

REZONING REPORT

▶ **FILE #:** 4-G-21-RZ

AGENDA ITEM #: 16

AGENDA DATE: 4/8/2021

▶ **APPLICANT:** SMITHBILT HOMES / JOSH SANDERSON

OWNER(S): Smithbilt Homes

TAX ID NUMBER: 77 148 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 8345 Beaver Ridge Rd.

▶ **LOCATION:** West side of Beaver Ridge Road, southside of W. Emory Road

▶ **APPX. SIZE OF TRACT:** 10 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: This property has access from W Emory Rd and Beaver Ridge Rd. W Emory Rd is a major arterial road with 20ft of pavement inside a 50ft right-of-way. Beaver Ridge Rd is classified as a major collector with 20ft of pavement inside a right-of-way of 50ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural) / F (Floodway)

▶ **ZONING REQUESTED:** PR (Planned Residential) / F (Floodway)

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

▶ **DENSITY PROPOSED:** up to 3 du/ac

EXTENSION OF ZONE: Yes, as of 3/29/21 PR up to 3 du/ac is adjacent to the west

HISTORY OF ZONING:

SURROUNDING LAND North: Agriculture/forestry/vacant - A (Agriculture)

USE AND ZONING: South: Agriculture/forestry/vacant - A (Agriculture)

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

West: Agriculture/forestry/vacant - PR (Planned Residential) up to 3 du/ac (as of 3/29/21)

NEIGHBORHOOD CONTEXT: This is a rural area characterized by large lots with single family detached dwellings. There are a few low density subdivisions located to the west and north east of the subject property.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) up to 3 du/ac and F (Floodway) because it is consistent with the sector plan designation of MDR (Medium Density Residential and SP (Stream Protection) for this area.**

COMMENTS:

1. This site contains land in a FEMA floodway and floodplains (500-year and 100-year) on the southern portion of the site. The Knox County Stormwater Ordinance defines floodplains and floodways as such:
 - a. The Floodplain means any land area susceptible to being inundated by water from any source. Floodplains that have been studied for purposes of flood insurance documentation are typically assigned a recurrence interval (i.e., the 100-year floodplain) which defines the magnitude of the flood event that causes the inundation in the floodplain to a specified flood elevation. The 100-year floodplain is the area subject to inundation during the 100-year flood (i.e., land with a 1% chance of flooding any given year).
 - b. Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot.
2. The applicant's application requests a density of 3 du/ac.
3. Of the approximate 10 acres of the site, 2.47 acres is designed as F (Floodway) zone district by the Knox County Zoning Ordinance. The PR (Planned Residential) zone would be limited to the remaining 7.53 acres of the site. At 3 du/ac, the maximum number of dwelling units within the area zoned PR is 22. If the density were applied to the total site acreage, it would equate to 2.2 du/ac on the overall site (10 acres/22 dwellings = 2.2 du/ac).

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. The demand for a variety of housing types across Knox County continues to increase.
2. This area is also served by water and wastewater services and the relatively new Karns Valley Drive.
3. As of 3/29/2021, the adjacent parcel to the west was rezoned PR up to 3 du/ac.

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

1. PR zoning with up to 3 du/ac will require planning commission review of a proposed site plan as part of the use on review process.
2. The required use on review process will address any issues related to the compatibility of the surrounding developments and land uses.
3. Closed contour lines indicate the potential presence of sinkholes and should be investigated further during the concept plan/use on review process. A 50-ft setback must be observed from all closed contours/sinkholes unless a geotechnical study performed by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works.
4. As stated, there is a significant portion of the site in a floodway and floodplains. The applicant is encouraged to work with Knox County Engineering to address concerns related to the adjacent floodplain area of Beaver Creek.
5. A traffic impact analysis would not be required since there would be fewer than 70 dwelling units.
6. Sight distance and access points will be addressed during the concept plan/use on review process and would be required to meet the requirements of the Knox County Engineering Department.

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 PR (Planned Residential) zone with up to 3 du/ac and F (Floodway) zone are consistent with all adopted plans.

ESTIMATED TRAFFIC IMPACT: 343 (average daily vehicle trips)

