

REZONING REPORT

▶ **FILE #:** 4-A-21-RZ

AGENDA ITEM #: 10

AGENDA DATE: 4/8/2021

▶ **APPLICANT:** BECKHAM / SONYA LEANN

OWNER(S): Sonya LeAnn Beckham

TAX ID NUMBER: 154 035

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1629 Maplegreen Lane

▶ **LOCATION:** Southeast side of Maplegreen Lane, south of Bluegrass Road and east of Pellissippi Parkway

▶ **APPX. SIZE OF TRACT:** 2.22 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Maplegreen Lane is a local road with a 13.4-ft pavement width inside a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: Septic

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Two detached single family dwellings; designated as rural residential

▶ EXTENSION OF ZONE: Yes, RA zoning is adjacent to the north and south

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single family residential and rural residential - RA (Low Density Residential) and A (Agricultural)

South: Single family residential - RA (Low Density Residential)

East: Single family residential and rural residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is the Bluegrass area east of Pellissippi Parkway, which began transitioning from Agricultural zoning to residential zoning in the 1990s. Surrounding subdivisions have smaller lot sizes, while the properties still zoned Agricultural have large lot sizes.

STAFF RECOMMENDATION:

▶ **Approve RA (Low Density Residential) zoning because it is consistent with the Southwest County Sector Plan's Low Density Residential 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 COUNTY GENERALLY:

1. Surrounding properties have been transitioning from Agricultural zoning to RA and PR zoning since the 1990s. Surrounding subdivisions are zoned RA and PR, the latter with densities ranging from 4 to 5 du/ac.

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

1. The RA (Low Density Residential Zone) 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.

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. Additional RA zoning is consistent with surrounding neighborhoods and is not expected to generate adverse impacts on surrounding properties.

2. Access would need to be resolved with the Knox County Engineering and Public Works Department, as neither strip of land currently providing access to the main portion of the property meets the County's access width requirement. It appears the original intent for this property was to subdivide it into 2 flag lots, each with a flag stem up to Maplegreen Lane. However, such a subdivision never occurred. The plat creating the two lots fronting Maplegreen Ln between the two flag stems was recorded in 1992 and shows a 12.5' width on the southwestern stem and 16' on the northeastern stem. The County requires 25' of width to provide access. However, access cannot be denied a land-locked piece of property.

3. If rezoned with the minimum lot size allowed, the development could accommodate up to 9 dwelling units.

4. The KGIS map shows a stream crossing the site, but it is not of sufficient size for a stream buffer to be required.

5. Closed contour lines could indicate the presence of a sink hole on the property, and this should be investigated further during the site plan review process to ensure the appropriate buffer is applied if applicable.

6. This property is located within the HP (Hillside and Ridgetop Protection Area). The slope analysis recommended up to 6.4 dwellings on the property, using a base density of 3.0 du/ac to average the surrounding density (2 du/ac to the south; up to 5 du/ac PR zones) for calculating the number of dwellings recommended by the slope analysis.

7. Additional RA zoning is not expected to have any negative impacts on the area. Growth trends and projections document a continued rise in population in the Southwest County sector. While the growth rate of the sector is on the decline and is below the growth rate of the County, it is still experiencing growth, indicating there is a related increased need for housing, and the proposed rezoning would create an opportunity to meet this need.

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 Southwest County sector plan designation supports RA zoning in the Planned Growth Area of Knox

ESTIMATED TRAFFIC IMPACT: 113 (average daily vehicle trips)

