



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-E-21-RZ (REVISED) **AGENDA ITEM #:** 14
4-A-21-SP **AGENDA DATE:** 4/8/2021

▶ **APPLICANT:** URBAN ENGINEERING
OWNER(S): Elite Realty

TAX ID NUMBER: 84 035 [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 0 Pine Grove Rd.

▶ **LOCATION:** Pine Grove Road at Ratliff Lane, west of Union School Road

▶ **TRACT INFORMATION:** 6.9 acres.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Pine Grove Rd a two lane minor collector street with 15ft of pavement within 40ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) - *Applicant requested withdrawal of sector plan amendment on 3/23/2021 / PR (Planned Residential)*

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

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential, Agriculture/forestry/vacant land, Rural residential - A (Agriculture)

ZONING South: Single family residential, Agriculture/forestry/vacant land - A (Agriculture)

East: Rural residential - A (Agriculture)

West: Single family residential, Agriculture/forestry/vacant land - A (Agriculture)

NEIGHBORHOOD CONTEXT: The subject property is located in a low density neighborhood. Surrounding development includes a mix of agriculture, single detached housing on large

STAFF RECOMMENDATION:

- ▶ **Approve PR (Planned Residential) up to 5 du/ac because it is consistent with the Growth Policy Plan and the sector plan.**

- ▶ ***Applicant requested withdrawal of the MDR (Medium Density Residential) sector plan amendment on 3/23/2021.***

COMMENTS:

This area is within the Urban Growth Boundary for the City of Knoxville in the Growth Policy Plan, it is also within 1/3 of a mile of the commercial node along Strawberry Plains Pike, near the interchange with I-40.

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. Recent rezonings to expand the commercial, industrial and medium density residential areas surrounding the Strawberry Plains Pike / I-40 interchange have occurred in the last 5 years.
2. There is an increased need for housing. The proposed rezoning will create an opportunity to provide more housing.

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

1. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission during 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. Additional opportunity for residential development of this parcel at PR up to 5 du/ac is comparable to the nearby City of Knoxville Zone District RN-1 (Single-Family Residential Neighborhood) which permits minimum lot sizes of 10,000 square feet. PR (Planned Residential) up to 5 du/ac could result in lot sizes as small as approximately 8,700 square feet.
2. This area is likely served by water and wastewater service as part of the KUB service area, especially given the proximity to the RN-1 zoned neighborhood, as well as the nearby commercial node.
3. If rezoned with the requested density, the development could accommodate up to 35 dwelling units, which would not require a traffic impact analysis to be completed.

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 County sector plan designation of LDR (Low Density Residential) support PR zoning up to 5 du/ac in the Urban Growth Area and the Planned Growth Area of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 385 (average daily vehicle trips)

