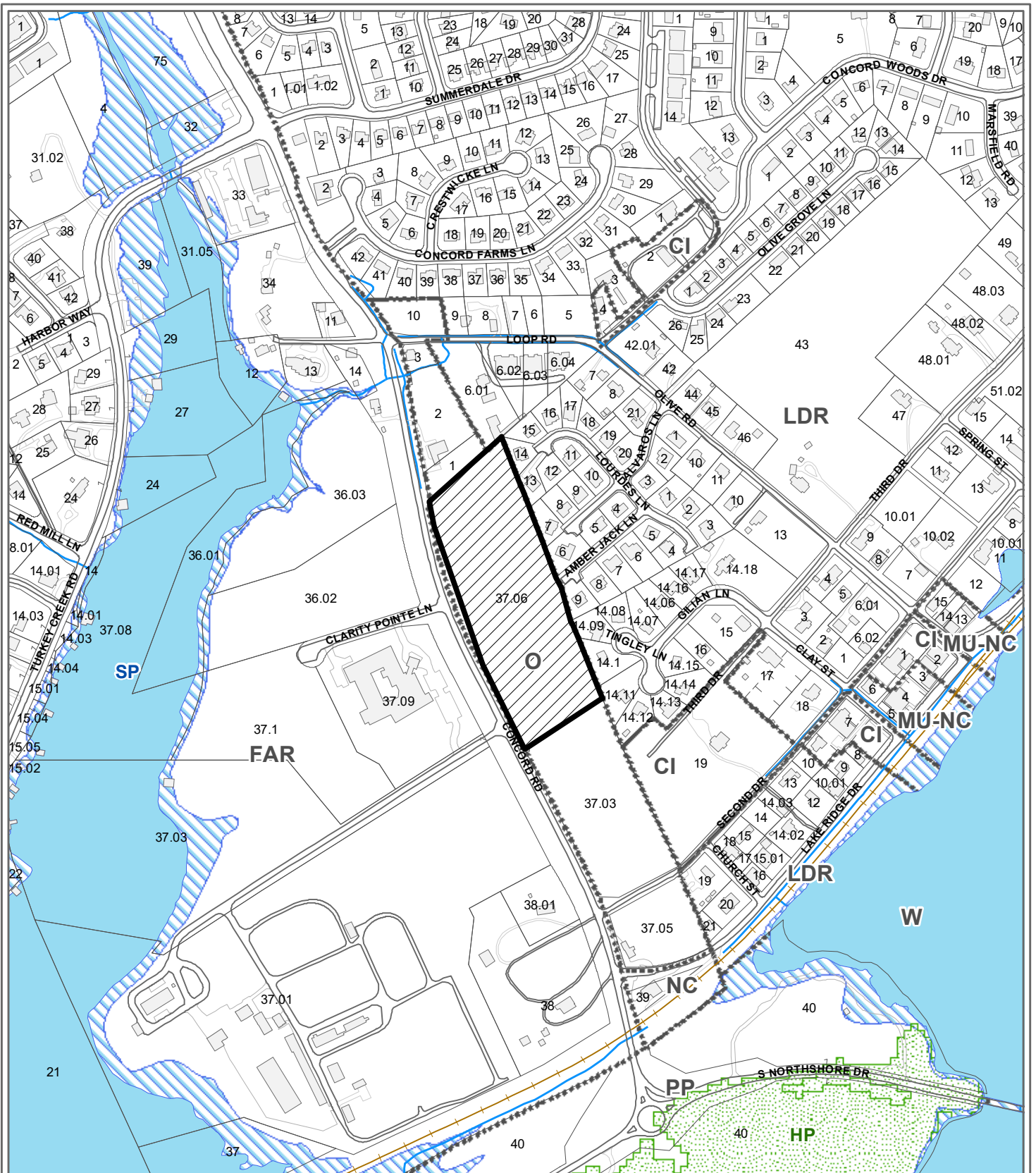
Let me know if you need anything else from me.

Thanks,

Craig

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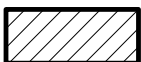
**From:** Michelle Portier <michelle.portier@knoxplanning.org>**Sent:** Wednesday, September 2, 2020 10:38 AM



**9-A-20-SP / 9-E-20-RZ  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: O (Office)

To: HDR (High Density Residential)

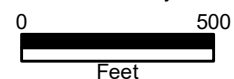


Original Print Date: 8/13/2020      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

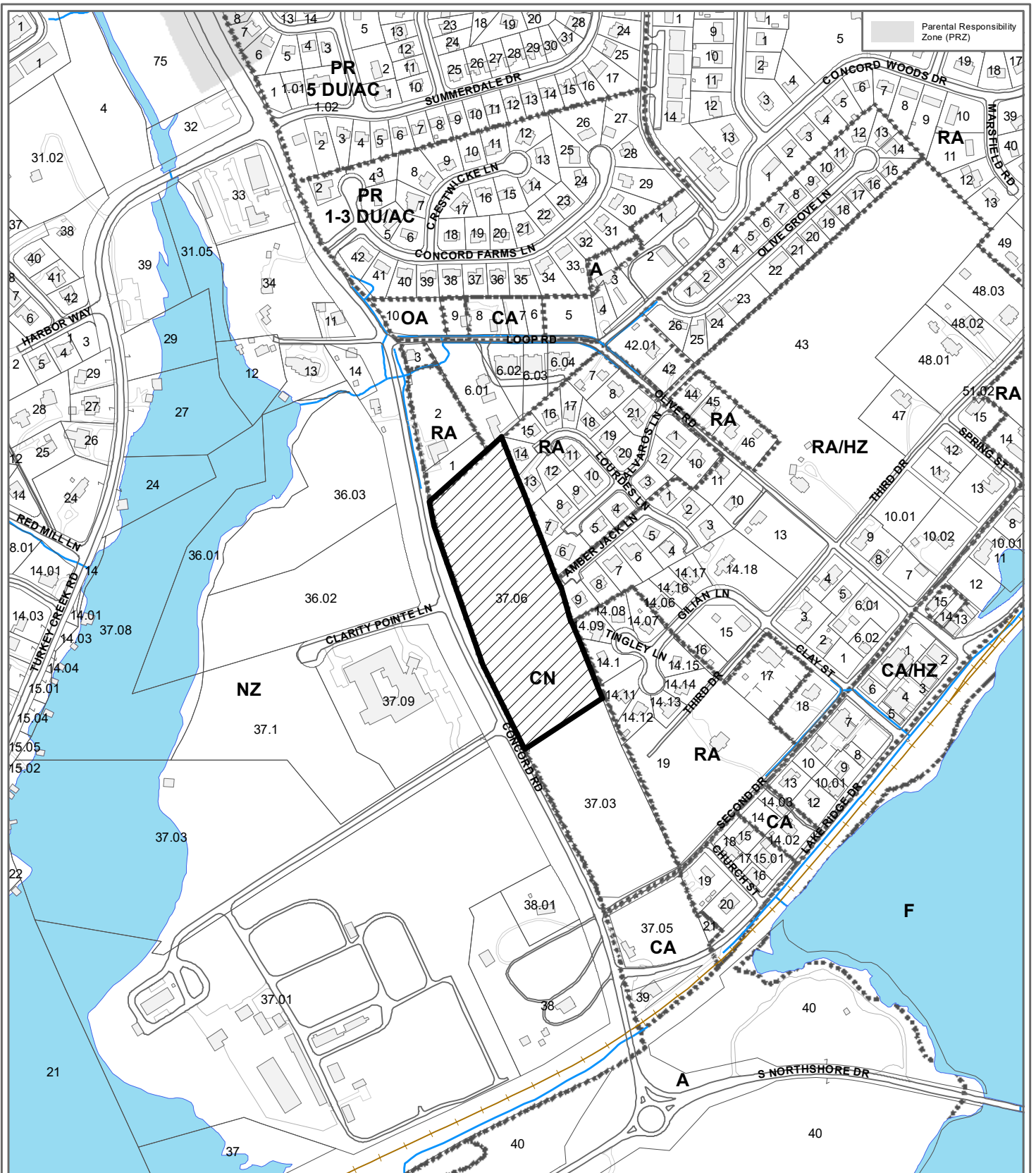
Petitioner: Craig Cobb

Map No: 153

Jurisdiction: County







### 9-E-20-RZ REZONING

From: CN (Neighborhood Commercial)

