



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-K-21-RZ
4-F-21-SP

AGENDA ITEM #: 21
AGENDA DATE: 4/8/2021

▶ **APPLICANT:** DALE AKINS
OWNER(S): Dale Akins

TAX ID NUMBER: 119 E C 01912 [View map on KGIS](#)

JURISDICTION: Commission District 3

STREET ADDRESS: 0 E. Meadecrest Dr.

▶ **LOCATION:** Southeast side of intersection of Walker Springs Road and E. Meadecrest Drive

▶ **TRACT INFORMATION:** 1.6 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is to the subject property is on East Meadecrest Dr, a two lane local street with 25ft of pavement, and approximately 43ft of right-of-way, and Walker Springs Rd, a two lane minor collector street with 20ft of pavement, and approximately 42ft of right-of-way.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

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

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Undeveloped land

▶ **DENSITY PROPOSED:** 10 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: 11-H-86-RZ: RB to RA

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - RB (General residential)
South: Single family residential - RA (Low density residential)
East: Multifamily residential - PR (Planned residential)
West: Single family residential - RA (Low density residential)

NEIGHBORHOOD CONTEXT: The subject property is located at the corner of Walker Springs Rd and East Meadecrest Dr in an area with a mix of single family residential, and

STAFF RECOMMENDATION:

- ▶ **Approve MDR (Medium Density Residential) because it is compatible with the surrounding development and provides for additional opportunity for residential housing in an area adjacent to the Urban Growth Area of the Growth Policy Plan.**

- ▶ **Approve PR (Planned Residential) up to 10 du/ac because it is compatible with the adjacent development, the sector plan (as amended) and the Growth Policy Plan.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There is an increased demand for housing and this rezoning will provide an opportunity for additional residential housing adjacent to existing medium density residential development.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Additional opportunities for MDR (Medium Density Residential) development near commercial nodes and adjacent to existing medium density residential development could have been considered for this location to help meet the demand for a variety of housing types.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The demand for housing in the Northwest County Sector Plan continues to grow, this plan amendment allows for consideration of additional housing opportunities and provides an option for the development of attached single family residential, which is the least abundant housing type in Knox County.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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. The demand for housing continues to rise in Knox County, particularly in the Northwest County sector. This rezoning allows for consideration of additional residential development opportunities in an area adjacent to existing multi-family residential development.

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. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by 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. PR zoning with up to 10 du/ac will require a public 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.
2. This area is served by water and wastewater service as part of the West Knox Utility District.
3. If rezoned with the requested density, the development could accommodate up to 16 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 recommended amendment of Northwest County sector plan designation to MDR (Medium Density Residential) support PR zoning up to 10 du/ac in an area adjacent to the Urban Growth Area of the Growth Policy Plan. This area is designated Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 184 (average daily vehicle trips)