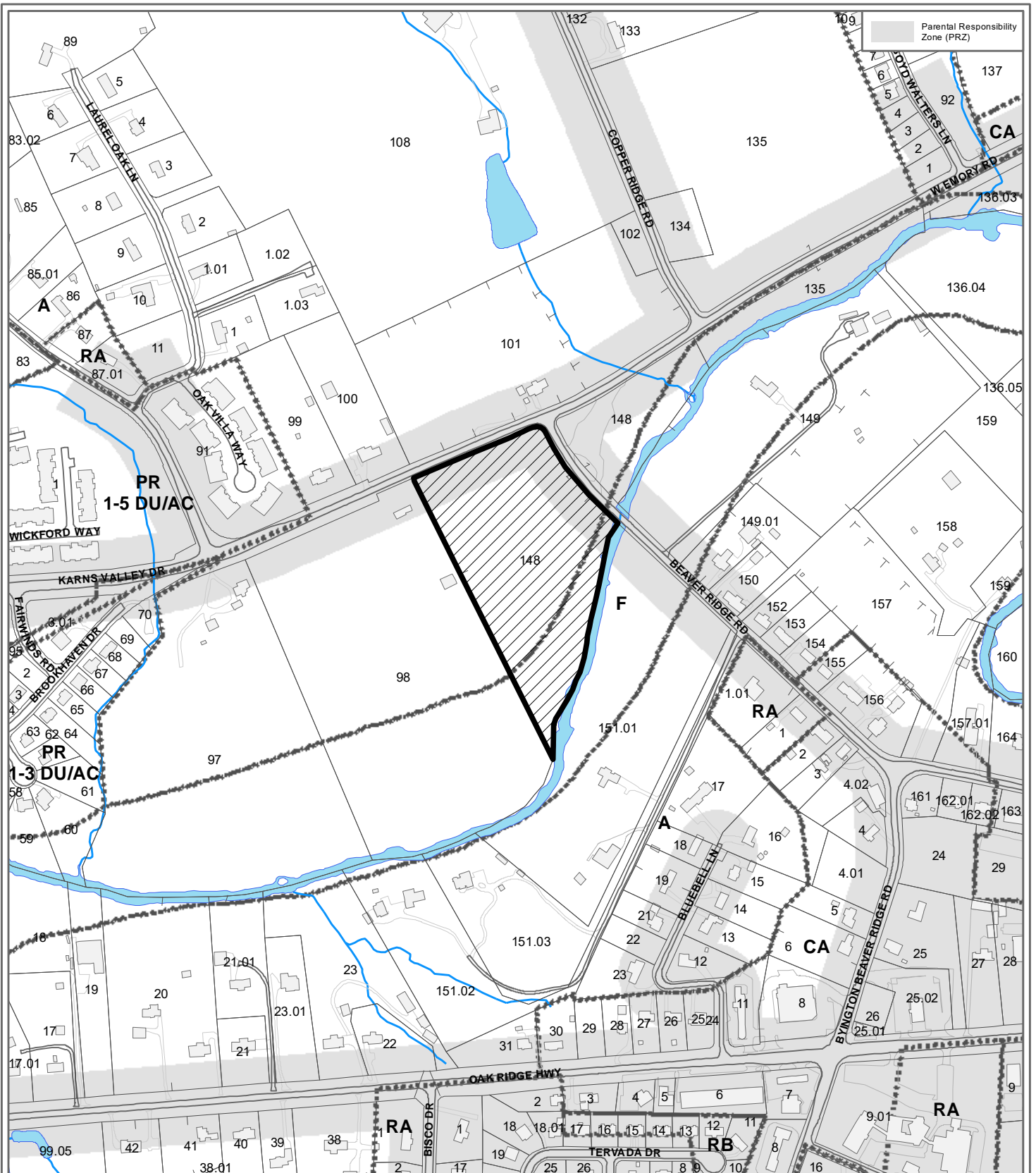
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

Schools affected by this proposal: Karns Elementary, Karns 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-G-21-RZ
REZONING**

Petitioner: Smithbilt Homes / Josh Sanderson



From: A (Agricultural) / F (Floodway)

To: PR (Planned Residential) / F (Floodway)

Map No: 77

Jurisdiction: County

Original Print Date: 3/10/2021

Revised:

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



Exhibit A. 4-G-21-RZ Contextual Images

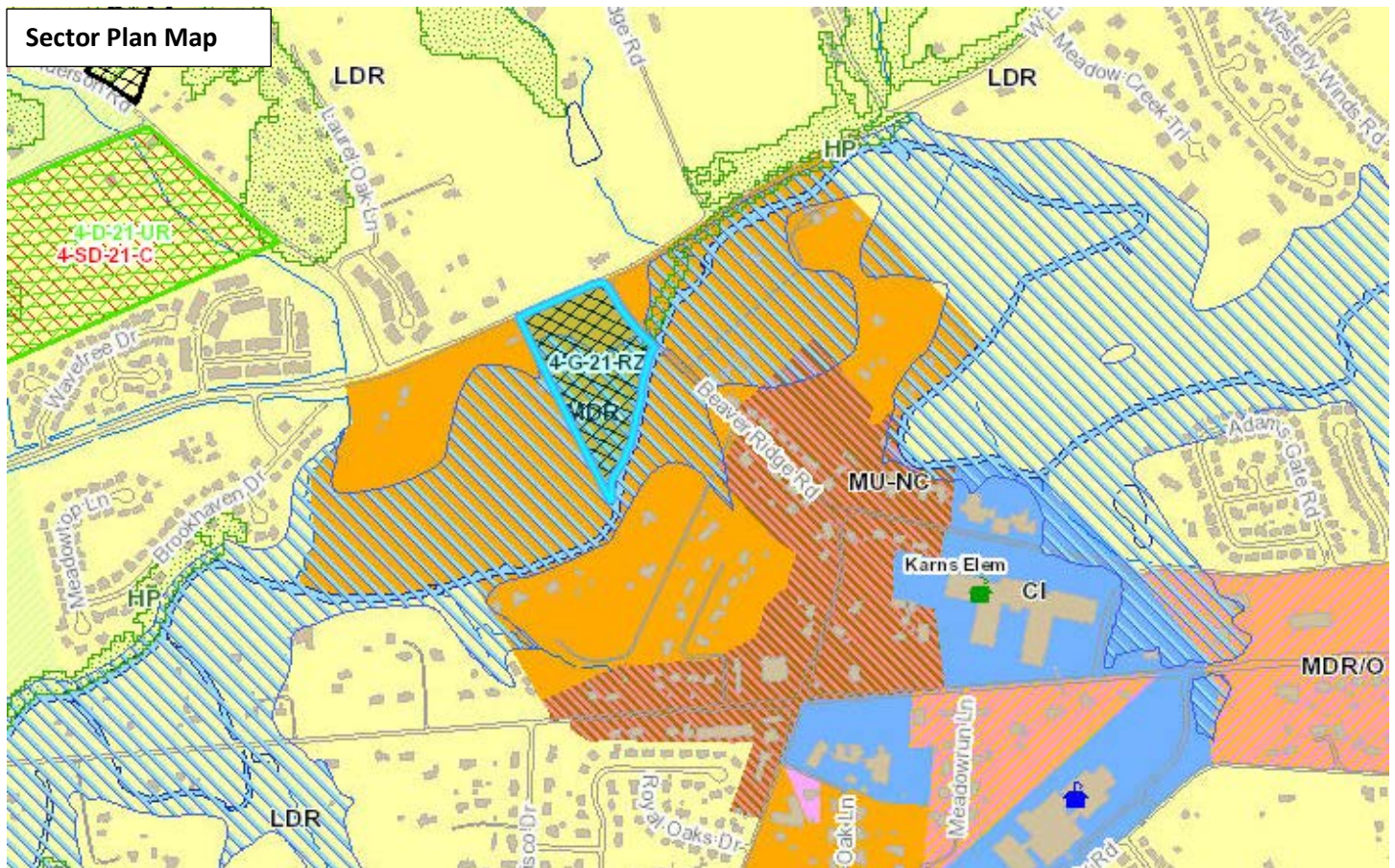
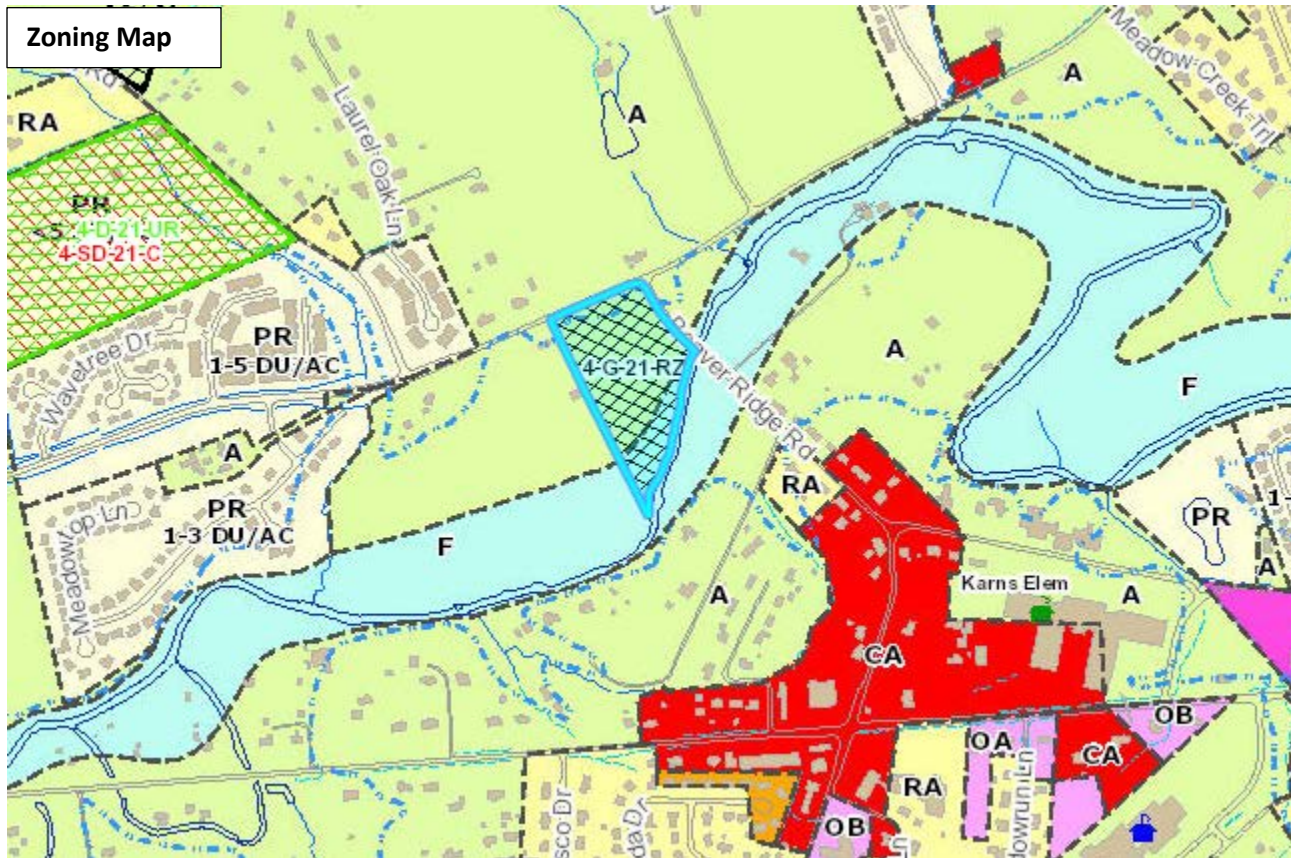