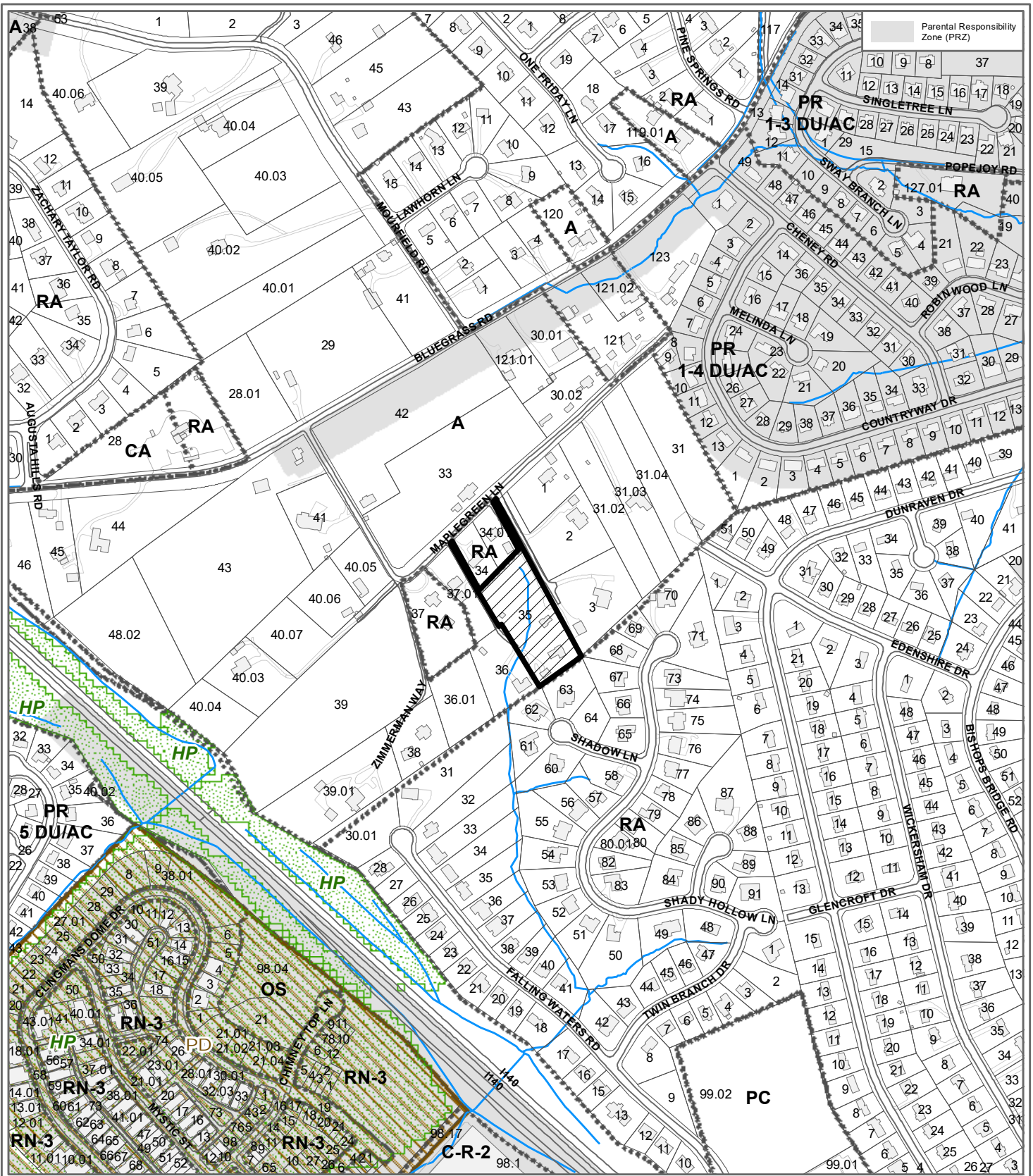
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, grades K-12)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden High.

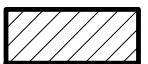
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 5/24/2021. 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.