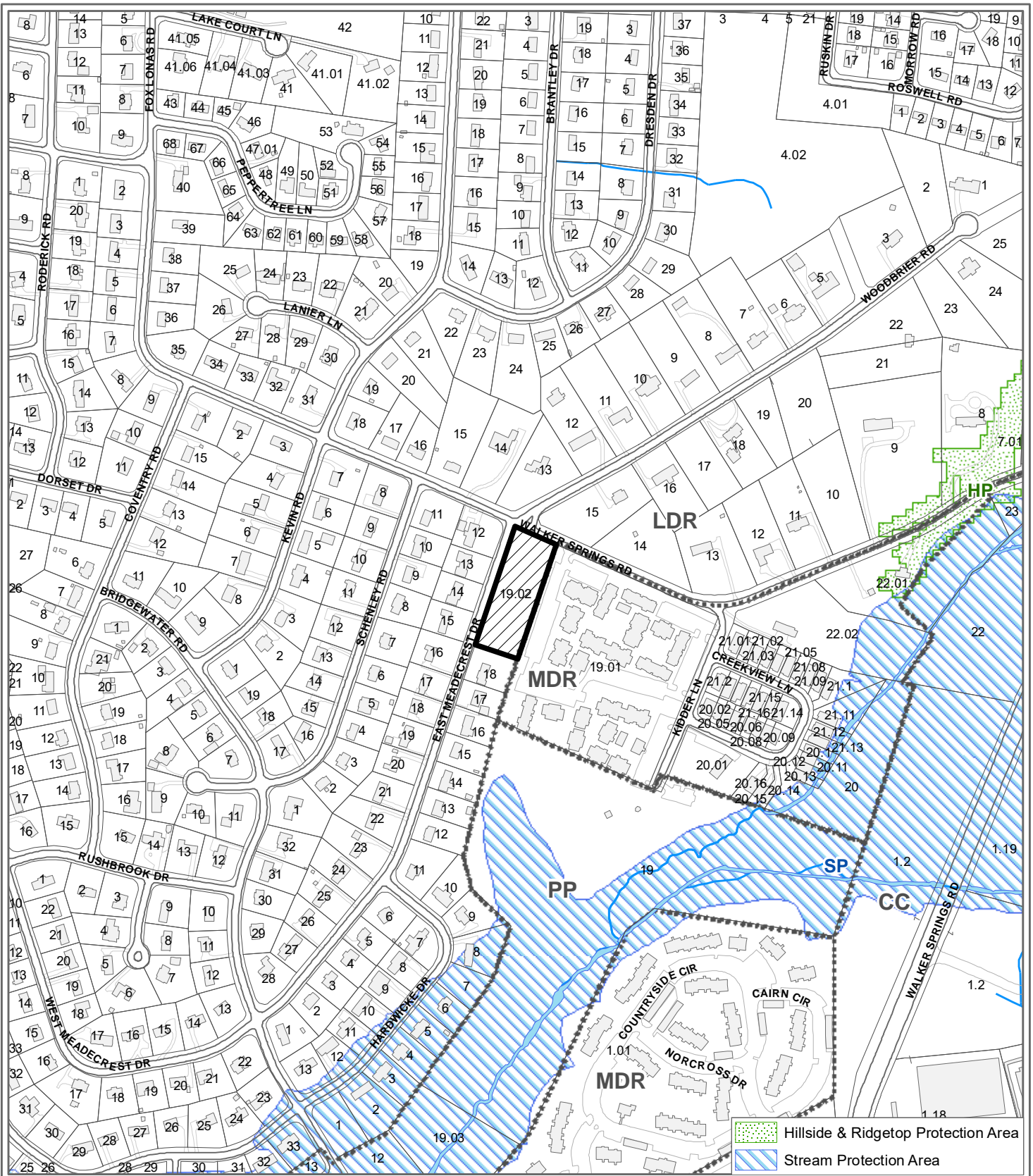
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 8 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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-F-21-SP / 