

# REZONING REPORT

► **FILE #:** 8-N-21-RZ

**AGENDA ITEM #:** 20

**AGENDA DATE:** 8/12/2021

► **APPLICANT:** TIM JONES

OWNER(S): LKM Properties LP

TAX ID NUMBER: 92 D J 04802

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 0 Woods-smith Rd.

► **LOCATION:** North side of Mckamey Road, east side of Woods-Smith Road

► **APPX. SIZE OF TRACT:** 0.96 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Inside City Limits

ACCESSIBILITY: Access is via Woods-smith Rd, a minor collector, with a pavement width of 27-ft within a right-of-way width of 60-ft. Access is also via Mckamey Rd, a major collector with pavement width of 28-ft and a sidewalk on the north side, within a right-of-way width of 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood) District (c) & HP (Hillside Protection) Overlay

► **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood) District (c) & HP (Hillside Protection) Overlay

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

► **EXTENSION OF ZONE:** No

HISTORY OF ZONING: 2-E-83-RZ: A-1 (Agriculture) to RP-1 (Planned Residential)

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant / RN-1 (Single-family residential neighborhood) District & HP (Hillside Protection) Overlay

South: Single-family residential / RN-1 (Single-family residential neighborhood) District & HP (Hillside Protection) Overlay

East: Multi-family / RN-3 (General residential neighborhood) District & HP (Hillside Protection) Overlay

West: Agriculture/forestry/vacant / RN-1 (Single-family residential neighborhood)

NEIGHBORHOOD CONTEXT: This area is within 3/4 of a mile of the commercial corridor along Western Avenue. It consists largely of a mix of single-family residential, some pockets of multi-family residential and a few remaining large lot residential and vacant forested properties.

## STAFF RECOMMENDATION:

- **Approve RN-2 (Single-family residential neighborhood) district & HP (Hillside Protection) Overlay because it is compatible with existing zoning in the area.**

**COMMENTS:**

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. Demand for residential housing continues to grow in Knoxville and Knox County. This area is largely built out with a mix of single family residential and multi-family residential.
2. This area along McKamey Road has sidewalks and is adjacent to multi-family residential.

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

1. The RN-2 (Single-family Residential Neighborhood) District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. Only a few tracts in this area with little to no development constraints such as steep slopes and floodplain remain vacant in this area.
2. This lot has some HP Overlay on the rear portion of the property, but a slope analysis yielded no reductions in recommended land disturbance area.
3. The existing RN-1 and proposed RN-2 zone districts differ primarily in minimum lot area, lot width and setbacks. Single-family residential requires a minimum lot size of 10,000sf in RN-1, while RN-2 requires 5,000sf. The minimum lot width in RN-1 is 75-ft, while in RN-2 it is 50-ft. The minimum front setback in RN-1 is 25-ft and in RN-2 is 10-ft. Duplexes (2F) are only permitted as a special use in both the RN-1 and RN-2. Because of the minimal differences in the zone districts, adverse impacts related to the amendment to RN-2 are not anticipated.

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 designates this parcel as LDR (Low Density Residential) classification which supports RN-2 zoning.
2. This rezoning allows for an increase in residential development opportunity at this location.

ESTIMATED TRAFFIC IMPACT: 102 (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.