To: PR (Planned Residential)



Original Print Date: 8/14/2020 Revised: 8/21/2020  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Cobb / Dominion Development Group, Craig

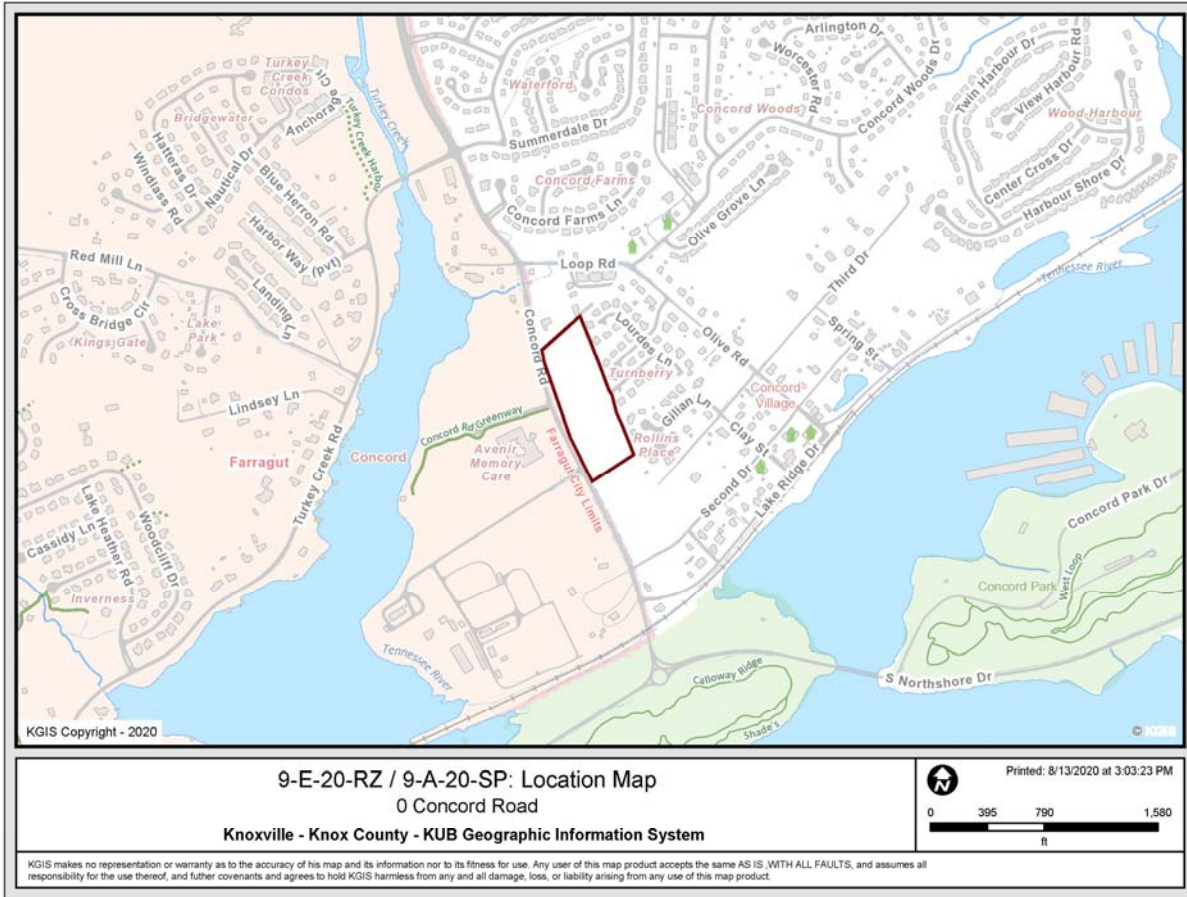
Map No: 153

Jurisdiction: County

0 500  
Feet

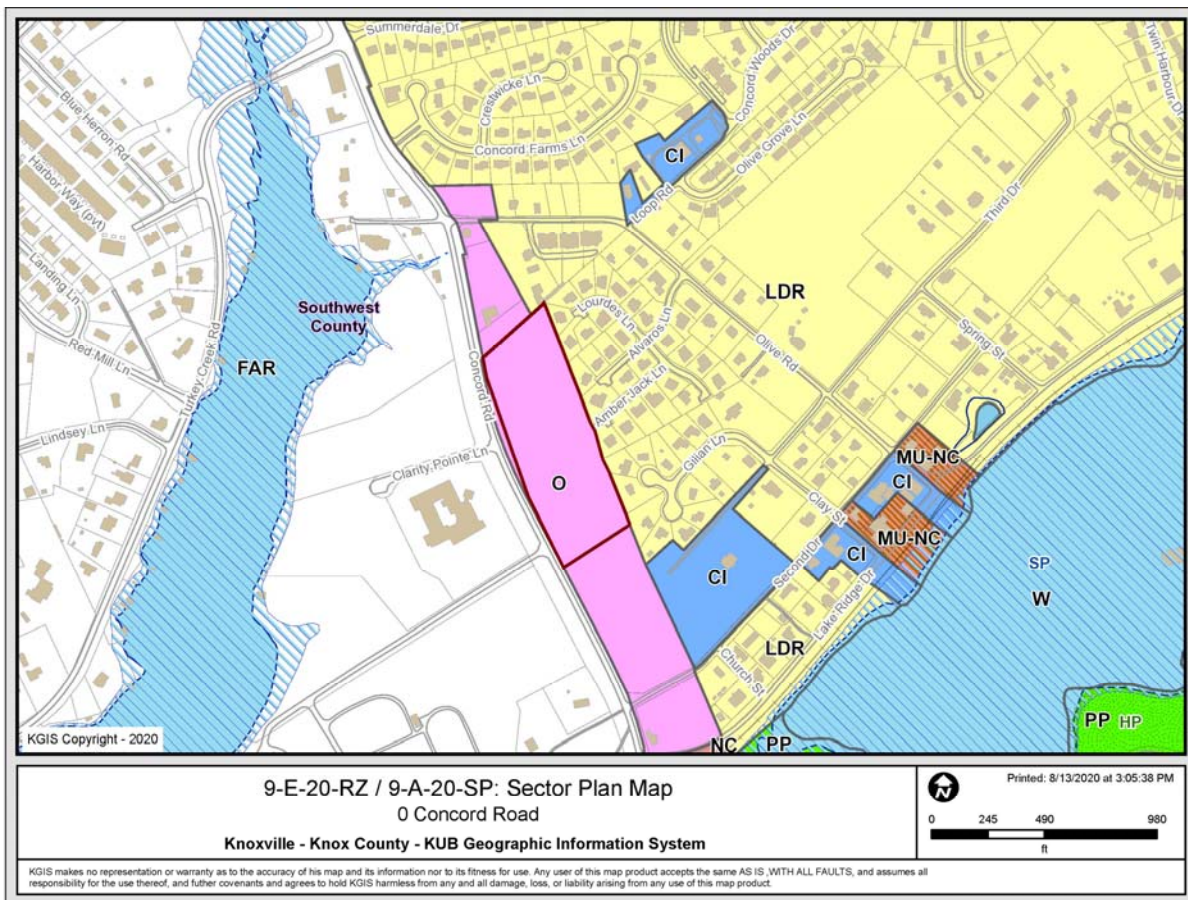
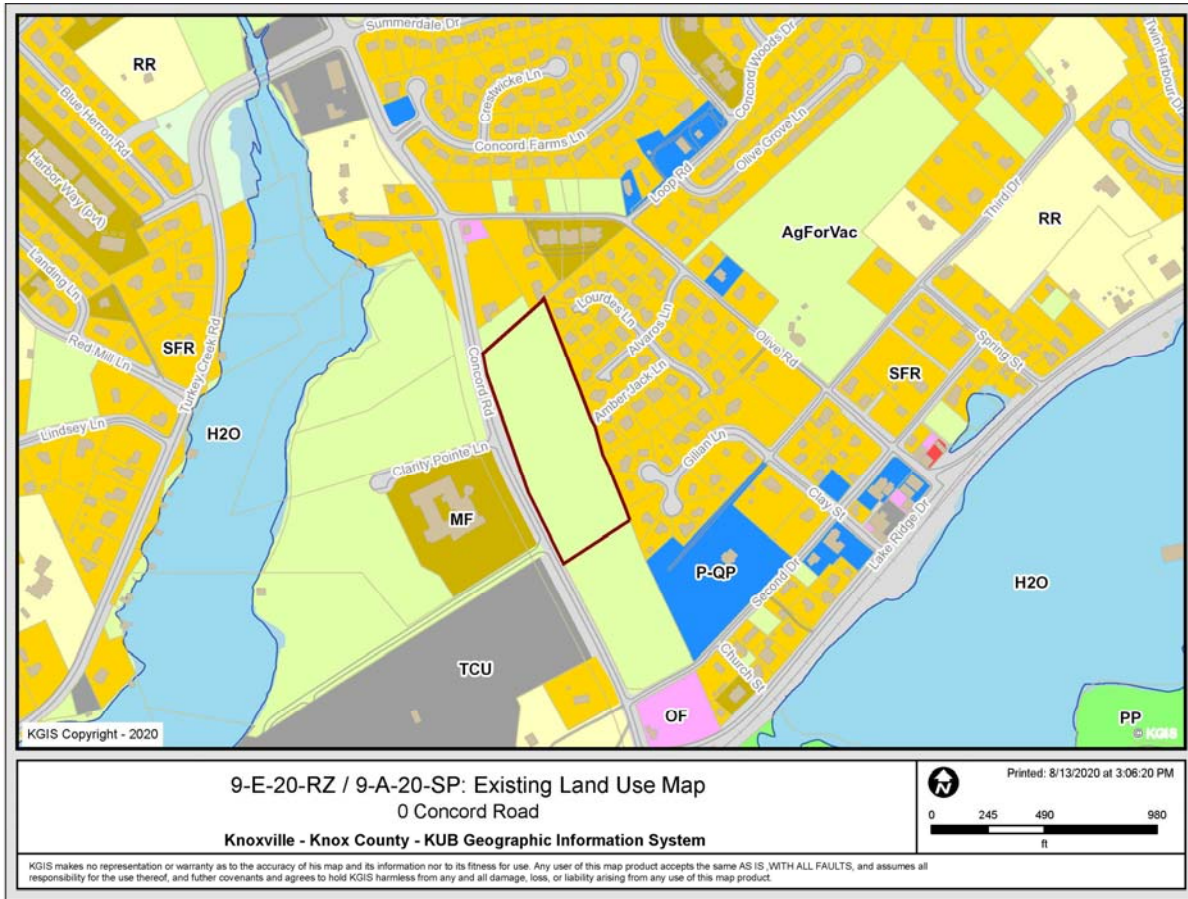