4-K-21-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

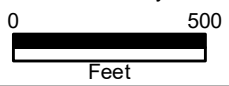


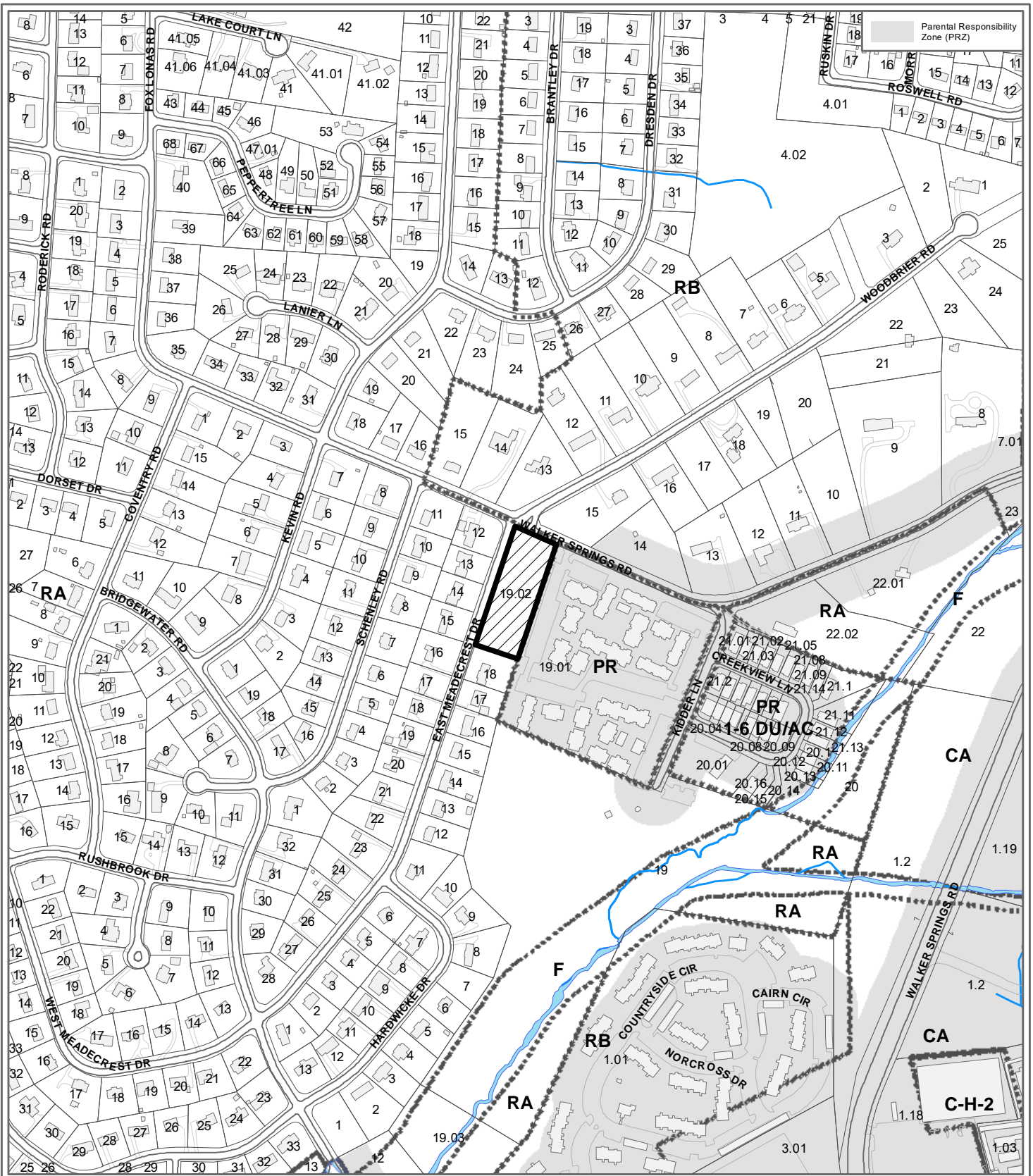
From: LDR (Low Density Residential)
To: MDR (Medium Density Residential)