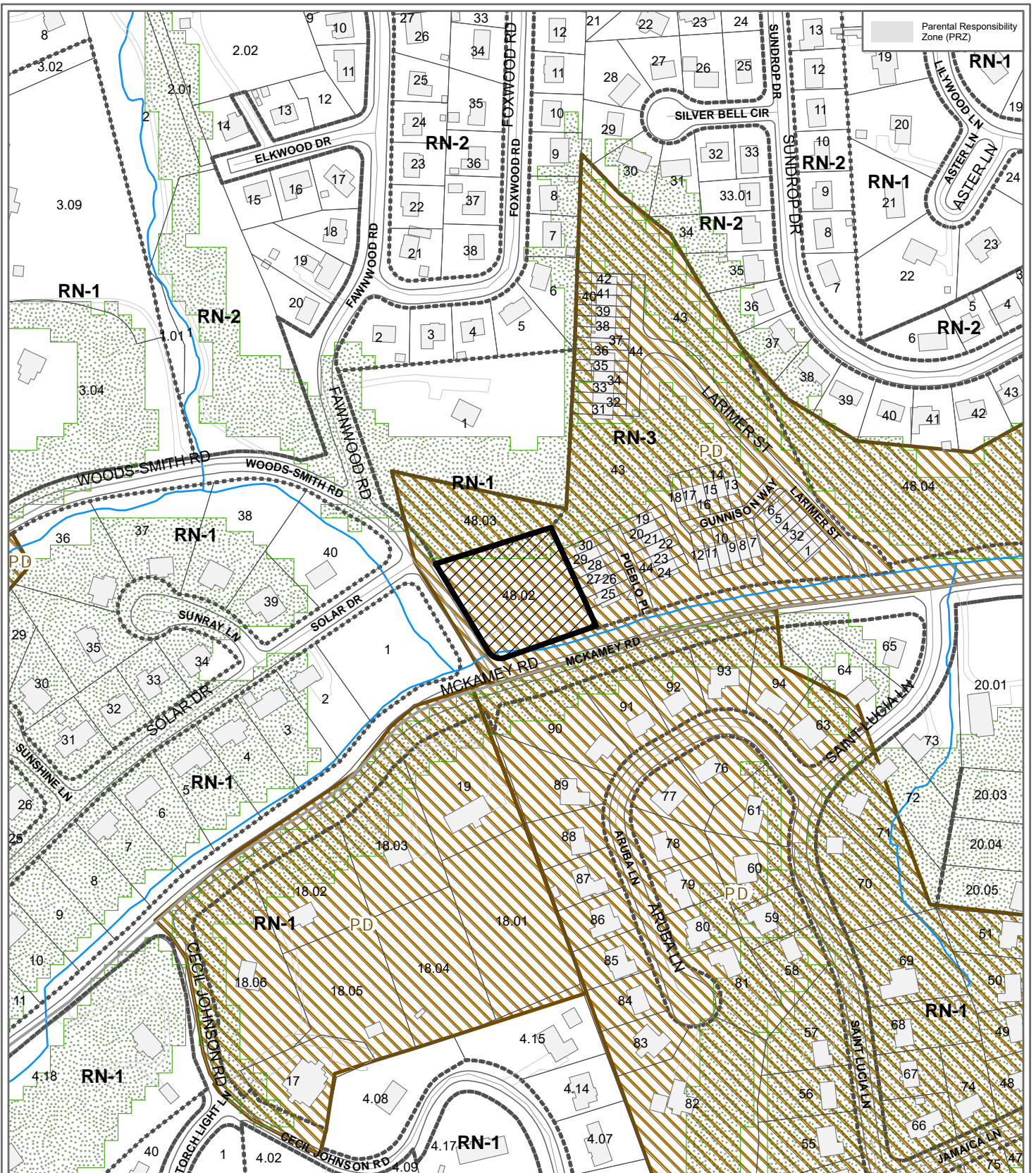
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns High.

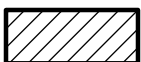
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 Knoxville City Council for action on 9/7/2021 and 9/21/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to

Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



### 8-N-21-RZ REZONING



From: RN-1 (Single-Family Residential Neighborhood) (c) & HP (Hillside Protection)  
To: RN-2 (Single-Family Residential Neighborhood) (c) & HP (Hillside Protection)

Original Print Date: 7/6/2021  
Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