9-E-20-RZ / 9-A-20-SP  
EXHIBIT A. Contextual Images



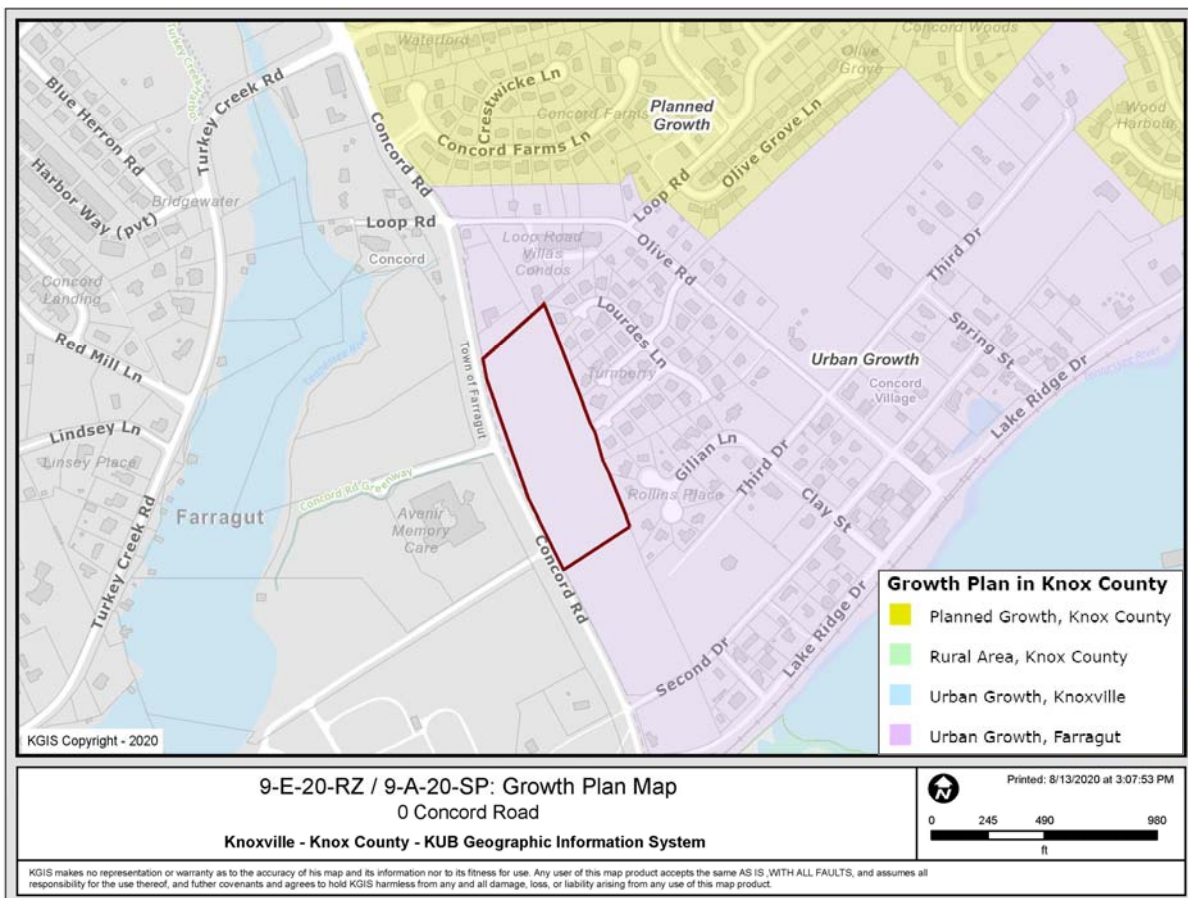
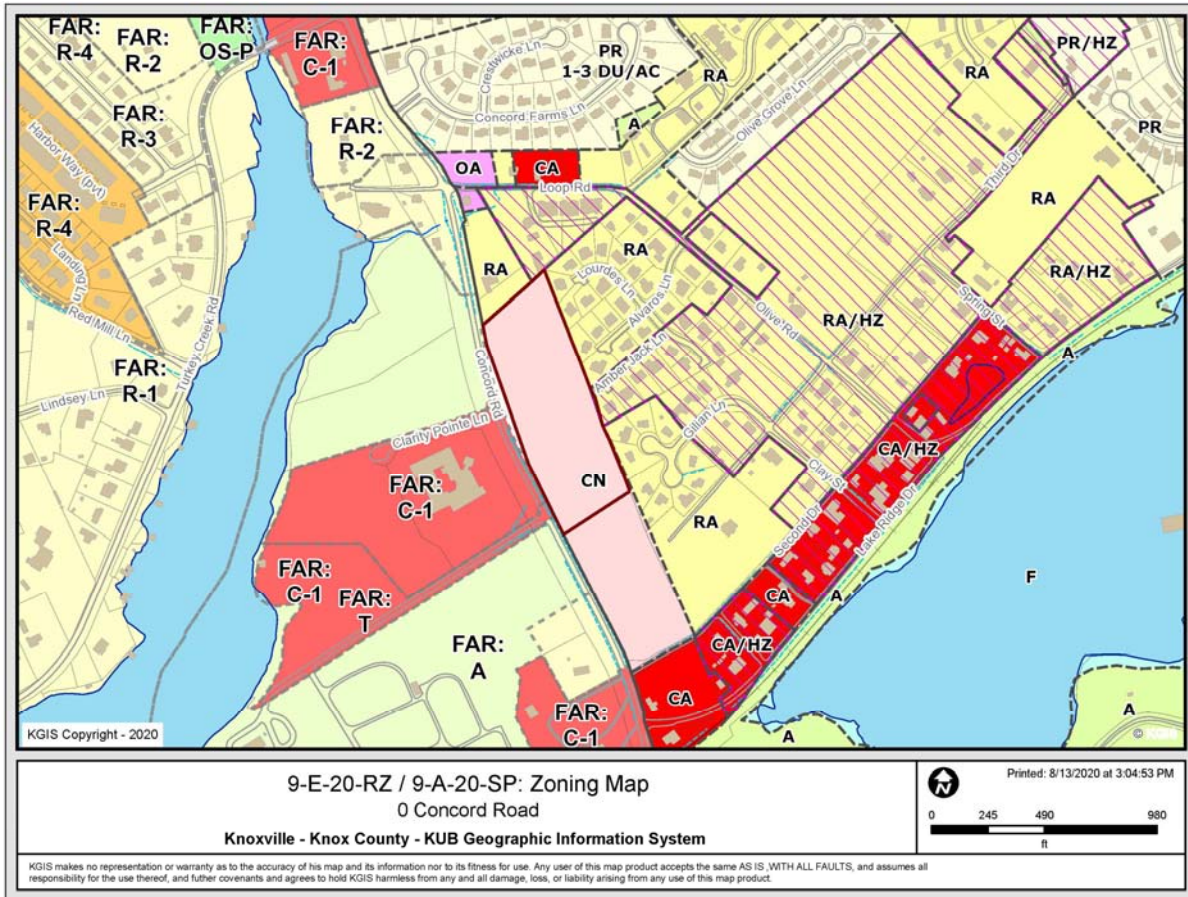


# 9-E-20-RZ / 9-A-20-SP EXHIBIT A. Contextual Images





# 9-E-20-RZ / 9-A-20-SP EXHIBIT A. Contextual Images





## Exhibit B. Resolution from the Town of Farragut



Patrick Phillips, Chairman  
Knoxville-Knox County Planning Commission  
400 Main Street, Suite 403  
Knoxville, TN 37902

August 25, 2020

The Honorable Chairman Patrick Phillips,

On August 13, 2020, The Town of Farragut Board of Mayor and Aldermen voted to adopt the attached Resolution in opposition to the proposed rezoning of Parcel 03706 of Tax Map 153.

The Town of Farragut finds the proposed rezoning and amendments to the Southwest Sector Plan to be inconsistent with the Town's development standards and incompatible with the density and scale of adjacent properties.

Furthermore, we affirm the Growth Policy Plan adopted by Knoxville, Knox County, and The Town of Farragut remains in full effect.

Because we find the proposed re-zoning application and sector plan amendment to be contrary to the provisions of the Growth Policy Plan for development within the Urban Growth Boundary, we request that the Knoxville-Knox County Planning Commission join The Town of Farragut in opposition to these requests.

Respectfully,

Ron Williams, Mayor

Town of Farragut

cc: Glenn Jacobs, Mayor, Knox County  
cc: Scott Smith, Vice-chair, Knoxville-Knox County Planning Commission  
cc: Hugh Nystrom, Chairman, Knox County Commission  
cc: Michele Carringer, Vice-chairman, Knox County Commission  
cc: John Schoonmaker, Knox County Commission, District 5  
cc: Larsen Jan, Knox County Commission, At Large Seat 10  
cc: Justin Biggs, Knox County Commission, At Large Seat 11



**RESOLUTION: R-2020-08**

**A RESOLUTION BY THE BOARD OF MAYOR AND ALDERMEN OF THE  
TOWN OF FARRAGUT IN OPPOSITION TO PROPOSED REZONING IN THE  
TOWN OF FARRAGUT URBAN GROWTH BOUNDARY**

**WHEREAS**, Knoxville | Knox County Planning received a proposed rezoning and Southwest Sector Plan amendment on July 27, 2020 for Parcel 03706, Tax Map 153, which is located within the approved Urban Growth Boundary of the Town of Farragut; and,

**WHEREAS**, this parcel is within the jurisdiction of Knox County and currently zoned Neighborhood Commercial (CN), which provides for uses and services that compliment and are not disruptive to established residential neighborhoods; and,

**WHEREAS**, the Neighborhood Commercial (CN) district limits the size of individual buildings to 5,000 sq. ft. and 35 feet in height and is intended to provide an appropriate building form and scale that will transition well with adjacent residential structures; and,

**WHEREAS**, in the Knox County Southwest Sector Plan this parcel is shown as Office (O) and is designated for business and professional offices and office parks; and