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

Petitioner: Akins, Dale

Map No: 119
Jurisdiction: County





**4-K-21-RZ
REZONING**



From: RA (Low Density Residential)

To: PR (Planned Residential)

Petitioner: Akins, Dale

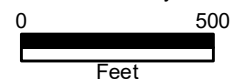
Map No: 119

Jurisdiction: County

Original Print Date: 3/11/2021

Revised:

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



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Dale Akins, has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Low Density Residential to Medium Density Residential consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 8, 2021, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #4-F-21-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B. 4-F-21-SP / 4-K-21-RZ Contextual Images

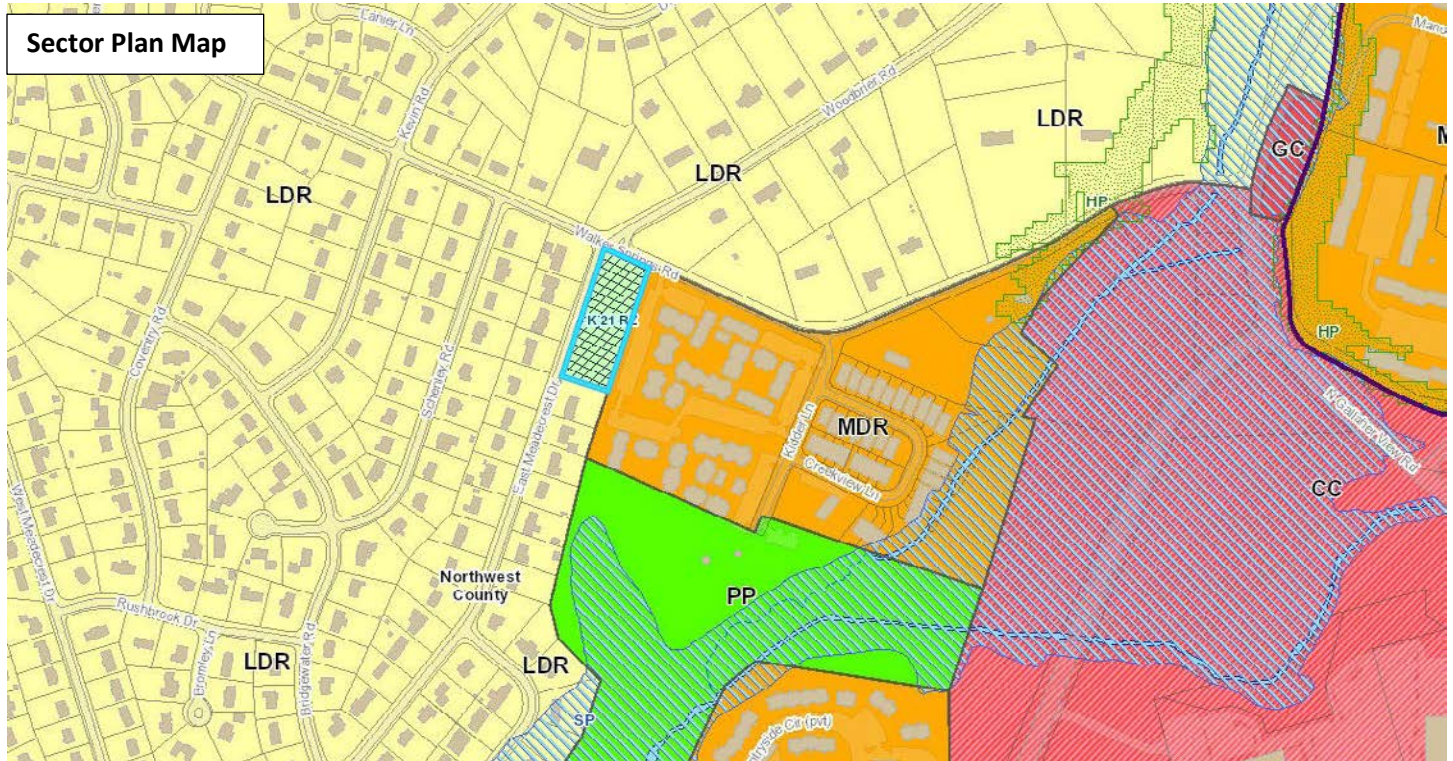
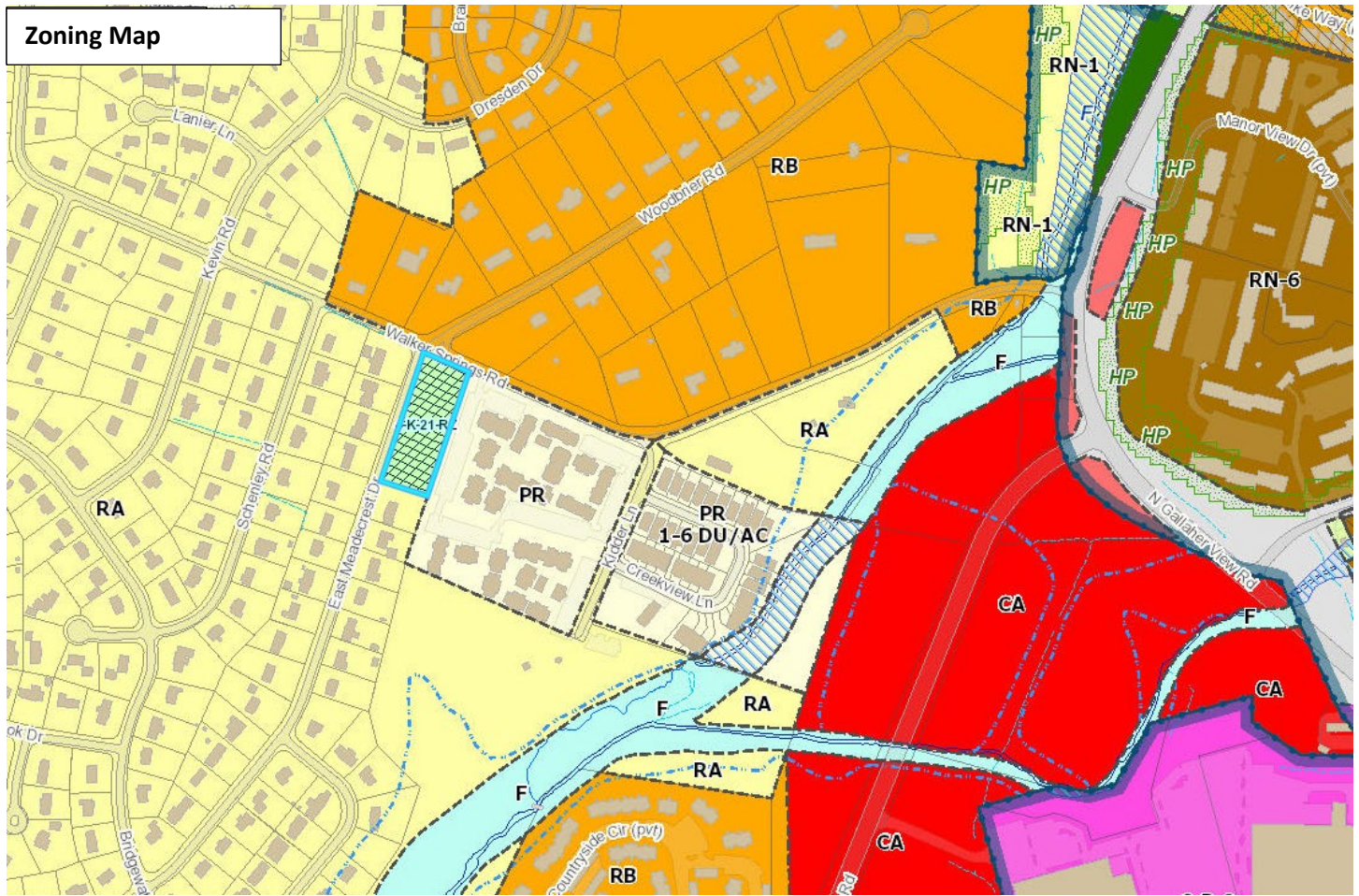