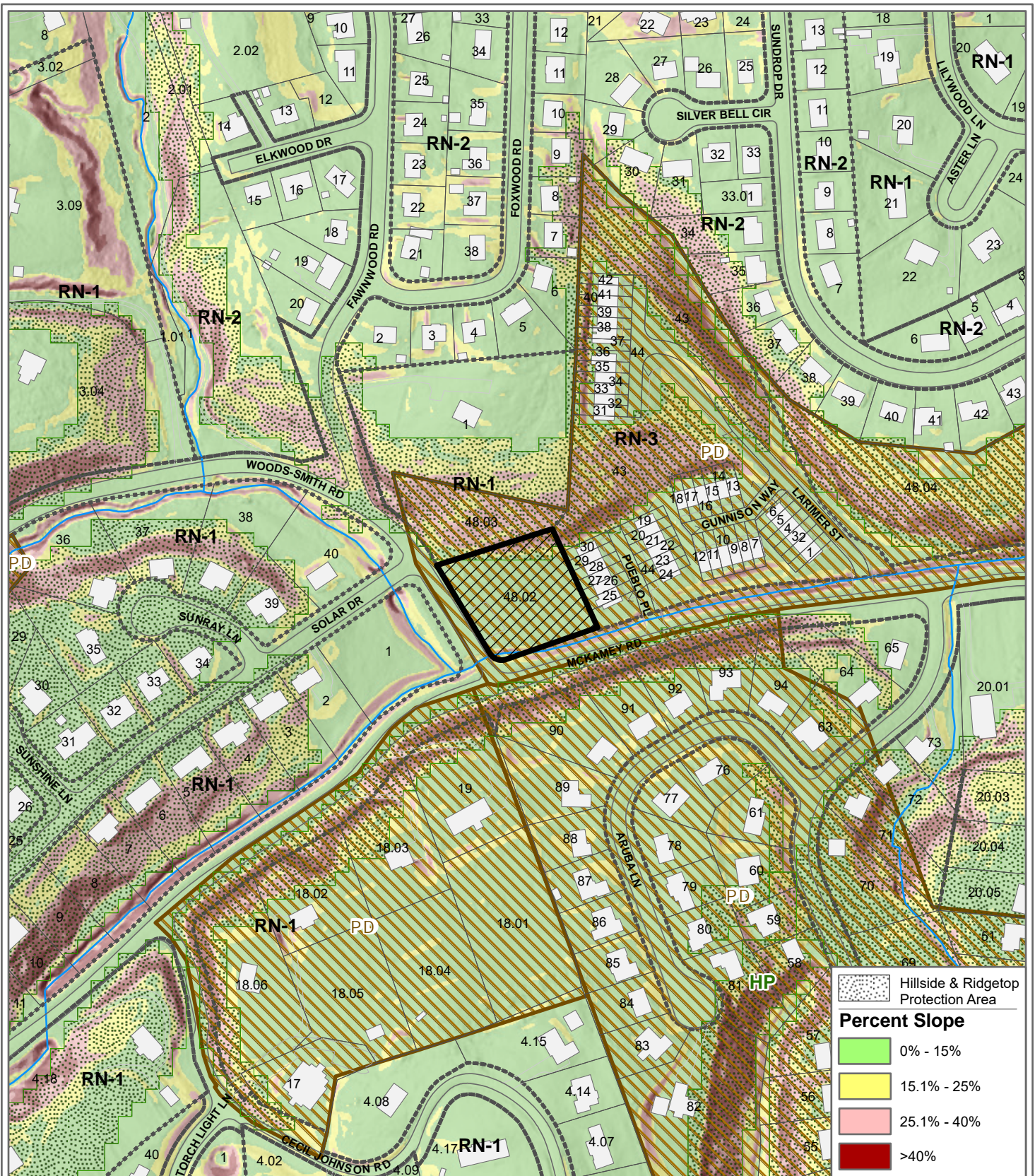
Petitioner: Jones, Tim

Map No: 92  
Jurisdiction: City

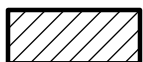
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Feet







### 8-N-21-RZ SLOPE ANALYSIS



From: RN-1 (Single-Family Residential Neighborhood) (c) & HP (Hillside Protection)  
To: RN-2 (Single-Family Residential Neighborhood) (c) & HP (Hillside Protection)

Original Print Date: 7/7/2021 Revised:  
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Petitioner: Jones, Tim