**WHEREAS**, the proposed rezoning from Dominion Development Group requests to change the zoning to Office, Medical, and Related Services Zone (OB), which allows multiple development features that are inconsistent with the Southwest Sector Plan and a broad range of uses that include up to 4 story buildings that can be 45 feet in height, but would not permit, outside of a use on review, densities in excess of 12 units per acre; and,

**WHEREAS**, the Office, Medical, and Related Services Zone (OB) also provides, as a use on review, for the following uses: methadone treatment, pain management clinics and recovery housing, which would be inconsistent with the objectives of both Knox County and the Town of Farragut to ensure that existing residential development are protected from surrounding incompatible development; and,

**WHEREAS**, the proposed application also requests an amendment to the Southwest Sector Plan for the property from Office (O) to High Density Residential (HDR) to increase the allowable density by 33% allowing for up to 18 dwelling units per acre; and,

**WHEREAS**, this property is located within the Town of Farragut Urban Growth Boundary which has been designated on the Comprehensive Land Use Plan for the Town of Farragut as Medium Density Residential, which permits a density of up to 8 dwelling units per acre which would allow for an appropriate transition from lower single family residential density to the north and east, to the improvements that are currently being made to Concord Road; and,



## Exhibit B. Resolution from the Town of Farragut

**WHEREAS**, the requested rezoning and Southwest Sector Plan amendments are incompatible with the current density and scale of development surrounding this property and the Concord Road corridor; and,

**WHEREAS**, the Comprehensive Growth Plan Act, Tenn. Code Ann. § 6-58-107(a) provides that once a growth policy plan has been adopted and approved “all land use decisions made by the legislative body and the municipality’s or county’s planning commission *shall* be consistent with the growth plan”; and,

**WHEREAS**, the Growth Policy Plan adopted by Knoxville, Knox County, and the Town of Farragut expressly established the policy that “ rezoning’s in the urban growth boundaries *shall* be consistent with the applicable Sector Plan adopted by the Metropolitan Planning Commission or the Farragut Land Use Plan, as appropriate or one created hereafter in Knox County under provisions of state law,” Growth Policy Plan § 5.2.

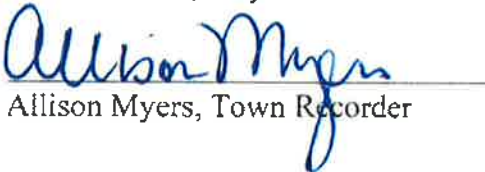
**NOW, THEREFORE, BE IT RESOLVED** that the Board of Mayor and Aldermen of the Town of Farragut is opposed to the proposed Knox County Rezoning request for Parcel 03706, Tax Map 153, because, for the foregoing reasons, it is contrary not only to the Southwest Sector Plan and the Farragut Land Use Plan, but also to the adopted Growth Policy Plan and, as such, if approved would be a violation of the Comprehensive Growth Plan Act.

**BE IT FURTHER RESOLVED** that the Board of Mayor and Aldermen requests that the Knoxville-Knox County Planning Commission and Knox County Commission vote to uphold state law and deny this request and, as such follow the current zoning and land use plans that have been adopted for the area in question.

This resolution is duly adopted by the Board of Mayor and Aldermen of the Town of Farragut on August 13, 2020.



Ron Williams, Mayor

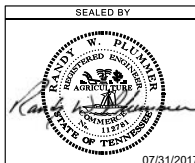
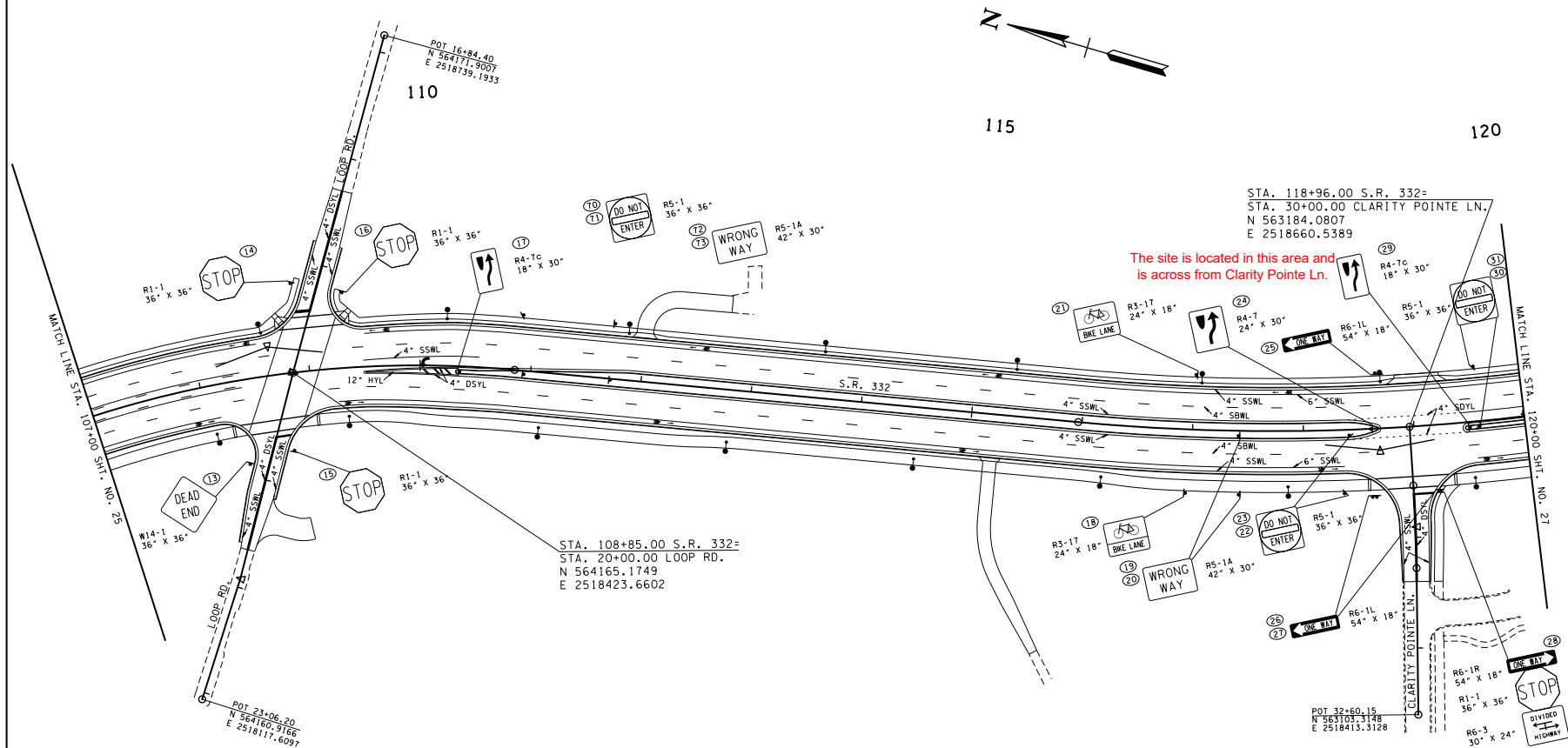


Allison Myers, Town Recorder

# Exhibit C. Contextual Information, Concord Road Improvements

TYPE	YEAR	PROJECT NO.	SHEET NO.
CONST.	2017	STP-M-332(9)	26

07-31-17: ADJUSTED THE PAVEMENT MARKINGS AT THE CLARITY POINT LN. INTERSECTION; CHANGED THE SIZE OF SIGN #13; ADDED TWO R5-1 SIGNS TO THE NORTHBOUND LANES; ADDED TWO R4-7C SIGNS TO THE NORTHBOUND LANES.