Exhibit B. 4-F-21-SP / 4-K-21-RZ Contextual Images

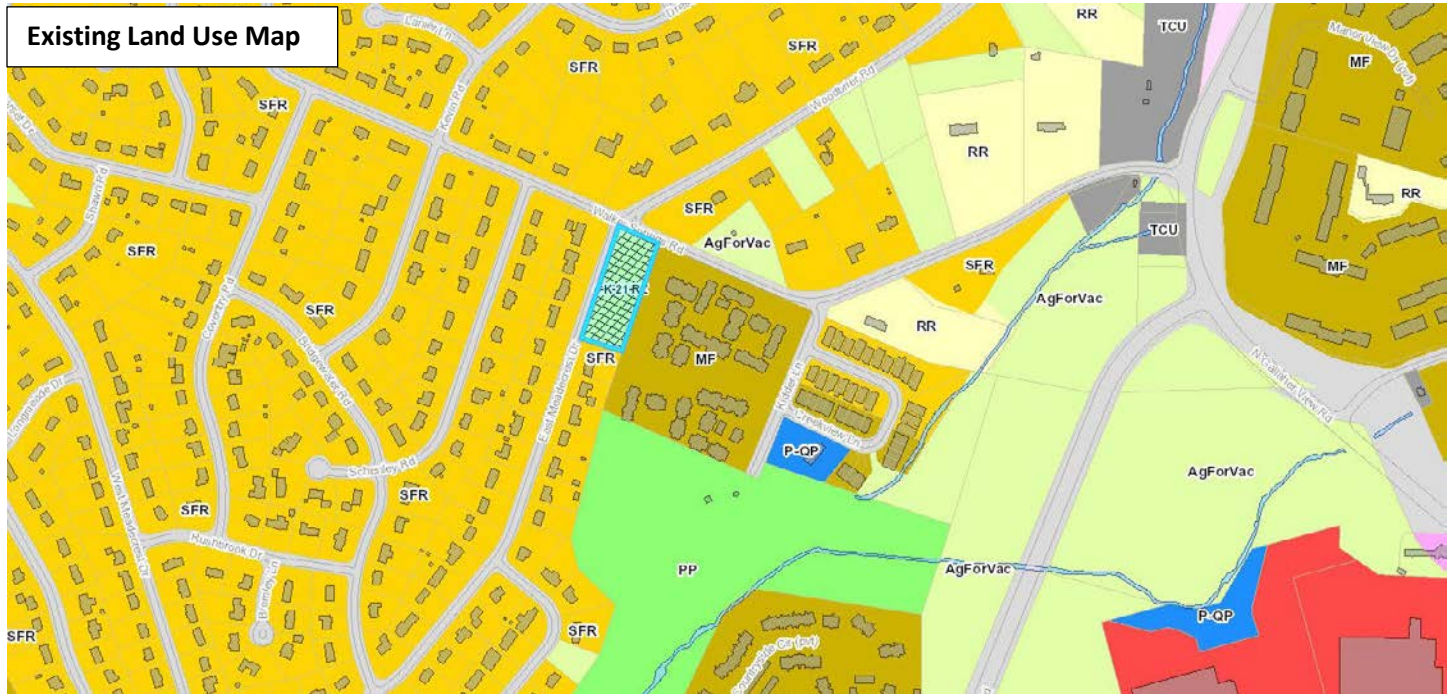
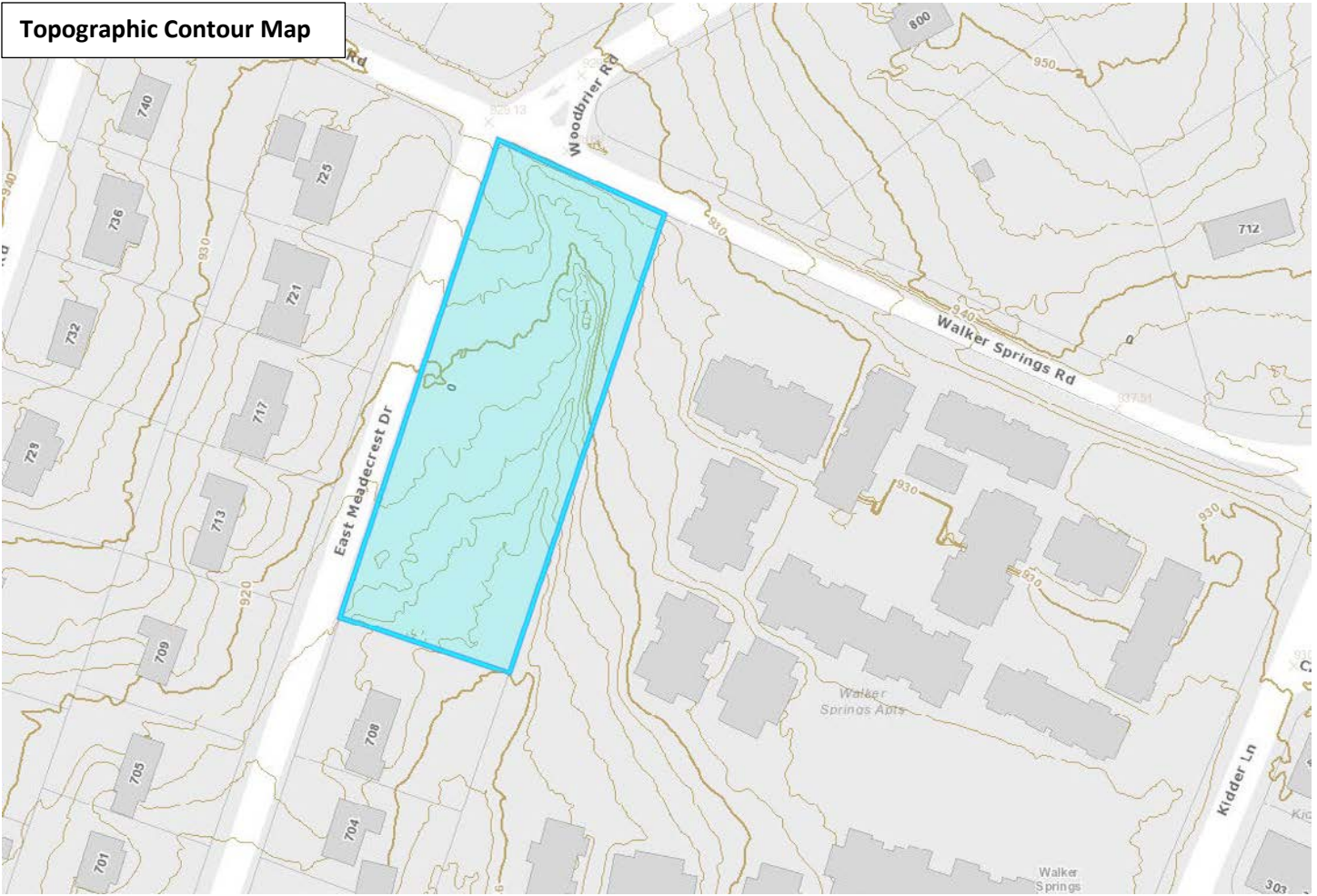


Exhibit B. 4-F-21-SP / 4-K-21-RZ Contextual Images





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

Dale Akins

Owner

Applicant Name

Affiliation

2/19/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

4-K-21-RZ
4-F-21-SP

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

Dale Akins

The Chef's Workshop

Name

Company

10433 Hickory Path Way

Knoxville

TN

37922

Address

City

State

ZIP

865-414-9811

cheesewhiz@thechefsworkshop.com

Phone

Email

CURRENT PROPERTY INFO

Dale Akins

Same

865-414-9811

Owner Name (if different)

Owner Address

Owner Phone

Corner of Walker Springs & East Meadecrest Drive

119 EC 01912

Property Address

Parcel ID

West Knoxville Utility District

West Knoxville Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of intersection of Walker Springs Rd and East Meadecrest Dr