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Jurisdiction: City

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Feet

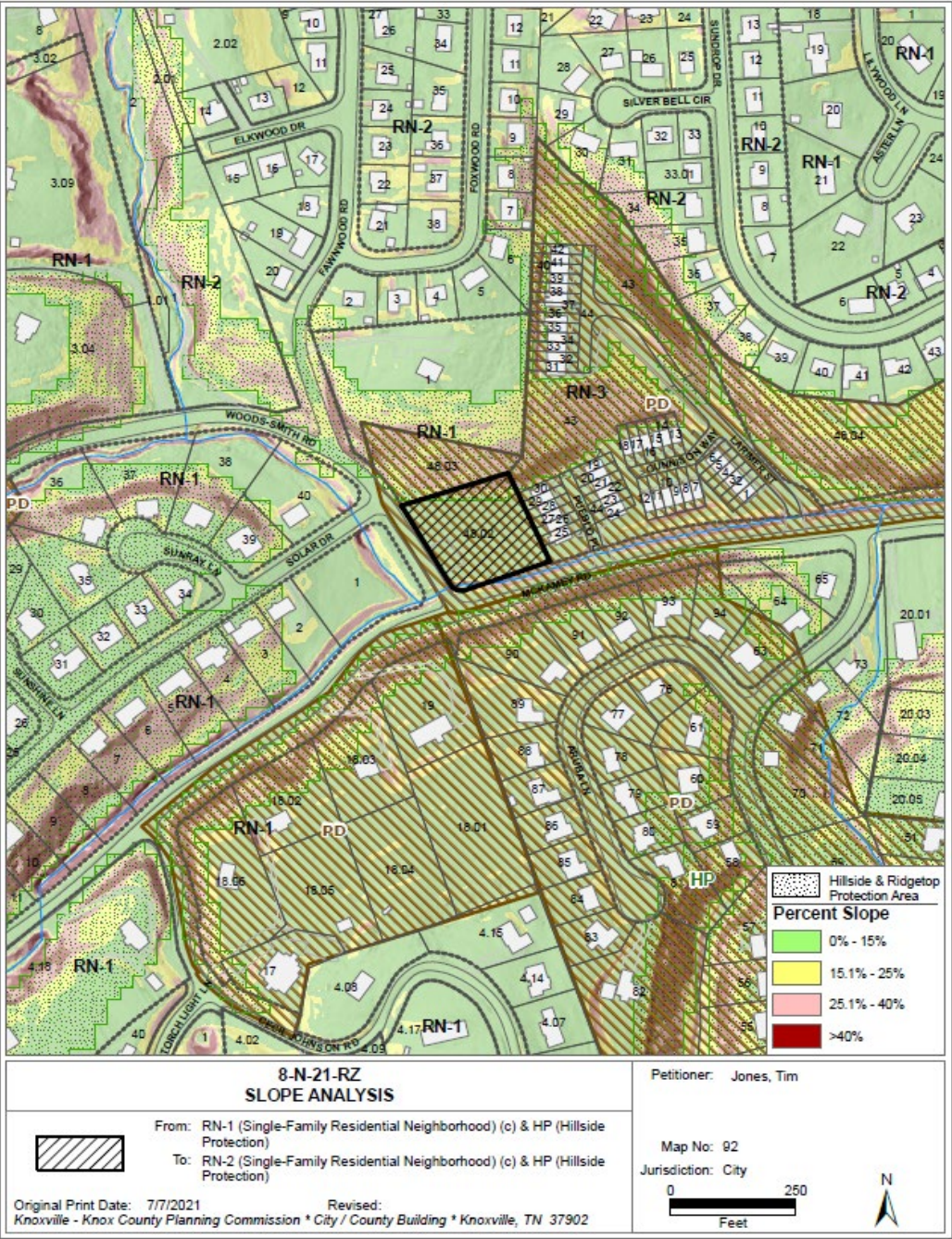




**Slope Analysis**  
**8-N-21-RZ**

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	0.85	100%	0.85
0-15% Slope	0.03	100%	0.03
15-25% Slope	0.03	50%	0.01
25-40% Slope	0.05	20%	0.01
Greater than 40% Slope	0.02	10%	0.00
Subtotal: Sloped Land (Inside HP)	0.12		
<b>Total</b>	<b>0.97</b>		<b>0.902</b>