Exhibit A. 4-G-21-RZ Contextual Images

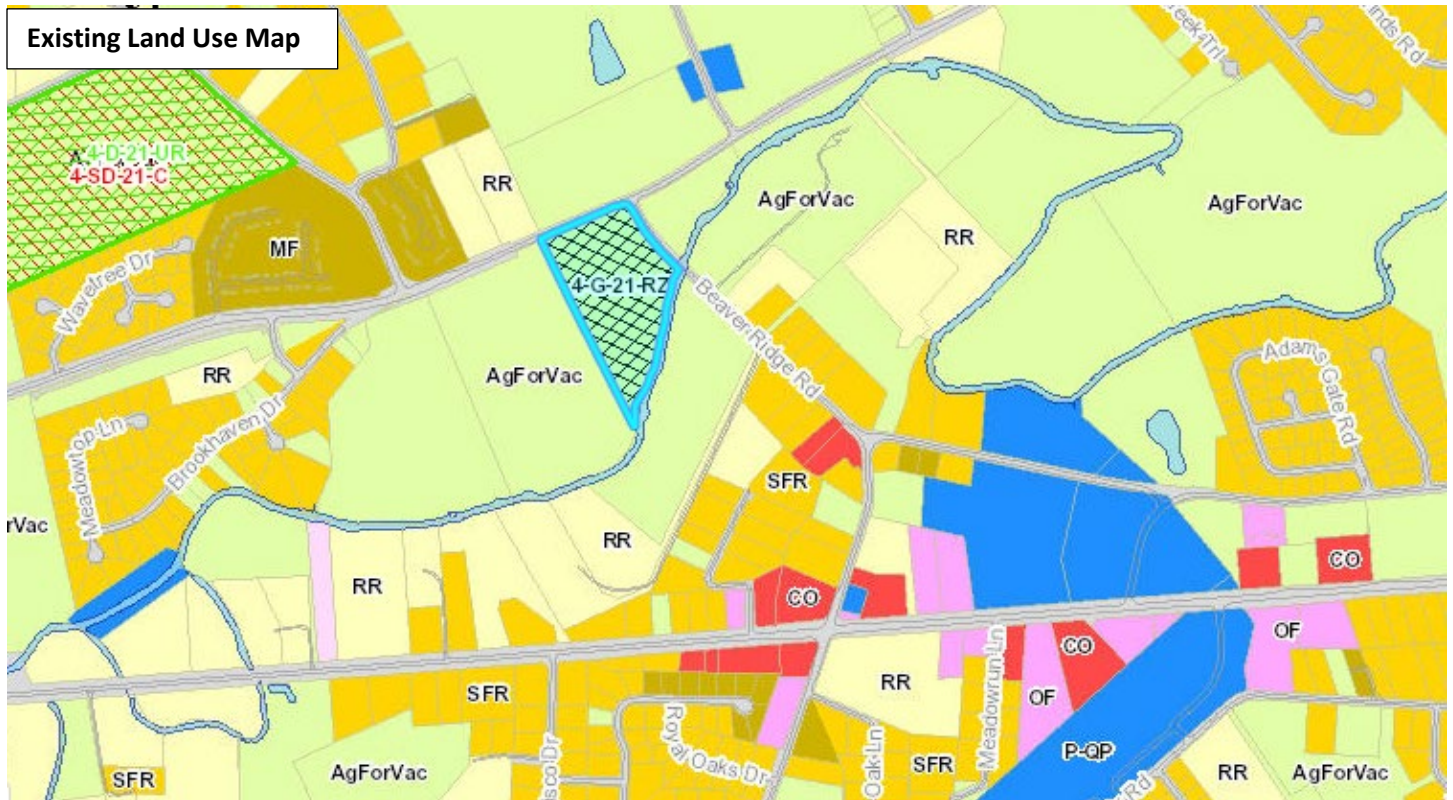