COORDINATES ARE NAD/83(995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00009 AND TIED TO THE TORN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE  
DEPARTMENT OF  
TRANSPORTATION

SIGNING AND  
PAVEMENT MARKING  
PLANS

STA. 107+00 TO STA. 120+00

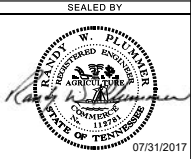
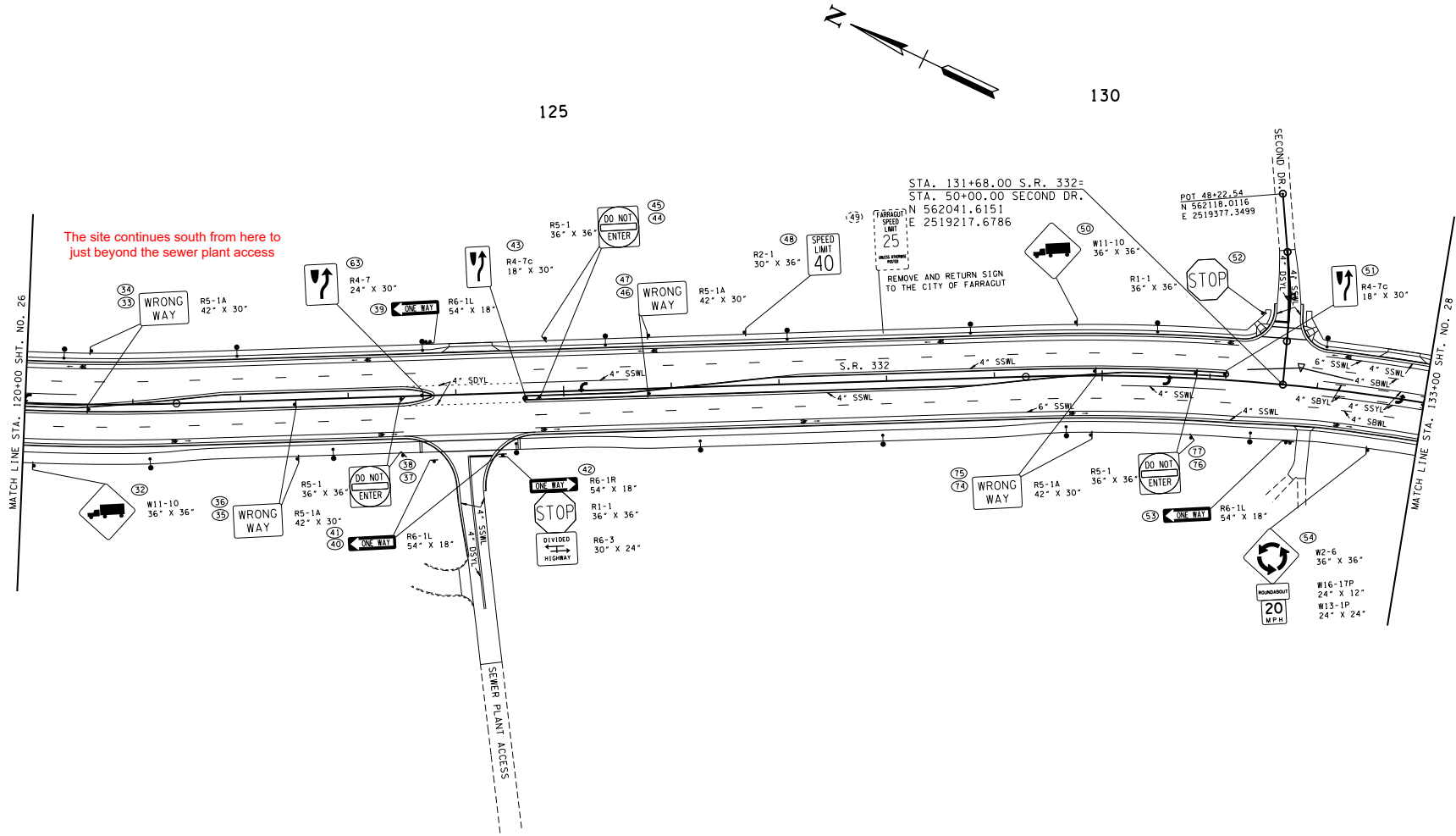
SCALE: 1"=50'



Exhibit C. Contextual Information, Concord Road Improvements

TYPE	YEAR	PROJECT NO.	SHEET NO.
CONST.	2017	STP-M-332(9)	27

07-31-17: ADJUSTED THE PAVEMENT MARKINGS AT THE SEWER PLANT ACCESS INTERSECTION; REMOVED PAVEMENT STRIPING THROUGH THE SECOND DR. INTERSECTION; ADDED TWO R5-1 SIGNS ON THE S.R. 332 SOUTHBOUND LANES; ADDED TWO R5-1A SIGNS ON THE S.R. 332 SOUTHBOUND LANES; SHIFTED SUPPORT LOCATIONS FOR SIGN #53; EDITED THE POSTED SPEED IN SIGN #48.



