



# REZONING REPORT

▶ **FILE #:** 4-B-21-RZ

**AGENDA ITEM #:** 11

**AGENDA DATE:** 4/8/2021

▶ **APPLICANT:** HOMESTEAD LAND HOLDINGS, LLC

OWNER(S): Karen Shafer

TAX ID NUMBER: 67 191

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7125 Old Clinton Pk.

▶ **LOCATION:** Old Clinton Pike at Paddock Lane

▶ **APPX. SIZE OF TRACT:** 10 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Old Clinton Pike, a two lane minor collector road with 20ft of pavement and 50ft of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** RB (General Residential)

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

▶ **EXISTING LAND USE:** Rural residential

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, PR is adjacent to the south.

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Office - CB - (Business and Manufacturing)

South: Single family residential - PR - (Planned Residential)

East: Rural residential - A - (Agriculture)

West: Single family residential - A - (Agriculture)

NEIGHBORHOOD CONTEXT: The subject property is located on the south side of Old Clinton Pike in an area with a mix of single family residential and office uses in the PR, A, and CB zones.

## STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) up to 5 du/ac (dwelling unit per acre) because it is consistent with the surrounding development.**

## COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCE (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 is an increased need for housing. The proposed rezoning would create an opportunity to meet this need.

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

1. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones.

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. This property is located in the Planned Growth Area of the Growth Policy Plan and this rezoning would continue the trend of PR zoning in the area.

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 Northwest County Sector Plan's land use designation of LDR (Low Density Residential) permits consideration of densities up to 5 du/ac in the Planned Growth Area.
2. This property is within the Planned Growth Area of the Growth Policy Plan and appears to be serviced by both water and wastewater.

ESTIMATED TRAFFIC IMPACT: 550 (average daily vehicle trips)

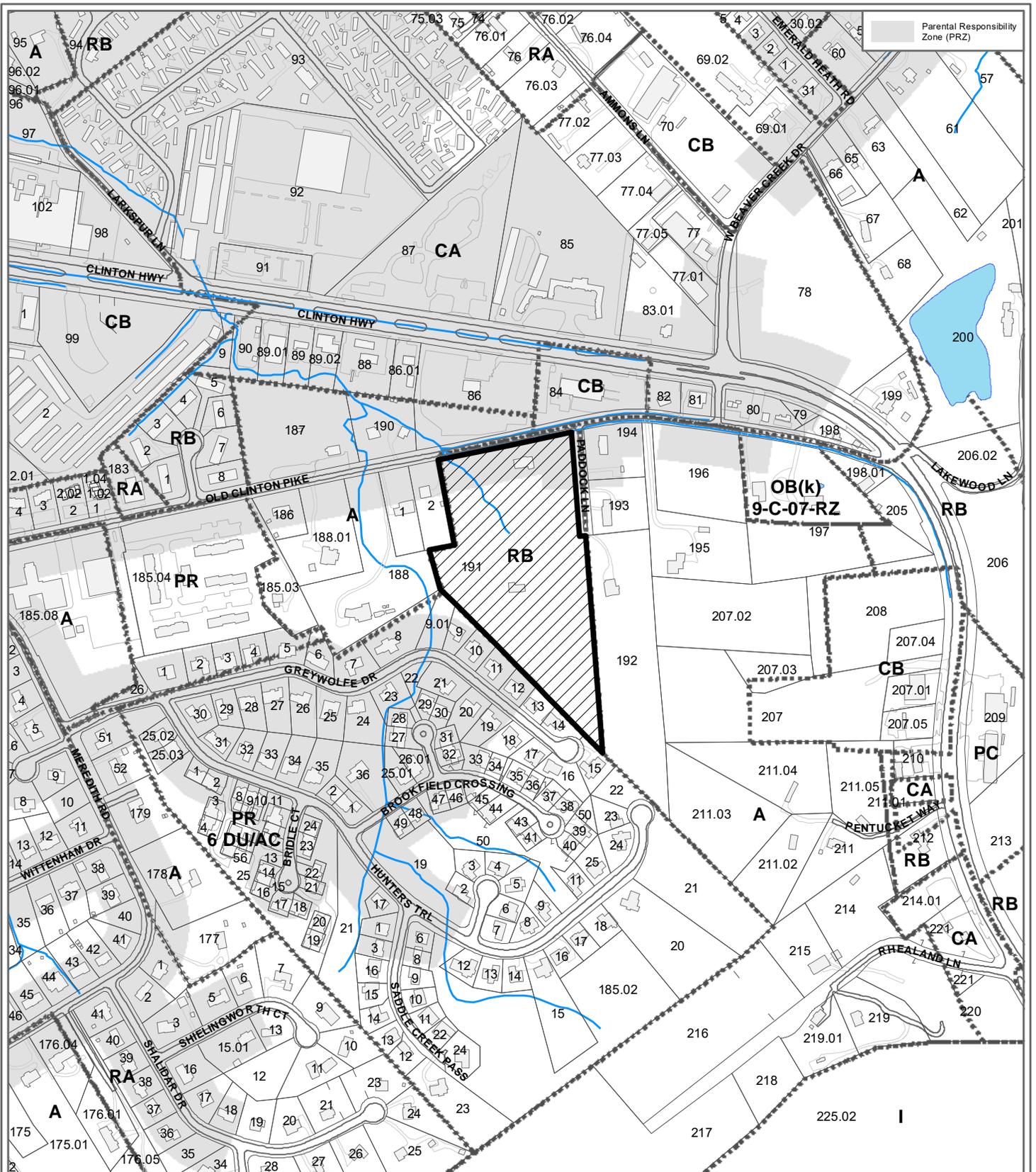
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 21 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell 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 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-B-21-RZ  
REZONING**