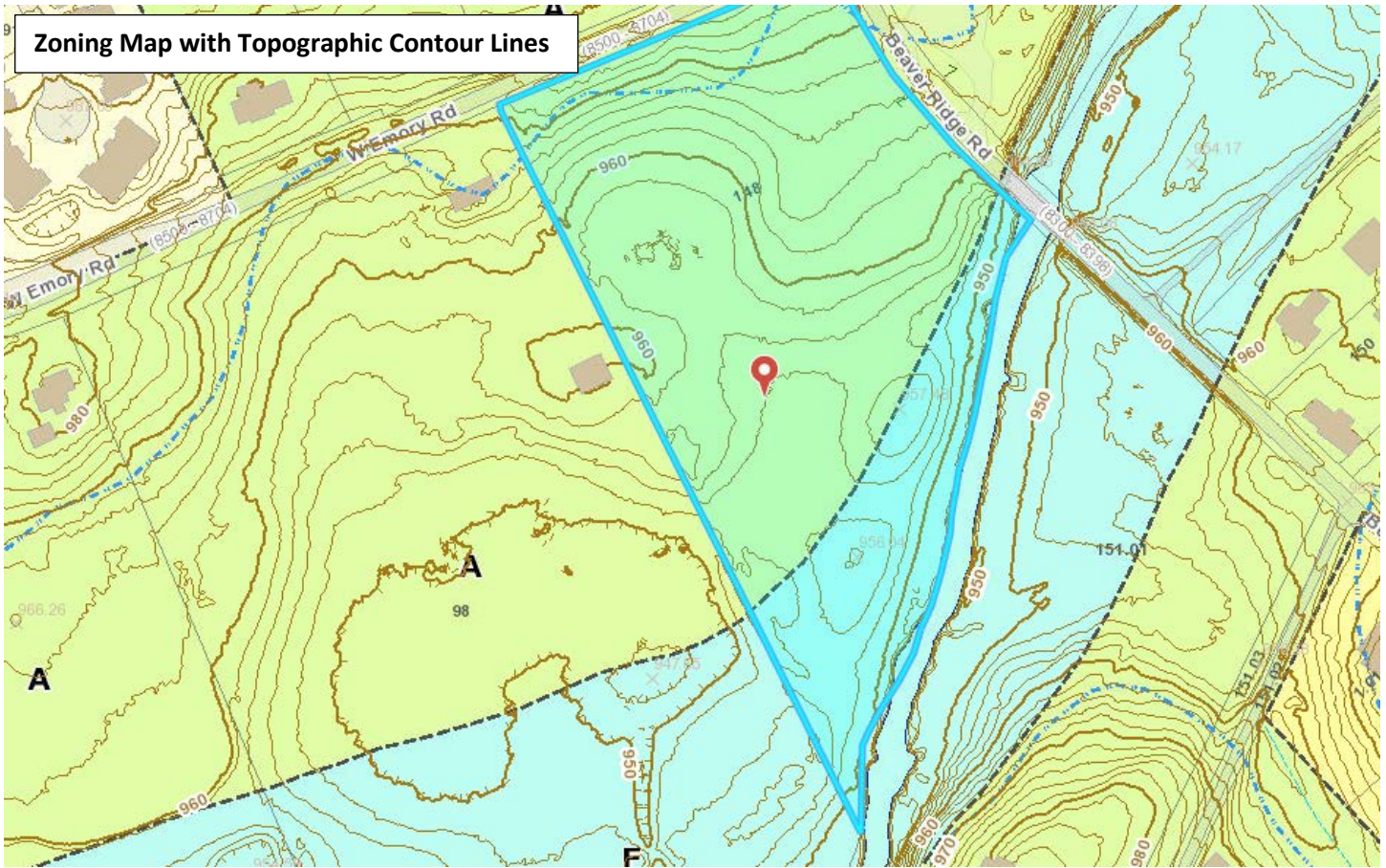
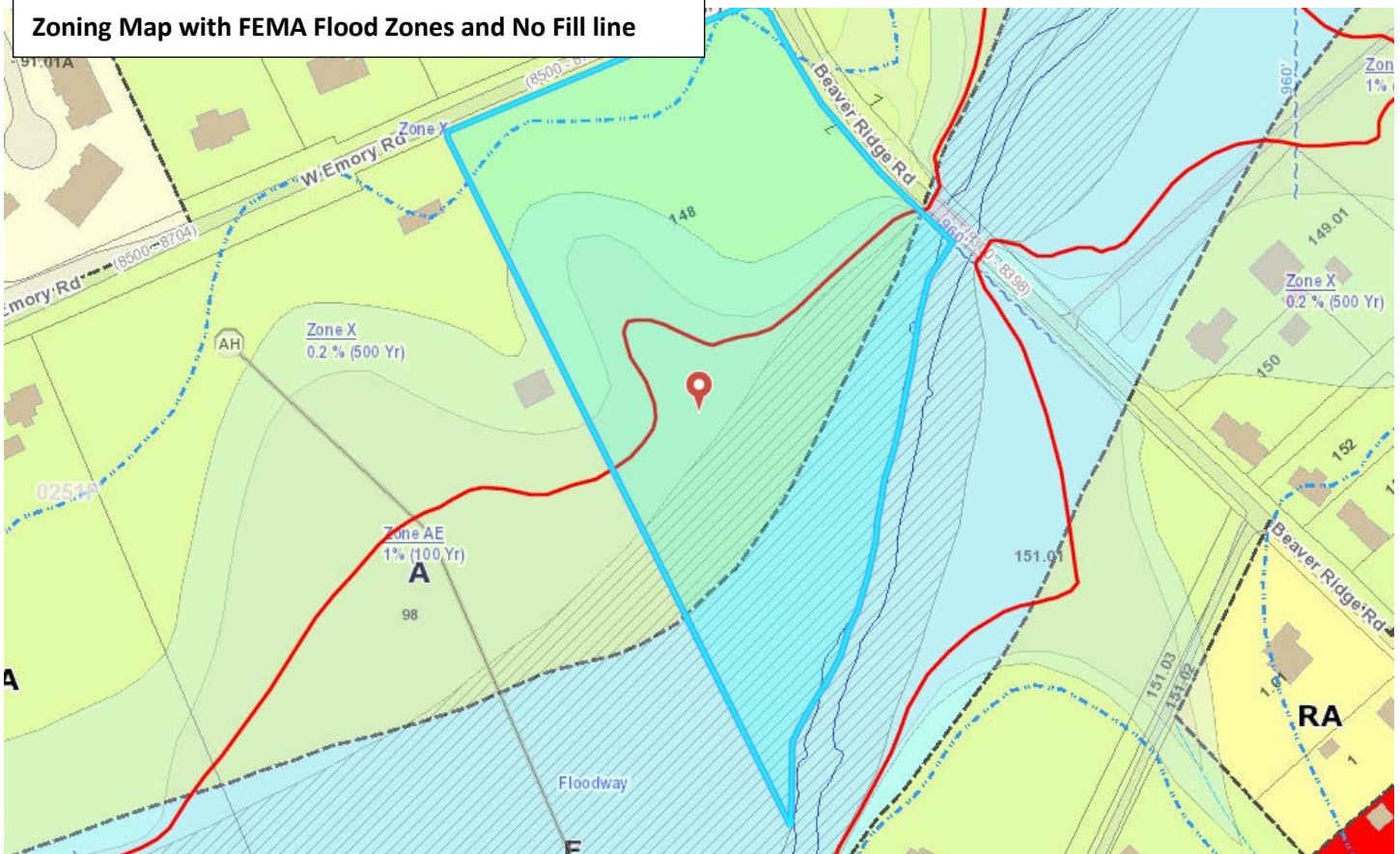