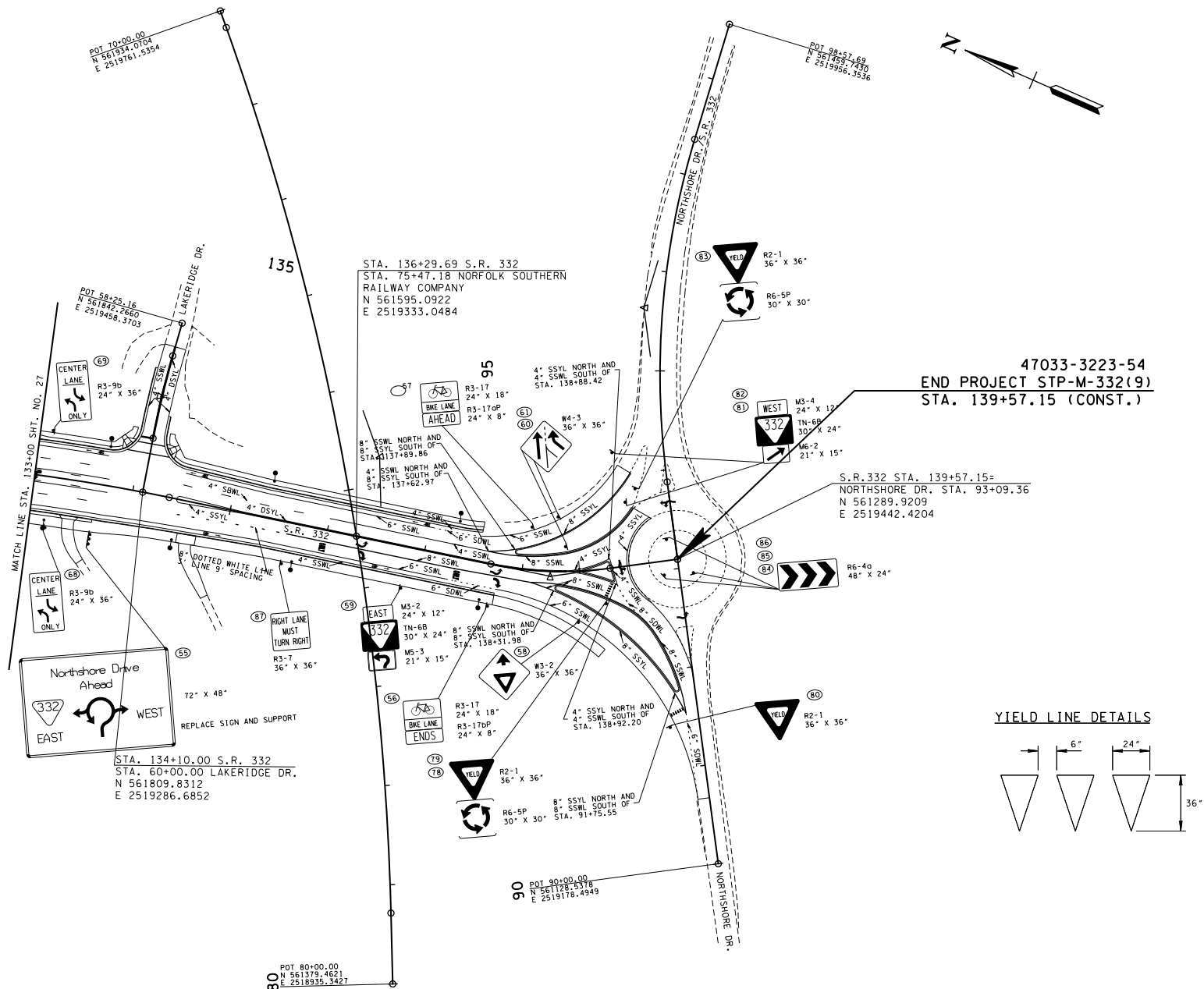
COORDINATES ARE NAD/83(995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00009 AND TIED TO THE TORN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE  
DEPARTMENT OF  
TRANSPORTATION

SIGNING AND  
PAVEMENT MARKING  
PLANS

STA. 120+00 TO STA. 133+00

SCALE: 1"=50'

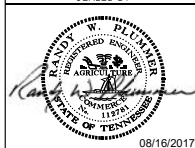


TYPE	YEAR	PROJECT NO.	SHEET NO.
CONST.	2017	STP-M-332(9)	28

07-31-17: ADJUSTED PAVEMENT STRIPING LEADING TO AND THROUGH THE ROUNDABOUT; ADDED PAVEMENT MARKINGS LEADING TO AND THROUGH THE ROUNDABOUT; REMOVED PAVEMENT STRIPING AT THE LAKERIDGE DR. INTERSECTION; CHANGED SIGN #55 TO "REPLACE SIGN AND SUPPORT"; RELOCATED AND RESIZED SIGN #58; ADJUSTED AND RELOCATED SIGN ASSEMBLY #59 (M3-2, TN-6B, M5-3); ADDED SIGN ASSEMBLIES #78, #79 AND #83 (R2-1, R6-SP); ADDED SIGN #80 (R2-1); ADDED SIGN ASSEMBLIES #81 AND #82 (M3-4, TN-6B, M6-2); ADDED SIGNS #84, #85, AND #86 (R6-40); EXTENDED CURB & GUTTER, SIDEWALK & BUFFER, AND BIKE LANE ON THE SOUTH SIDE OF THE BRIDGE; ADDED TRUNCATED DOMES AND BIKE LANE TRANSITION AND MARKINGS; REVISED PAVEMENT MARKING WIDTHS AND COLOR; EXTENDED SOLID LINE ENTERING AND LEAVING THE ROUNDABOUT; REVISED RIGHT TURN ONLY MARKINGS AND LOCATION; ADDED "RIGHT LANE MUST TURN RIGHT" SIGN #87 AND MODIFIED SIGN LOCATIONS.

08-16-17 REMOVED TRUNCATED DOMES AT THE SOUTH END OF THE BRIDGE.

SEALED BY



08/16/2017

COORDINATES ARE NAD/83(995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00009 AND TIED TO THE TORNALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE  
DEPARTMENT OF  
TRANSPORTATION

SIGNING AND  
PAVEMENT MARKING  
PLANS

STA. 133+00.00 TO STA. 139+57.15

SCALE: 1"=50'



**RECEIVED***By Elizabeth Albertson at 3:30 pm, Jul 27, 2020*

## DEVELOPMENT REQUEST

### DEVELOPMENT

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

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☒ Plan Amendment  
☒ Rezoning

Craig Cobb

**REVISED**

Applicant

Applicant Name

7/24/20

9/10/2020

Affiliation

9-E-20-RZ &amp; 9-A-20-SP

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

Craig Cobb

Dominion Development Group

Name

Company

3834 Sutherland Avenue

Knoxville

TN

37919

Address

City

State

Zip

865-567-1096

craigc@dominiondng.com

Phone

Email

## CURRENT PROPERTY INFO

Laumar Properties LLC

1701 Alcott Manor Ln, Knoxville, TN 37922

Owner Name (if different)

Owner Address

Owner Phone

0 Concord Road, Knoxville, TN 37934

153 03706

Property Address

Parcel ID

Northeast side of Concord Road, south of Loop Road

8.42 acres

General Location

Tract Size

Knox County Commission District 9

CN

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

Southwest County

O

Farragut Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant Land

N

First Utility District

First Utility District

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

**RECEIVED**

By Elizabeth Albertson at 3:30 pm, Jul 27, 2020

**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: ~~OB~~ PR - Craig Cobb - 08/21/20  
Proposed Zoning \_\_\_\_\_☒ Plan Amendment Change: HDR  
Proposed Plan Designation(s) \_\_\_\_\_

18 du/ac

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:**

0327 \$1,842

**FEE 2:**

0527 \$800

**FEE 3:****TOTAL:**

\$2,642.00

**AUTHORIZATION** By signing below, I certify I am the property owner, applicant or the owners authorized representative.Digitally signed by Craig Cobb  
DN: cn=US, o=Dominion Development Group, cn=Craig Cobb,  
email=craigc@dominiondng.com  
Reason: I am the author of this document  
Location: your signing location here  
Date: 2020.07.23 16:13:27  
Foxit PhantomPDF Version: 9.7.2

Craig Cobb

7/23/20

Applicant Signature

Please Print

Date

865-567-1096

craigc@dominiondng.com

Phone Number

Email

Elizabeth Albertson  
Digitally signed by Elizabeth Albertson  
Date: 2020.07.27 11:35:35 -04'00'