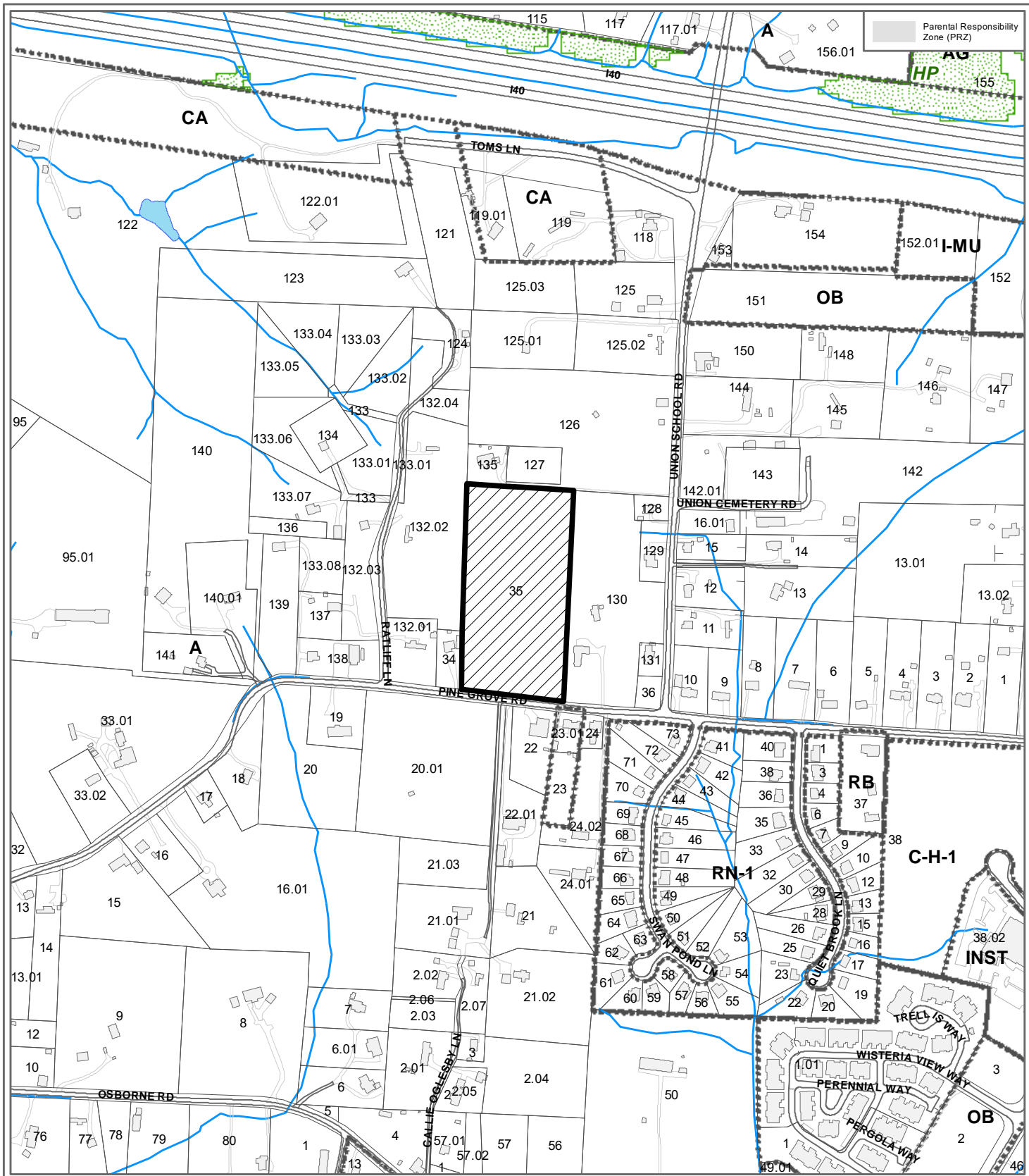
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 11 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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-E-21-RZ
REZONING**



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

Original Print Date: 3/15/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Urban Engineering

Map No: 84

Jurisdiction: County





URBAN ENGINEERING, INC.
CIVIL ENGINEERS • LAND PLANNERS

March 23, 2021

Knox County / Knoxville MPC
Liz Albertson, AICP, Senior Planner
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

Re: 4-E-21-RZ

Dear Liz:

Please accept this letter as our formal request to amend our initial application to rezone the property from A to PR with a density of 5 dwelling units per acre in lieu of PR at 6.4 dwelling units per acre.

Please do not hesitate to contact me if you need additional information.

Sincerely,

Urban Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'Chris Sharp', is written over the typed name.

Chris Sharp, P.E.



Request to Postpone • Table • Withdraw

Name of Applicant: URBAN ENGINEERING, INC.