Exhibit A. 4-G-21-RZ Contextual Images

Zoning Map with Topographic Contour Lines



Zoning Map with FEMA Flood Zones and No Fill line





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

~~KNOX DEVELOPMENT, LLC / Josh Sanderson~~ Smithbilt Homes / Josh Sanderson

Applicant Name	Affiliation	
2/19/2021	4/8/2021	File Number(s)
Date Filed	Meeting Date (if applicable)	4-G-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

Wanis A. Rghebi, PE **SEC, LLC**

Name	Company
4909 Ball Road	Knoxville TN 37931
Address	City State ZIP
865-694-7756	wrghebi@sengconsultants.com
Phone	Email

CURRENT PROPERTY INFO

Smithbilt Homes	4909 Ball Road, Knoxville, Tn 37931	865-694-7756
Owner Name (if different)	Owner Address	Owner Phone
8345 Beaver Ridge Rd., Knoxville, TN 37931	077, Part of Parcel 148 (10.0+- acres) (part of)	
Property Address	Parcel ID	

STAFF USE ONLY

w/s Beaver Ridge Rd., s/s W. Emory Td. *LOAC*

General Location Tract Size

3rd A/F

Jurisdiction (specify district above)
 City
 County
 Zoning District

Northwest County	MDR/SP	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
farm land	N	WKUD
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

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

Combine Parcels
 Divide Parcel

 Unit / Phase Number
 Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 PR
 Proposed Zoning

Plan Amendment Change
 Proposed Plan Designation(s)

3 units per acre
 Agr.
 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
1100.00		
Fee 2		
Fee 3		
		\$1100.00