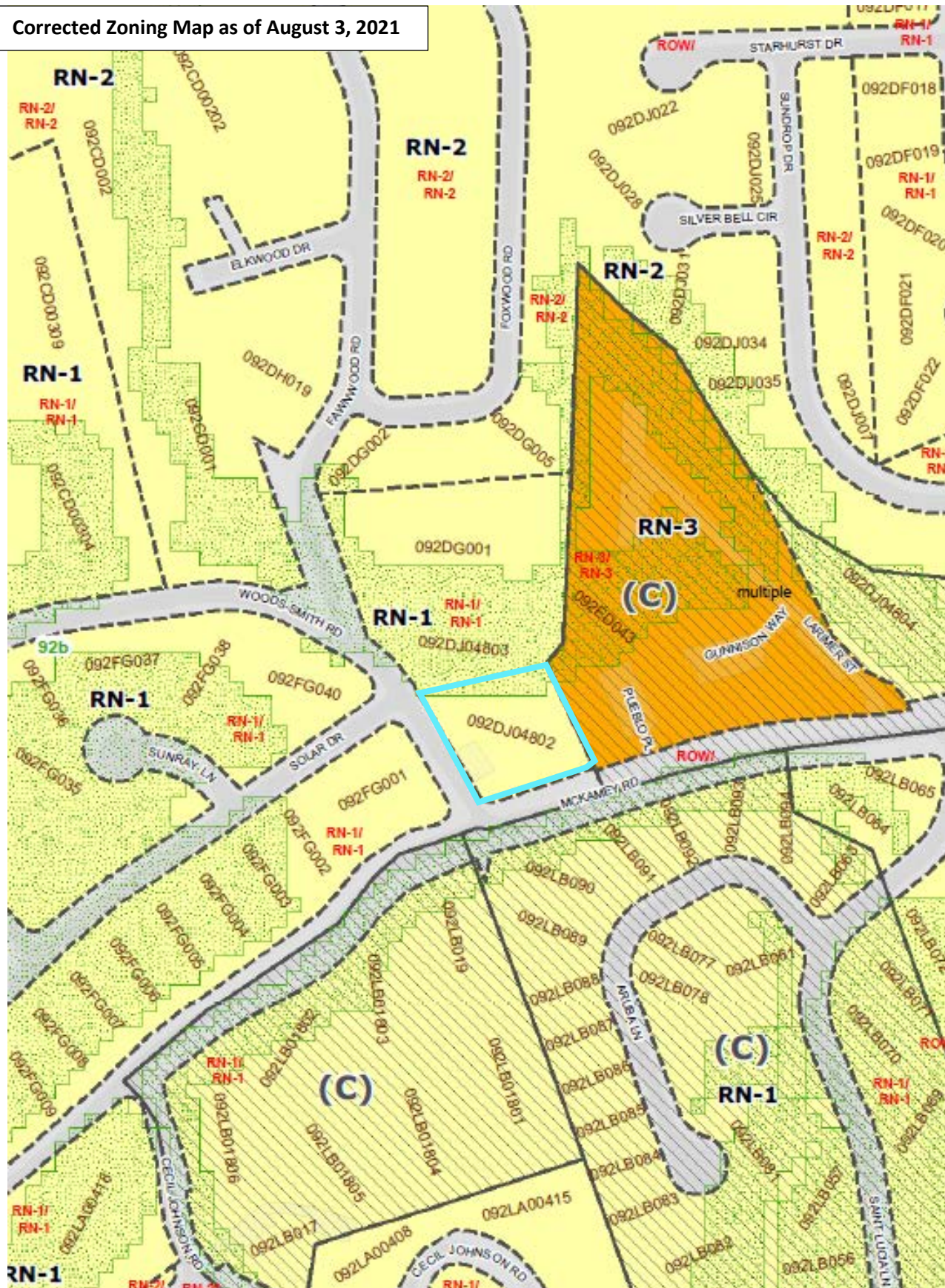
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	0.85	100%	0.9
0-15% Slope	0.03	100%	0.0
15-25% Slope	0.03	50%	0.0
25-40% Slope	0.05	20%	0.0
Greater than 40% Slope	0.02	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	0.13	Recommended disturbance budget within Hillside Protection Area (acres)	0.1
Total Acreage	0.98		0.9