**4-A-21-RZ
REZONING**

Petitioner: Beckham / Sonya LeAnn



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

Original Print Date: 3/10/2021
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 154
Jurisdiction: County

0 500
Feet



CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	1.81	3.00	5.4
0-15% Slope	0.07	5.00	0.4
15-25% Slope	0.32	2.00	0.6
25-40% Slope	0	0.50	0.0
Greater than 40% Slope	0	0.20	0.0
Ridgetops	0		0.0
Subtotal: Sloped Land	0.39		1.0
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	2.2	2.92	6.4
Proposed Density (Applicant)	2.2	5.00	11.0

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

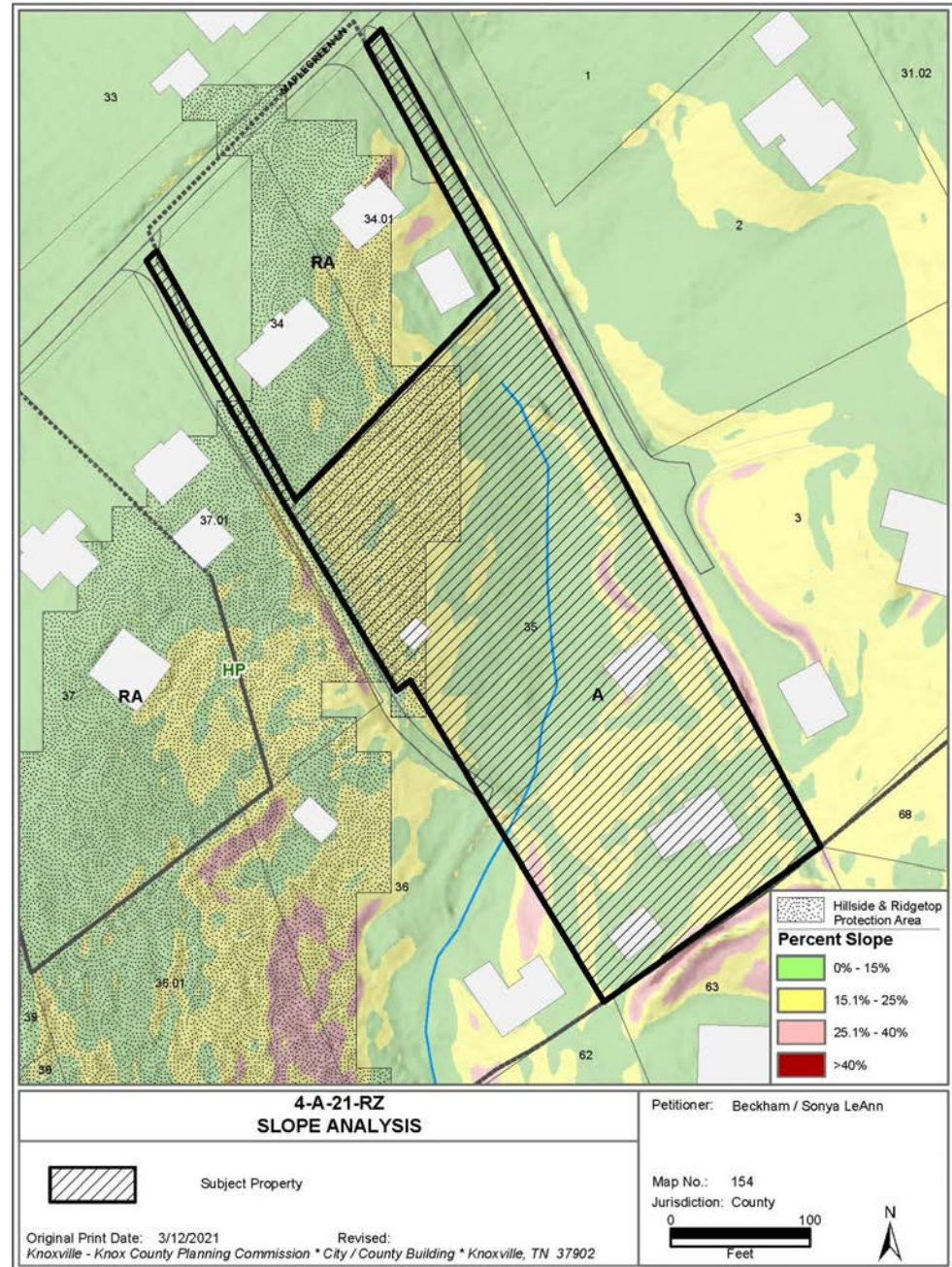
Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

dua: 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 Knox 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.