AUTHORIZATION

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



Applicant Signature

Wanis Ali Rghebi, PE

Please Print

2-19-2021

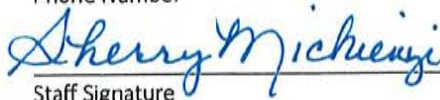
Date

865-694-7756

Phone Number

wrghebi@sengconsultants.com

Email



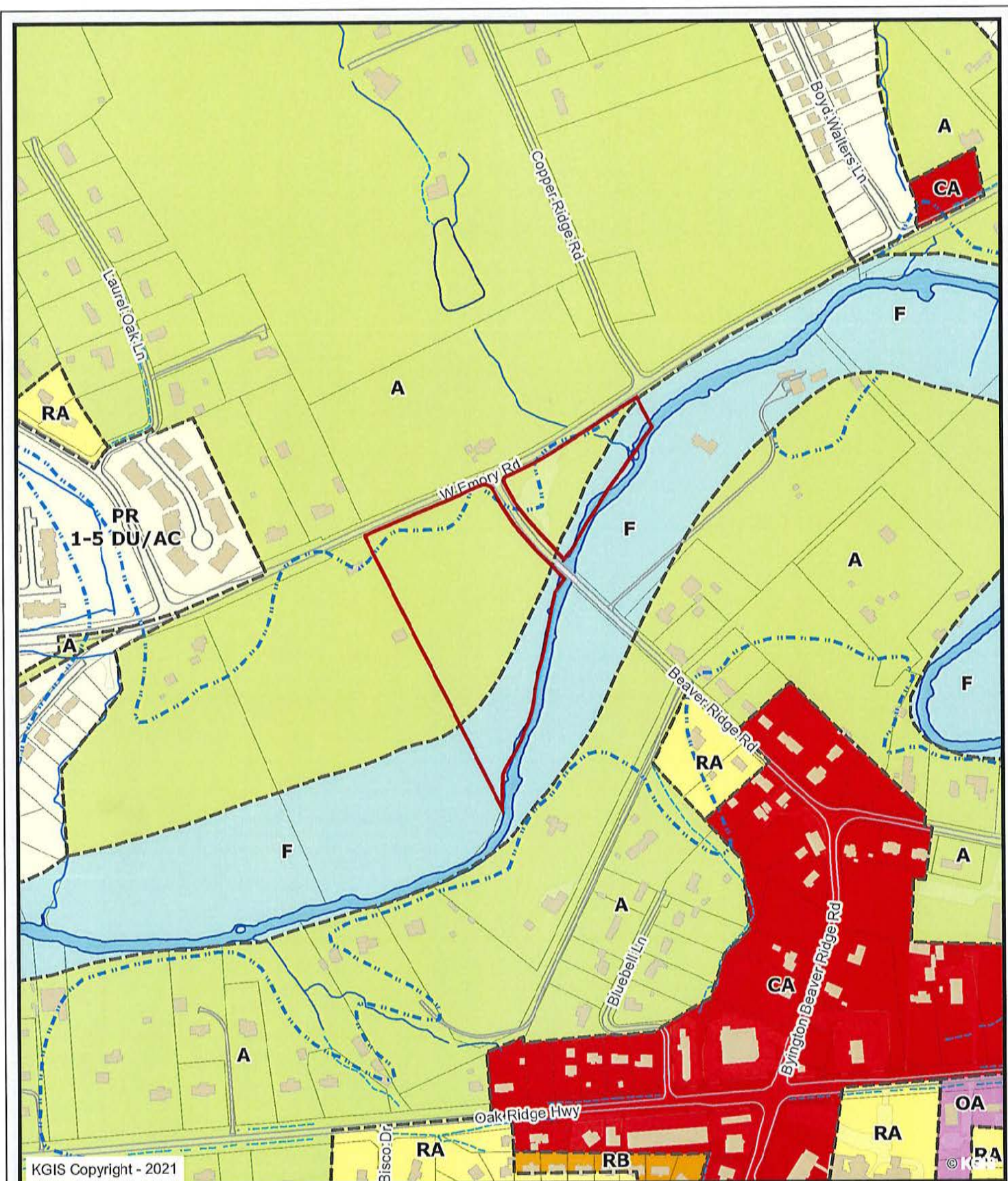
Staff Signature

Sherry Michienzi

Please Print

2/22/2021

Date



Letter Portrait

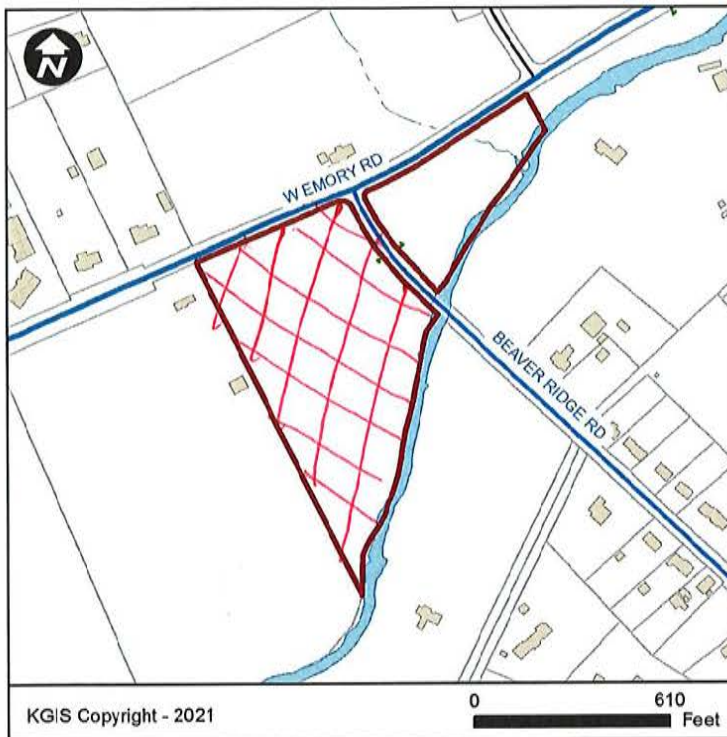
Knoxville - Knox County - KUB Geographic Information System