Elizabeth Albertson

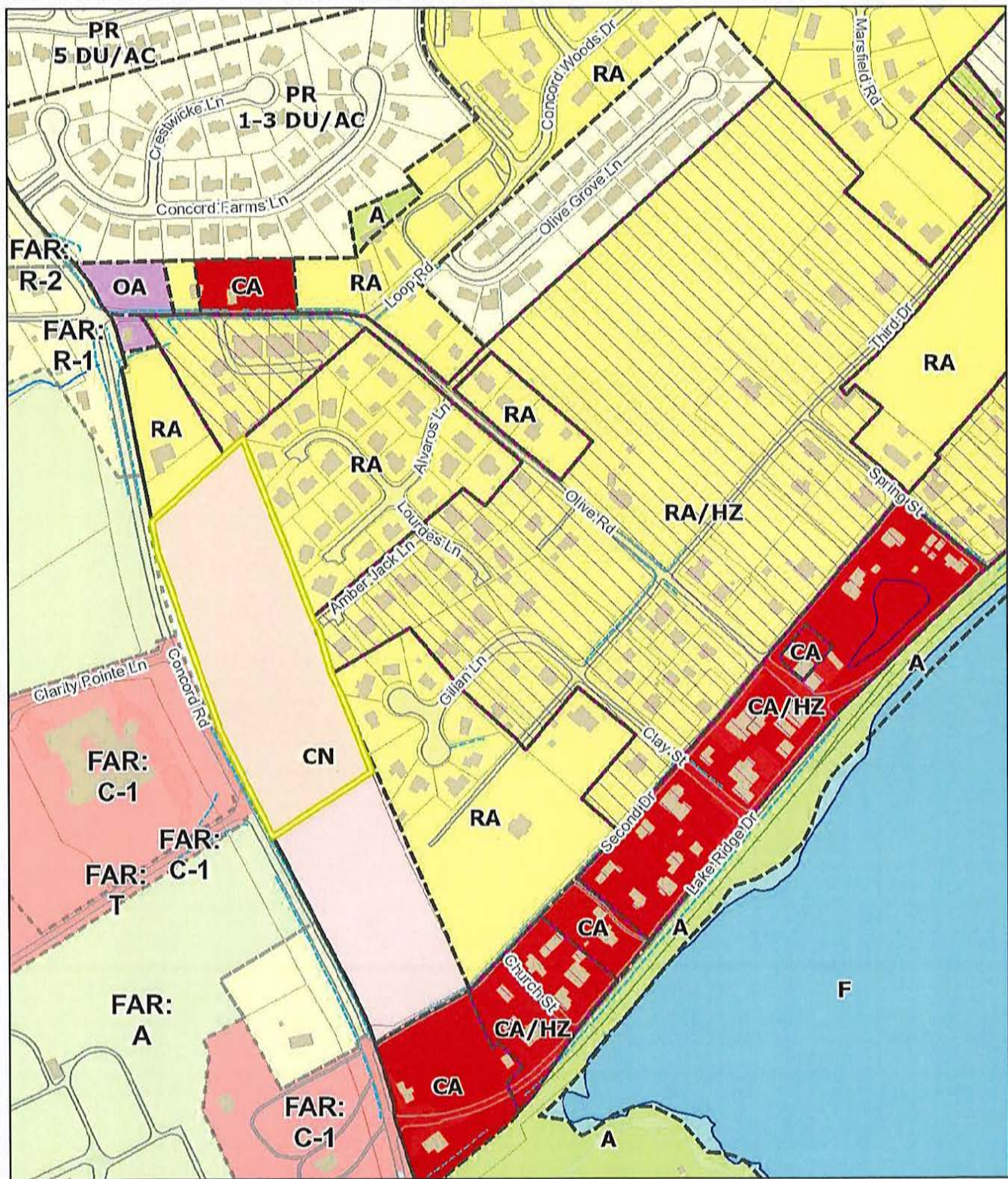
7/27/2020

Staff Signature

Please Print

Date





9-E-20-RZ & 9-A-20-SP

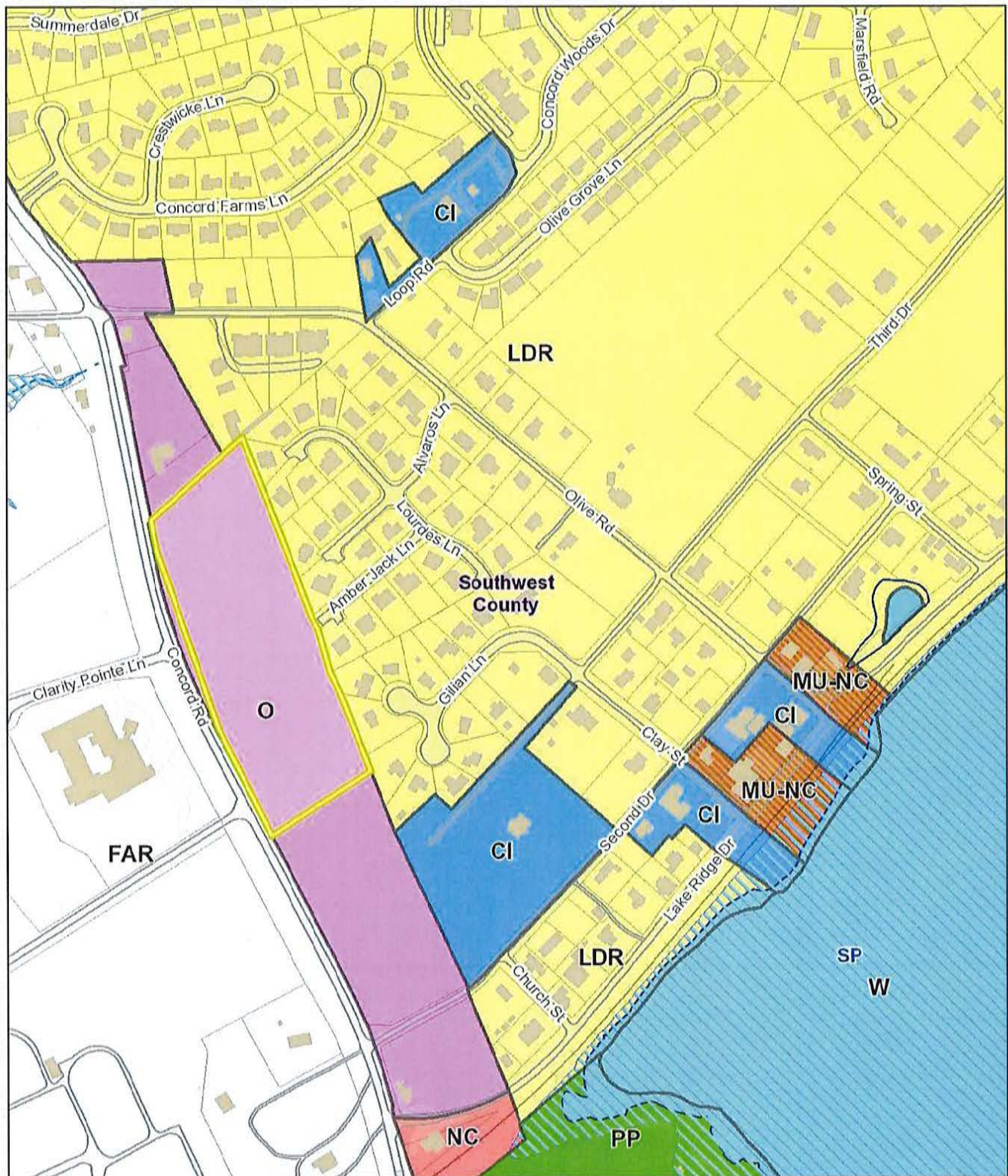


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Printed: 7/27/2020 3:26:18 PM





9-E-20-RZ & 9-A-20-SP



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