From: RB (General Residential)

To: PR (Planned Residential)

Petitioner: Homestead Land Holdings, LLC

Map No: 67

Jurisdiction: County

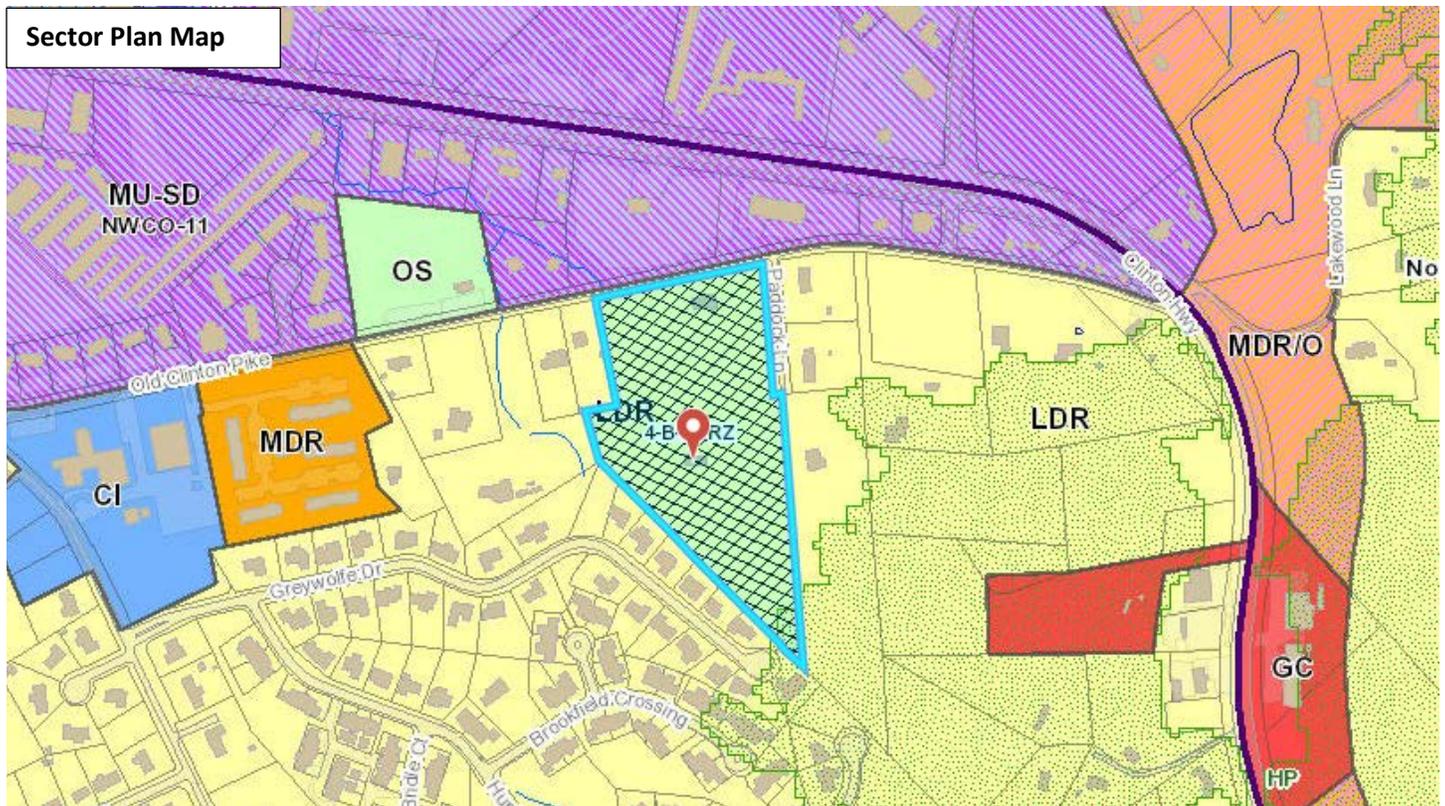
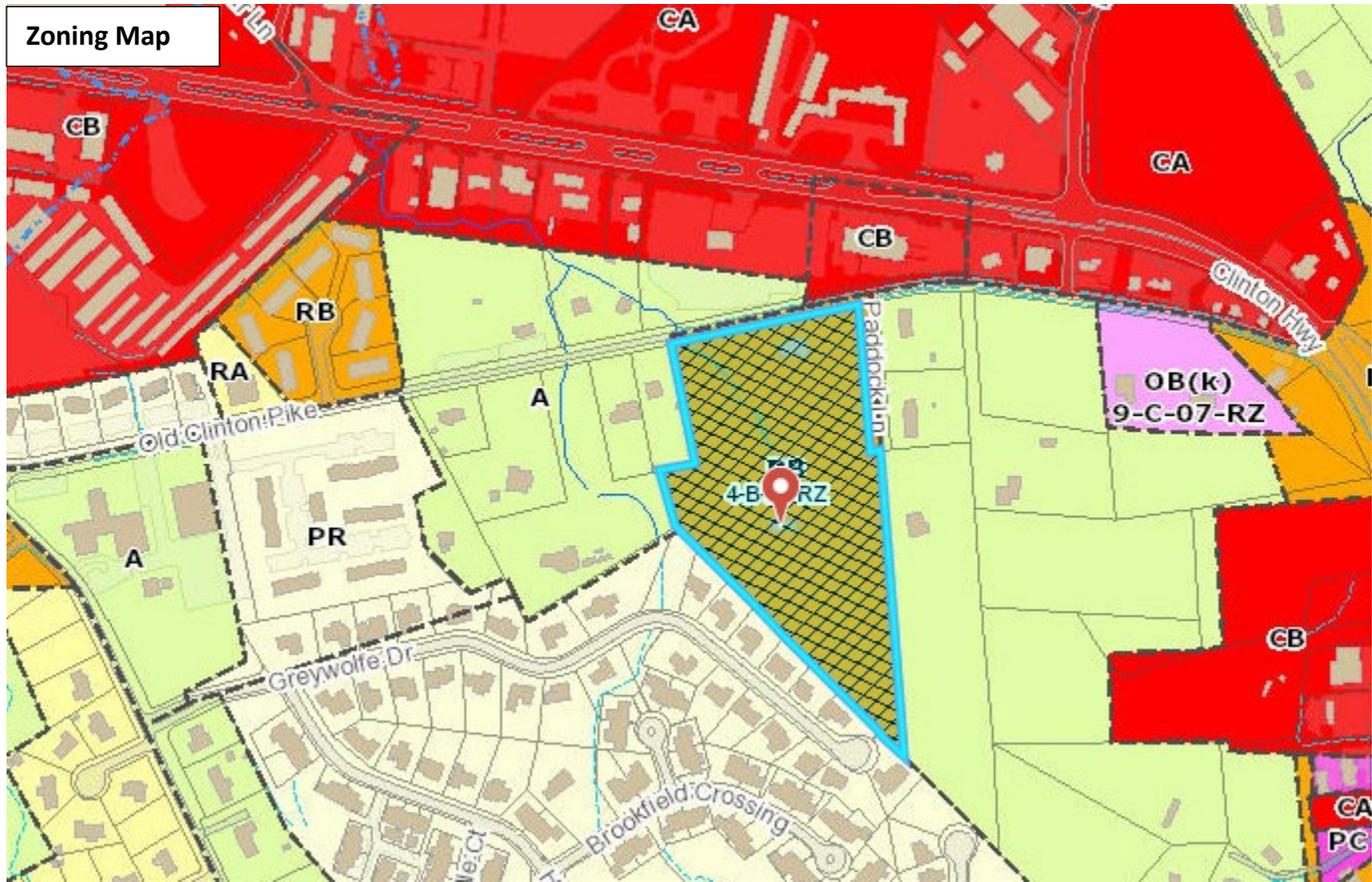