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Parcel 077 148 - Property Map and Details Report**Property Information**

Parcel ID: 077 148
 Location Address: 0 BEAVER RIDGE RD
 CLT Map: 77
 Insert:
 Group:
 Condo Letter:
 Parcel: 148
 Parcel Type: NORMAL DISJ
 District: W6
 Ward:
 City Block:
 Subdivision: GREENBELT APP #A-2870
 Rec. Acreage: 15.6
 Calc. Acreage: 14
 Recorded Plat: -
 Recorded Deed: 20181204 - 0034261
 Deed Type: Deed:Gift Deed
 Deed Date: 12/4/2018

Address Information

Site Address: 0 BEAVER RIDGE RD
 KNOXVILLE - 37931
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 63
 Voting Location: Karns Middle School
 2925 GRAY HENDRIX RD
 TN State House: 89 Justin Lafferty
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Betsy Henderson
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

CONNER CYNTHIA D
 3719 COPPER RIDGE RD
 KNOXVILLE, TN 37931

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Knoxville-Knox Co. Planning Information

Census Tract: 59.08
 Planning Sector: Northwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

School Zones

Elementary: KARNs ELEMENTARY
 Intermediate:
 Middle: KARNs MIDDLE
 High: KARNs HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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2/18/2021

CRS Data - Property Report for Parcel/Tax ID 077 148



Southland Land Brokers
865-694-6111



EXHIBIT 1

Thursday, February 18, 2021

LOCATION

Property Address 8345 Beaver Ridge Rd
Knoxville, TN 37931

Subdivision

County Knox County, TN

PROPERTY SUMMARY

Property Type Agricultural

Land Use Agricultural Act

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 077 148

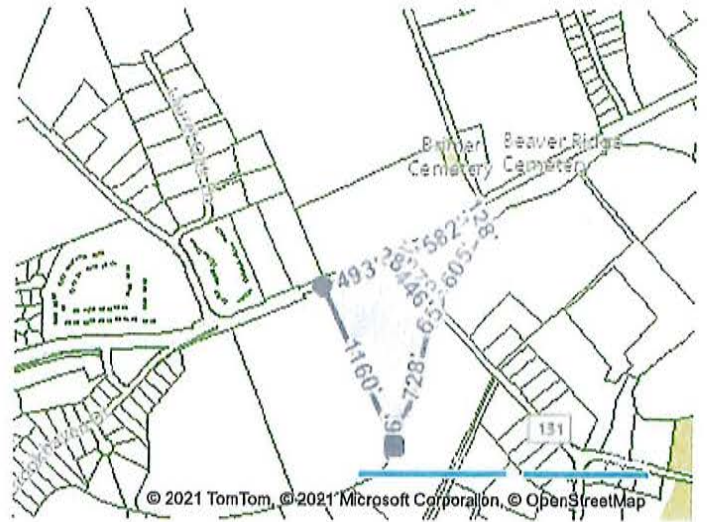
Alternate Parcel ID 39244

Account Number

District/Ward COU

2010 Census Trct/Blk 60.02/3

Assessor Roll Year 2019



CURRENT OWNER

Name Conner Cynthia D
Mailing Address 3719 Copper Ridge Rd
Knoxville, TN 37931-1714

SCHOOL ZONE INFORMATION

Karns Elementary School 0.5 mi
Elementary: Pre K to 5 Distance
Karns Middle School 0.7 mi
Middle: 6 to 8 Distance
Karns High School 1.3 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 02/04/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/30/2018		Conner Cynthia D	Multiple Owners	Gift Deed	7	201812040034261
4/27/1998		Conner Curtis R & Johnnie	Anderson Doug Trustee	Warranty Deed	3	2284/740
12/27/1997		Anderson Doug Trustee	Lynch Oris	Warranty Deed	3	2279/820

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2020	Assessment Year	2020		
Appraised Land	\$196,000	Assessed Land		Knox County	2.12
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$196,000	Total Assessment	\$5,800		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$123.00	\$123.00
2018		\$123.00	\$123.00
2017		\$123.00	\$123.00