4-A-21-RZ
EXHIBIT A. Contextual Images



4-A-21-RZ: Location Map
1629 Maplegreen Lane
Knoxville - Knox County - KUB Geographic Information System

Printed: 3/18/2021 at 8:08:34 AM

0 355 710 1,420
ft

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



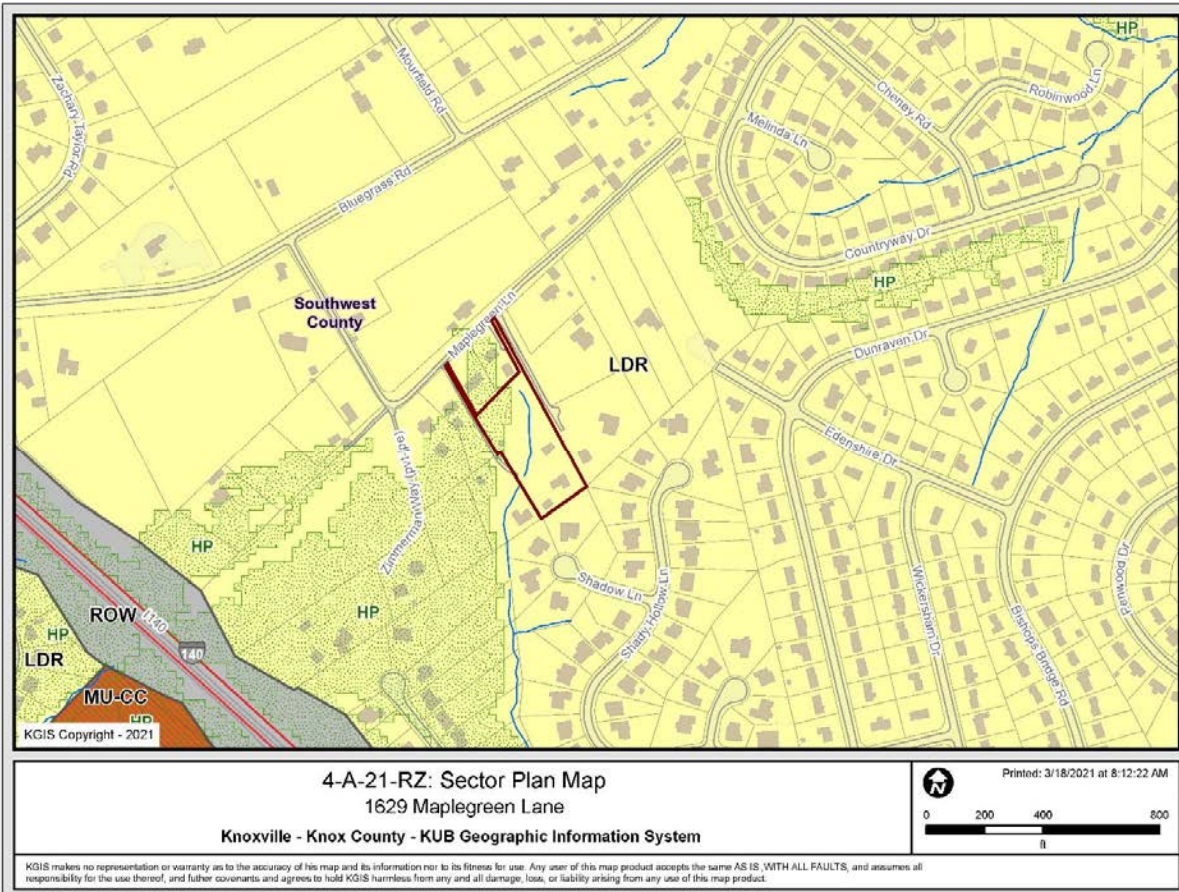
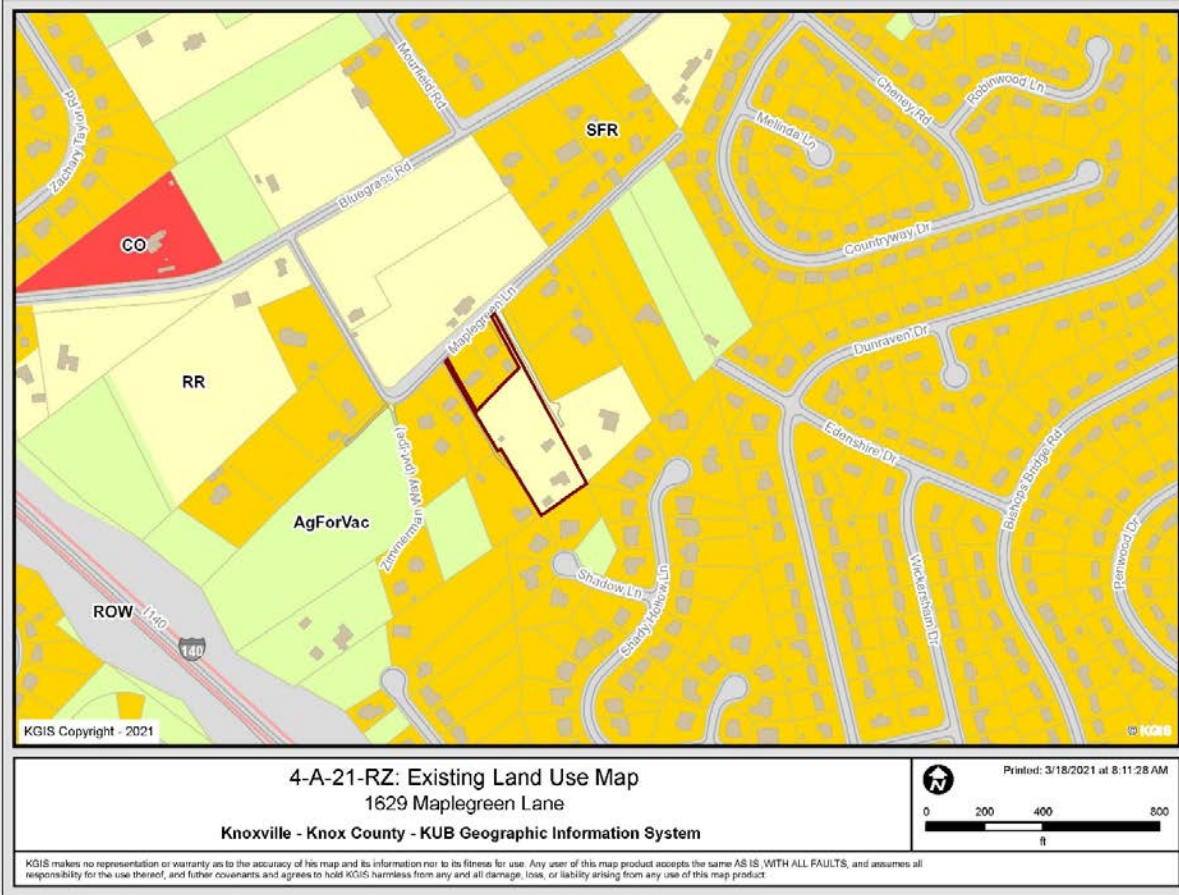
4-A-21-RZ: Aerial Map
1629 Maplegreen Lane
Knoxville - Knox County - KUB Geographic Information System