Original Print Date: 3/10/2021

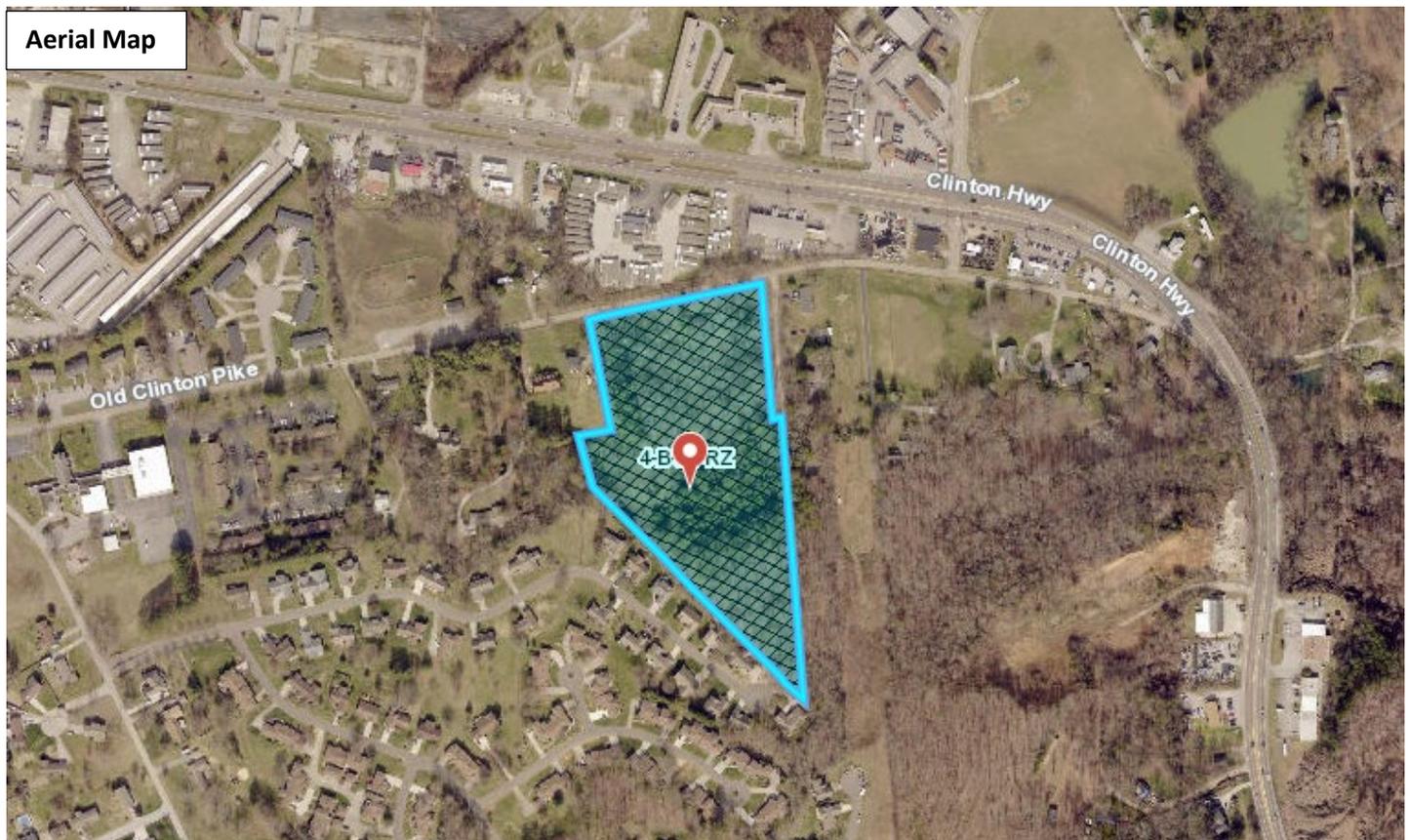
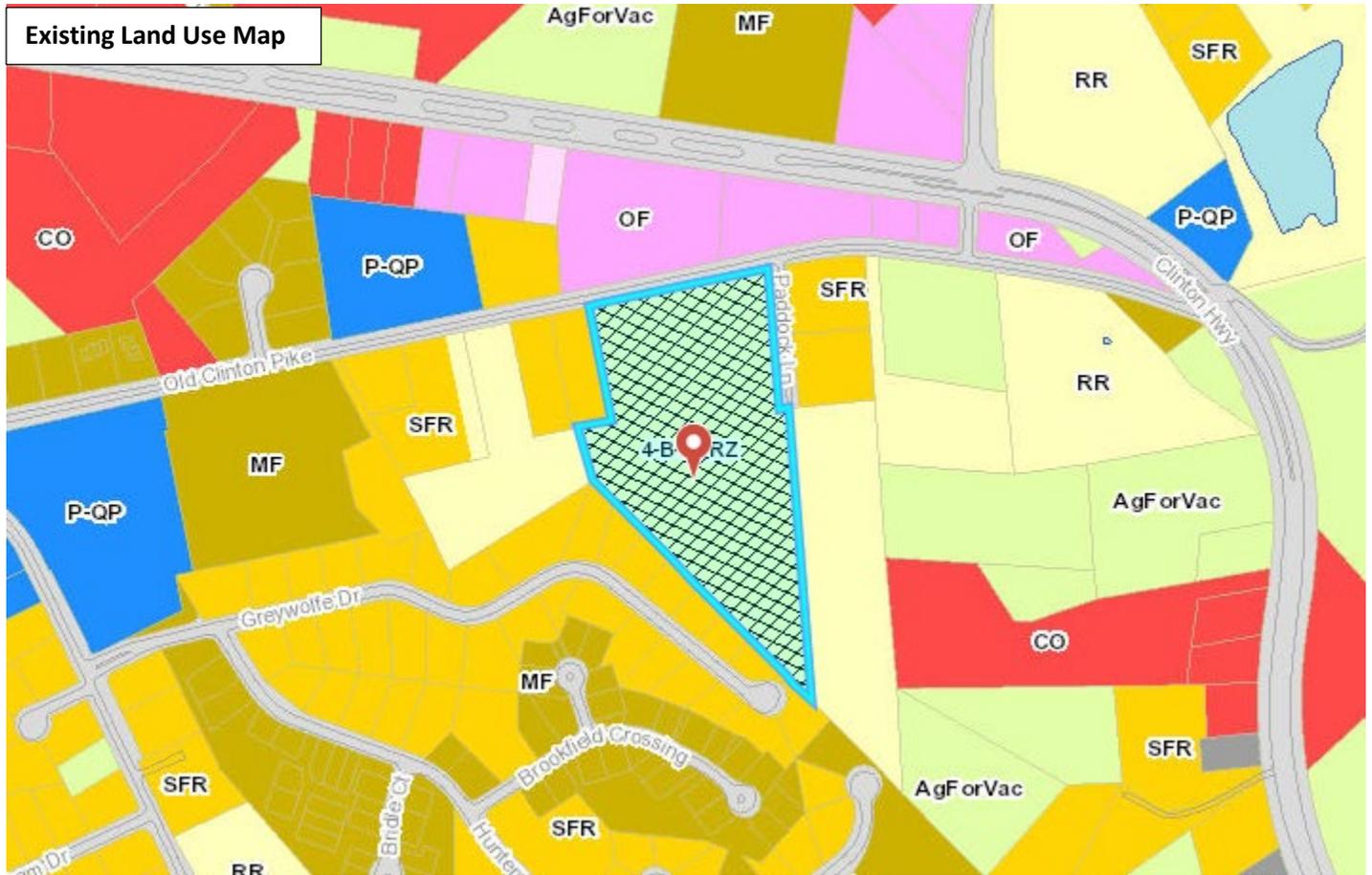
Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

# Exhibit A. 4-B-21-RZ Contextual Images



# Exhibit A. 4-B-21-RZ Contextual Images





# DEVELOPMENT REQUEST

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Homestead Land Holdings, LLC

Applicant Name	Affiliation	
February 18, 2021	April 8, 2021	4-B-21-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

Russell N. Rackley, PE	Rackley Engineering		
Name	Company		
PO Box 30456	Knoxville	TN	37930
Address	City	State	Zip
865-622-6560	rnrackley@rackleyengineering.com		
Phone	Email		

## CURRENT PROPERTY INFO

Karen Shafer	2739 Ripplewood Dr, Dallas, TX 75228	
Owner Name (if different)	Owner Address	Owner Phone
7125 Old Clinton Pk	067 191	
Property Address	Parcel ID	
Old Clinton Pk at Paddock Ln	10	
General Location	Tract Size	
Knox County	RB	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
NW County	LDR /HP	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant /RR	N	HPUD
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