1.60 ac

General Location

Tract Size

City County

3rd District

RA

Agricultural/forestry/vacant

District

Zoning District

Existing Land Use

Northwest County

LDR

Planned Growth Area

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

PR

Proposed Zoning

Plan Amendment Change

MDR

Proposed Plan Designation(s)

10 du / ac

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	\$1,200.00
Fee 2		
0526	\$600	
Fee 3		

AUTHORIZATION

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

Dale Akins

Digitally signed by Dale Akins
DN: cn=Dale Akins, o, ou,
email=cheesewhiz@thechefsworkshop.com, c=US
Date: 2021.02.16 13:09:49 -0500

Dale Akins

02/16/21

Applicant Signature

Please Print

Date

865-414-9811

cheesewhiz@thechefsworkshop.com

Phone Number



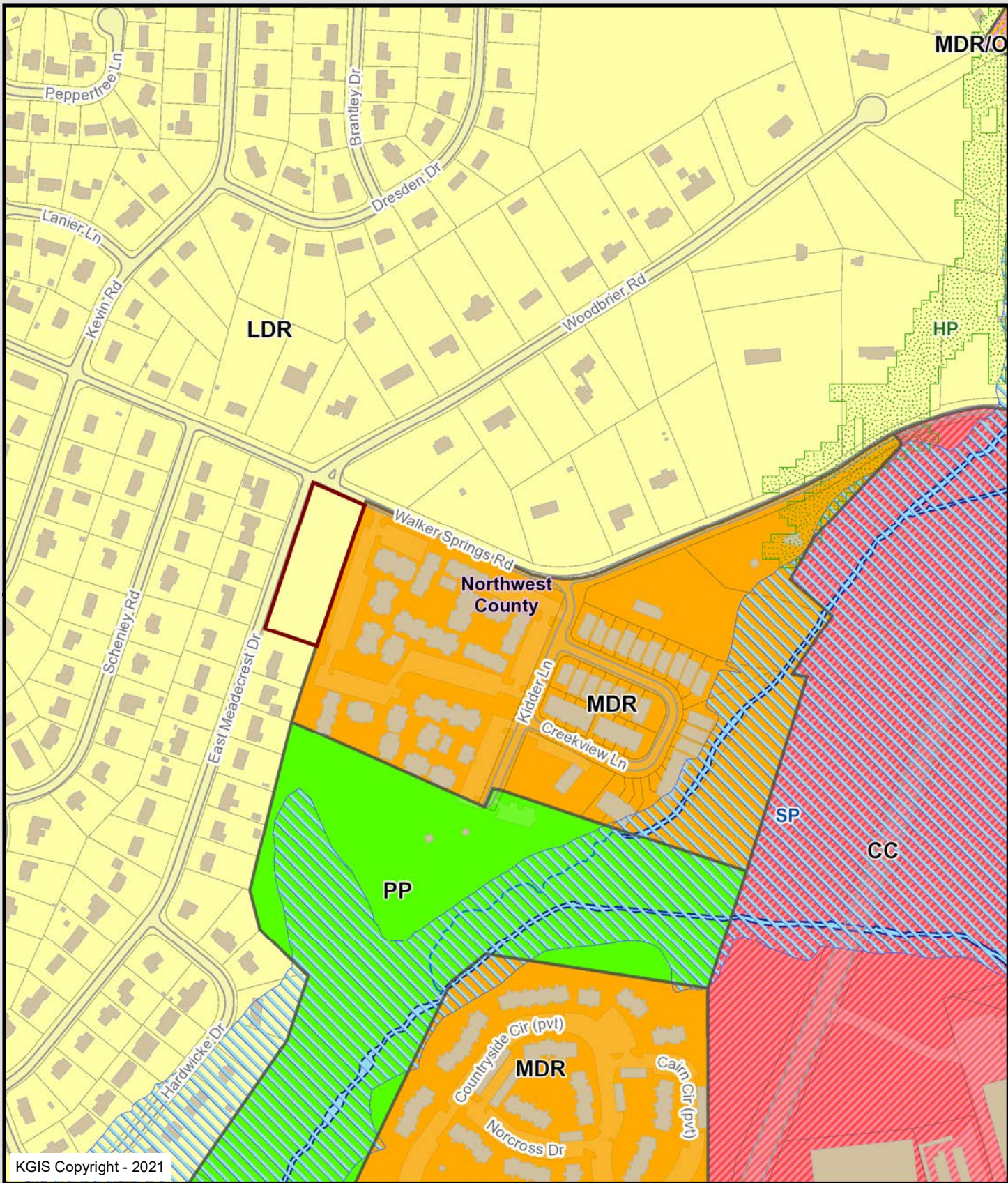
2/22/2021

2/23/2021

Staff Signature

Please Print

Date

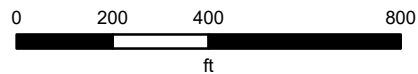


Sector Plan Map

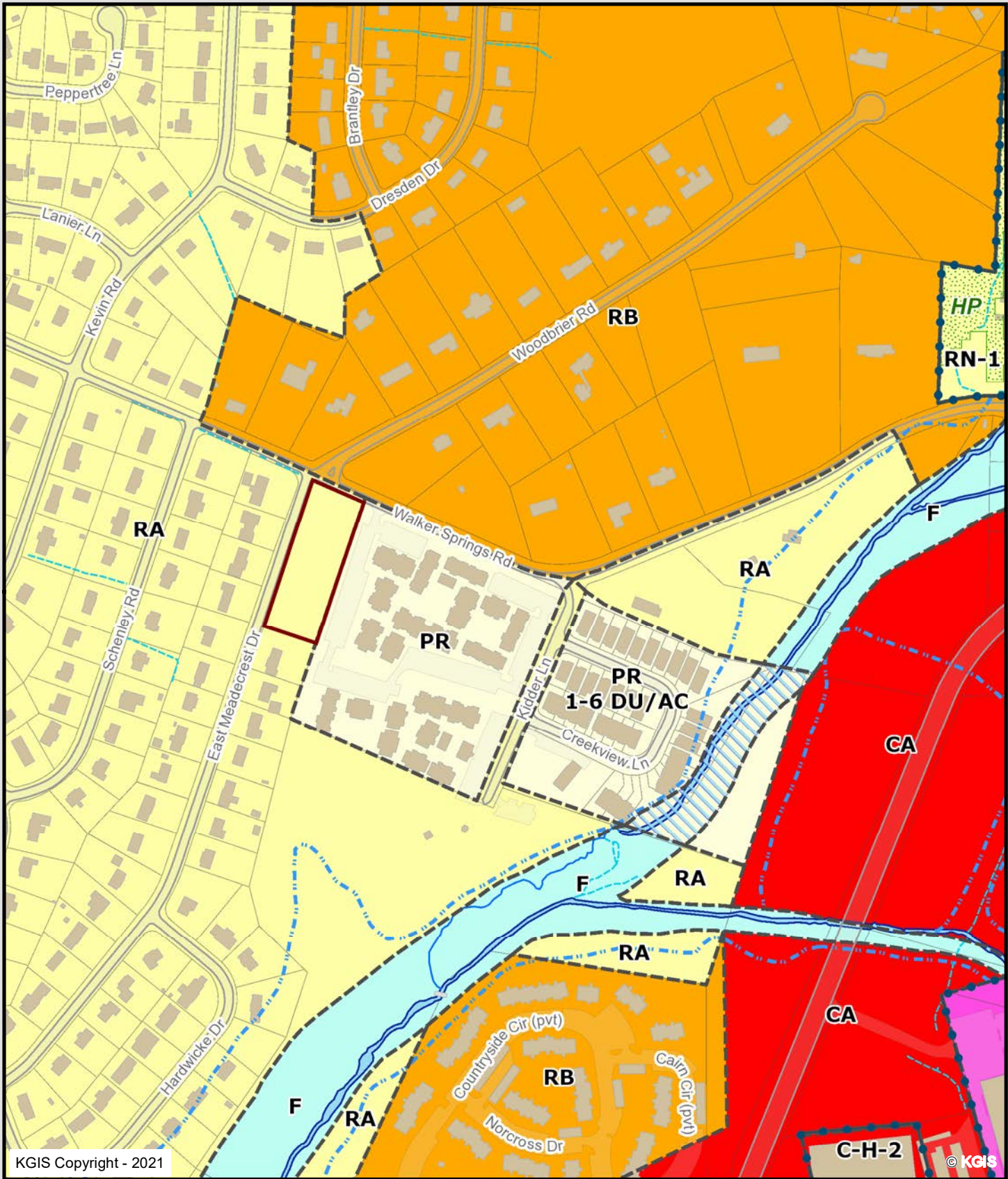
Knoxville - Knox County - KUB Geographic Information System



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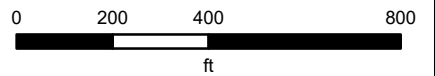
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Zoning Map

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