Printed: 3/18/2021 at 8:14:03 AM

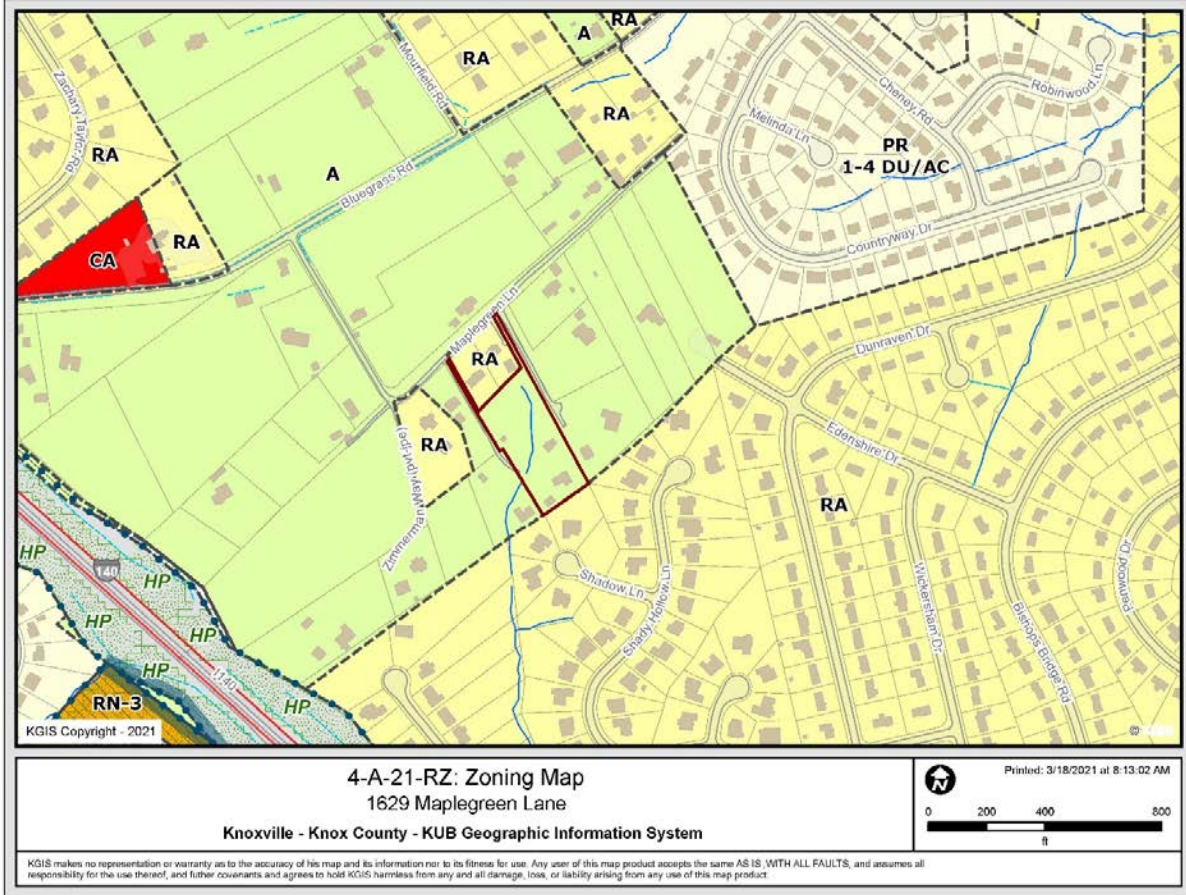
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4-A-21-RZ
EXHIBIT A. Contextual Images



4-A-21-RZ
EXHIBIT A. Contextual Images



(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Sonya LeAnn Beckham

Applicant Name

2/10/2021

Affiliation

Date Filed

4/8/2021

Meeting Date (if applicable)

File Number(s)

4-A-21-RZ

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

S. LeAnn Beckham

Name

1629 Maplegreen Lane

Company

Knoxville

TN

37922

Address

865-712-7789

City

malia2446@yahoo.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different)

1629 Maplegreen Lane

Owner Address

154 035

Owner Phone

Property Address

Parcel ID

West Knox Utilities

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

SE/ side of Maplegreen Ln., south of Bluegrass Rd.

2.22 acres

General Location

Tract Size

City County

4th
District

A
Zoning District

RR
Existing Land Use

Southwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change **Residential (RA)**
Proposed Zoning _____

Plan Amendment Change _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0324 600.00	
Fee 2	
Fee 3	
	\$600.00

AUTHORIZATION

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

Sonya LeAnn Beckham

Sonya LeAnn Beckham

2/10/2021

Applicant Signature

Please Print

Date

865-712-7789

malia2446@yahoo.com

Phone Number

Email

Sherry Michienzi

Sherry Michienzi

2/10/2021

Staff Signature

Please Print

Date