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 4-A-21-SP

Date Scheduled for Planning Review: 4/8/21

Date Request Filed: 3/23/21 Request Accepted by: _____

REQUEST

Postpone

Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: *Christy A. Sharp*

PLEASE PRINT

Name: CHRIS SHARP

Address: 11852 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: _____

E-mail: CHRIS@URBAN-ENG.COM

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

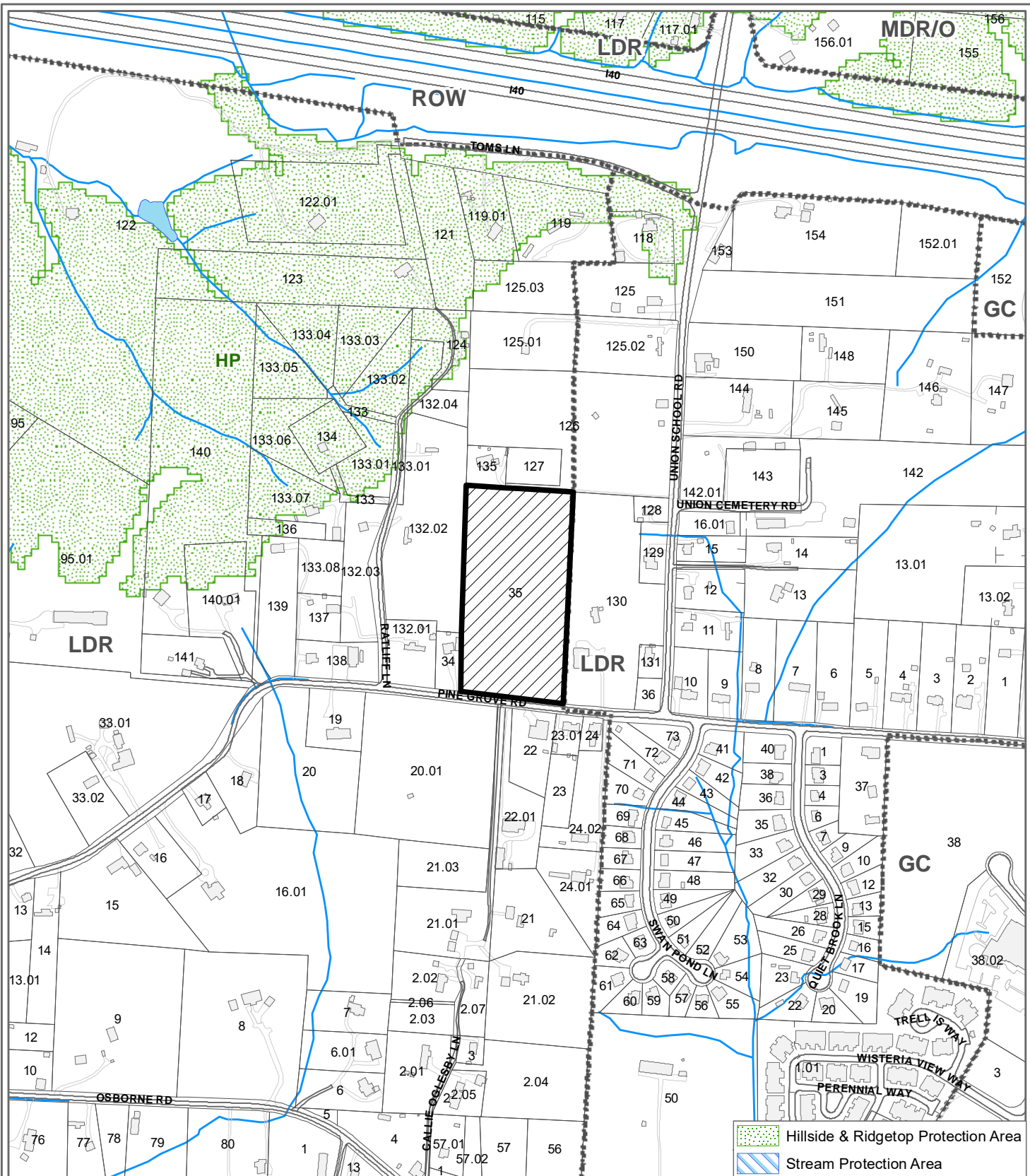
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.



WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

**4-A-21-SP / 4-E-21-RZ
EAST COUNTY SECTOR PLAN AMENDMENT**



From: LDR (Low Density Residential)
 To: MDR (Medium Density Residential)

Petitioner: Urban Engineering

Map No: 84
 Jurisdiction: County

Original Print Date: 3/11/2021 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

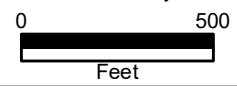


Exhibit A. 4-A-21-SP / 4-E-21-RZ Contextual Images

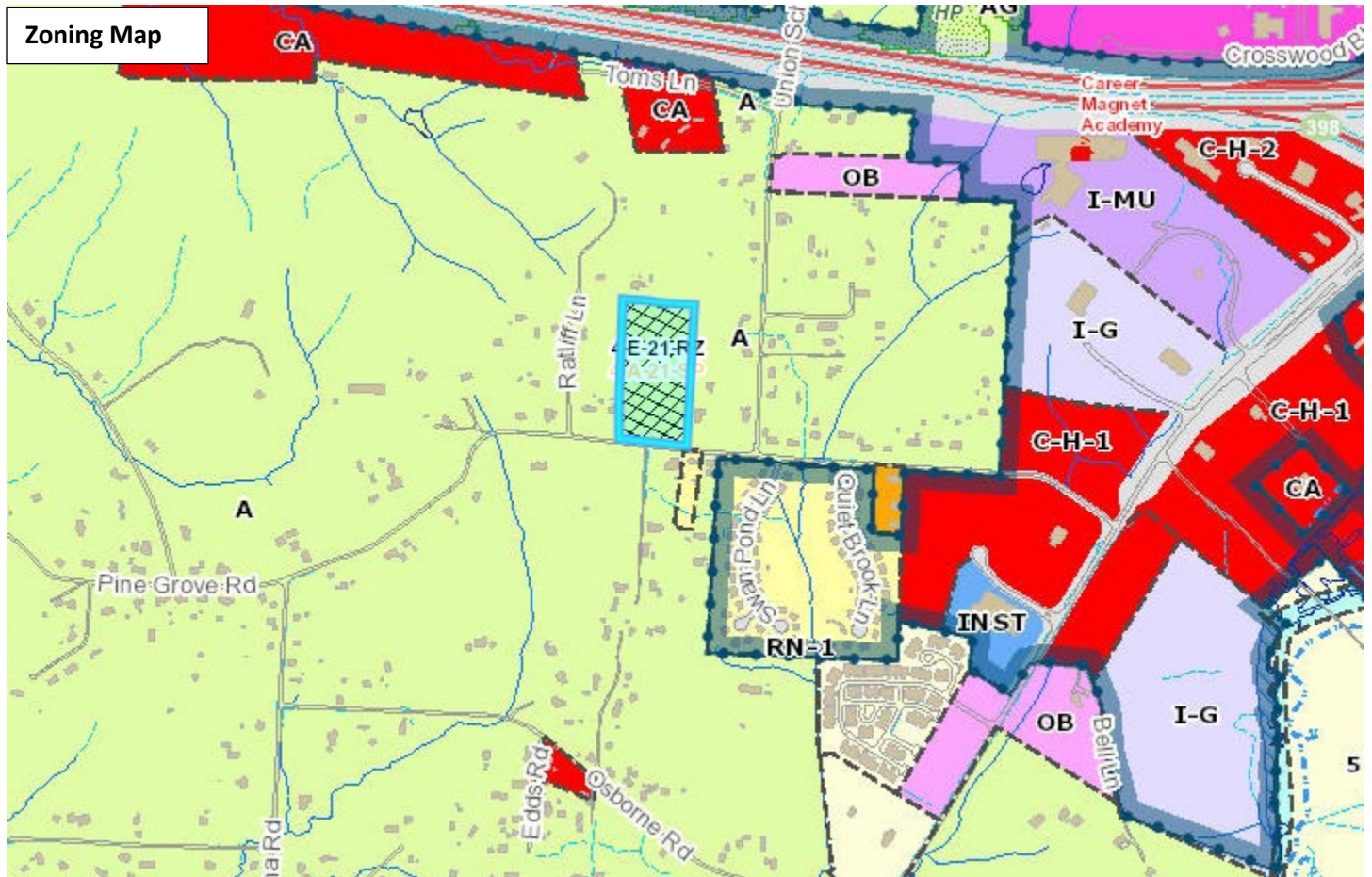


Exhibit A. 4-A-21-SP / 4-E-21-RZ Contextual Images

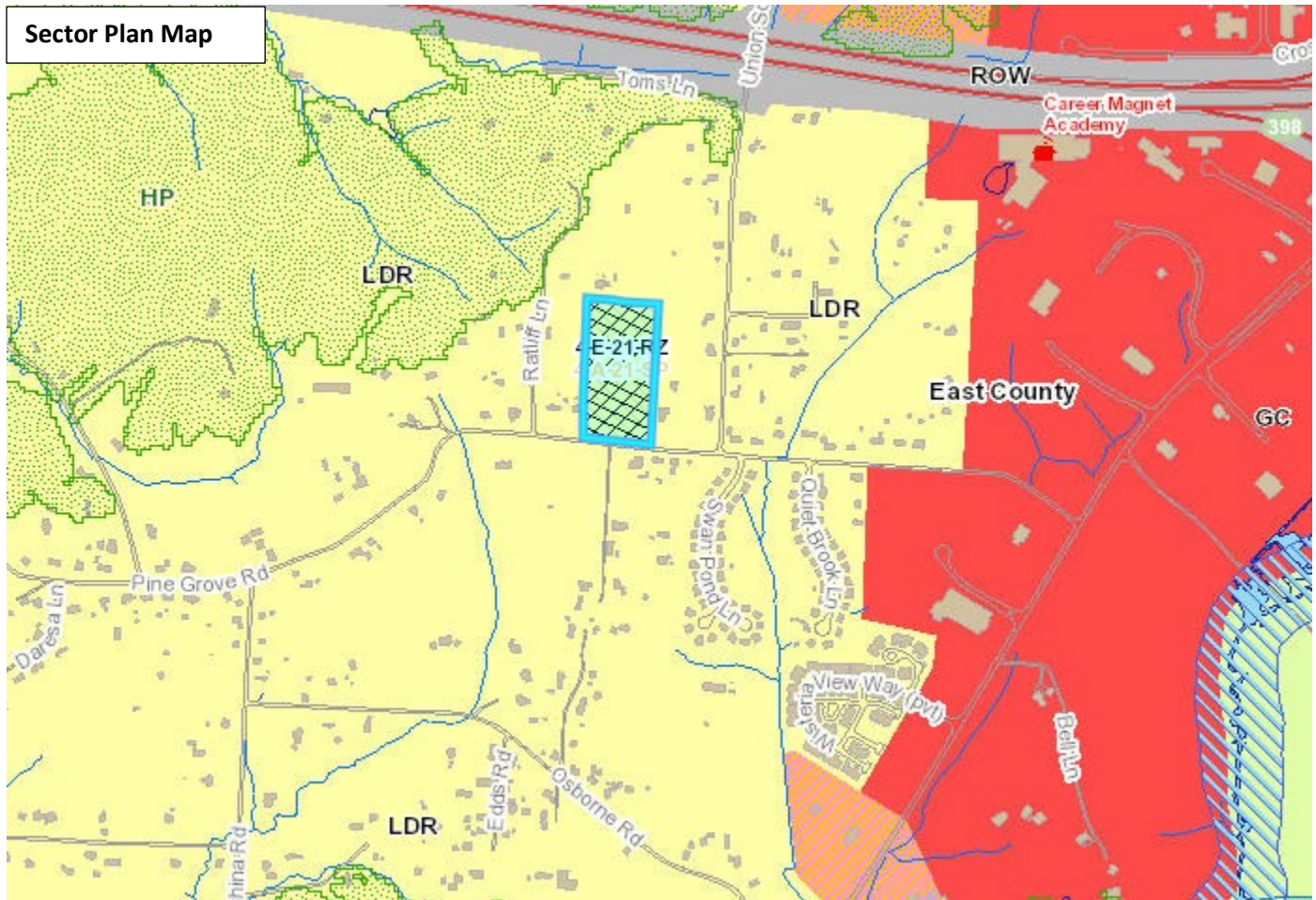
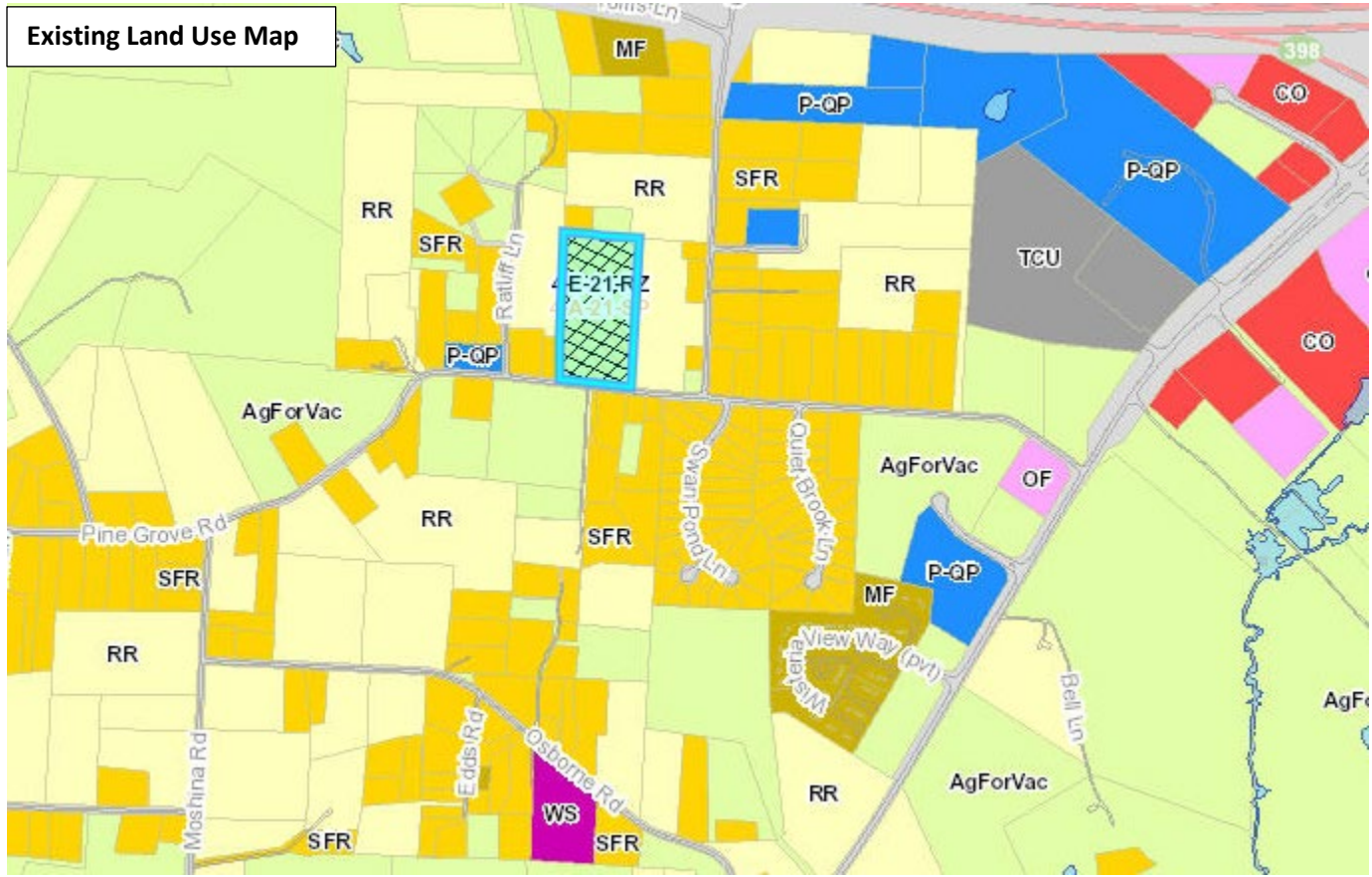


Exhibit A. 4-A-21-SP / 4-E-21-RZ Contextual Images





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

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

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

Name

Company

Address

City

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different)

Owner Address

Owner Phone

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

- City
- County

District

Zoning District

Existing Land Use

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 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
Fee 2	
Fee 3	

AUTHORIZATION

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

Applicant Signature

Please Print

Date

Phone Number

Email

Staff Signature

Please Print

Date