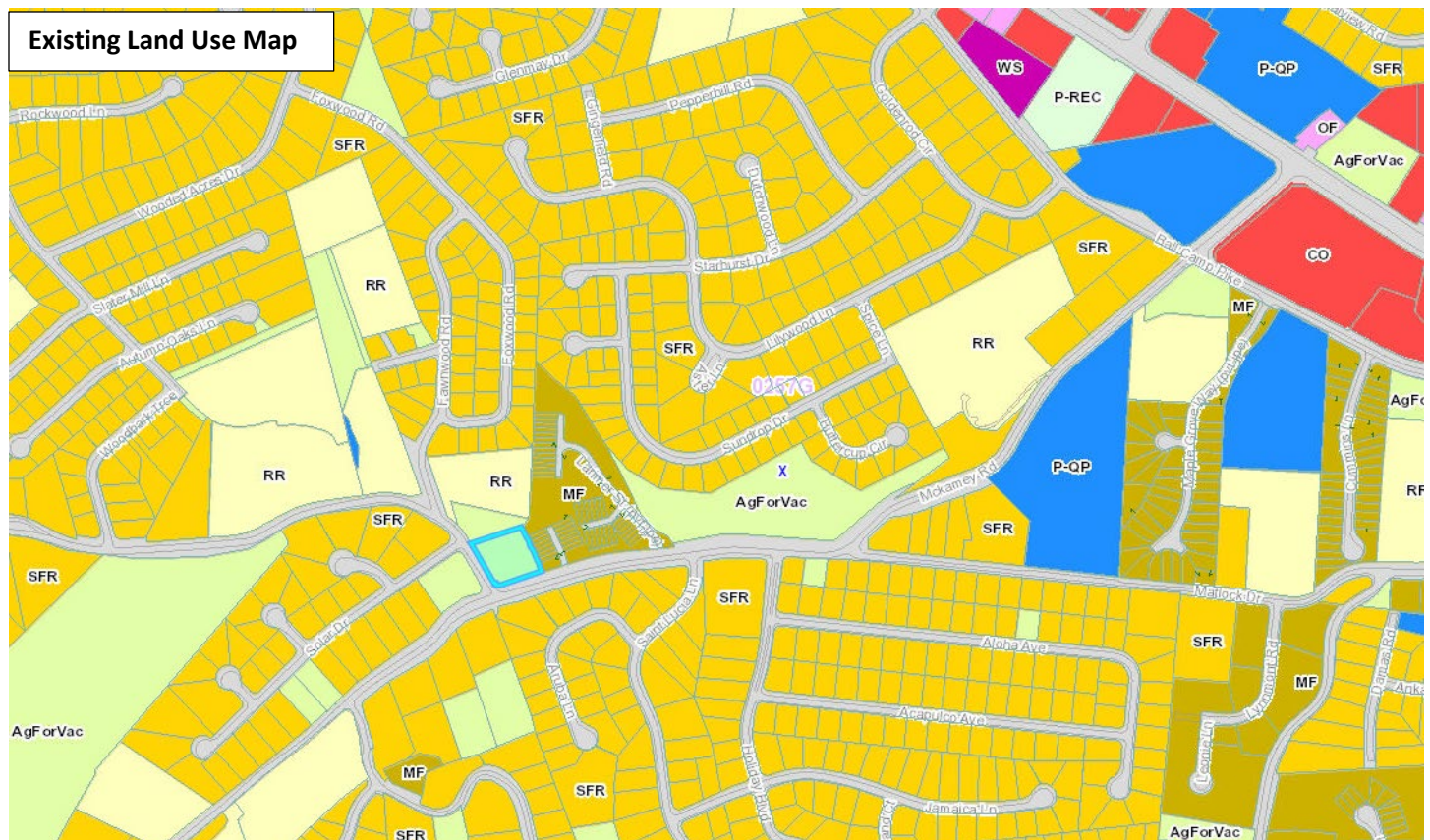
## Exhibit A. 8-N-21-RZ Contextual Images

Corrected Zoning Map as of August 3, 2021





## Exhibit A. 8-N-21-RZ Contextual Images





## Exhibit A. 8-N-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

Tim Jones

Purchaser

Applicant Name

Affiliation

06/29/21

8/12/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

8-N-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

Tim Jones

Scenic View Realty

Name

Company

855 Ebenezer Road

Knoxville

TN

37923

Address

City

State

ZIP

865-803-7565

tjscenic@yahoo.com

Phone

Email

## CURRENT PROPERTY INFO

LKM Properties LP

P.O. Box 650 Powell TN 37849

865-362-5828

Owner Name (if different)

Owner Address

Owner Phone

0 Woods-Smith Road

092DJ04802

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

N. side of Mckamey Rd, E. side of Woods-smith Rd

0.96 ac

General Location

(c)

Tract Size

3rd

RN-1 / HP

Agriculture/Forestry/Vacant

☒ City ☐ County

District

Zoning District

Existing Land Use

Northwest County

LDR / HP

Within the City of Knoxville

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

Request zoning to change from RN-1/HP to RN-2/HP

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**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

0324

\$600.00

Total

Fee 2

+late fee

20% (\$120)

\$720.00

Fee 3

**AUTHORIZATION**

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

Tim Jones

Digitally signed by Tim Jones  
DN: cn=Tim Jones, email=tim.jones@gmail.com  
Reason: I am the author of this document  
Location:  
Date: 2021.06.29 08:00:54

Tim Jones

6/29/21

Applicant Signature

Please Print

Date

865-803-7565

tjscenic@yahoo.com

Phone Number

Email

Elizabeth Albertson

Digitally signed by Elizabeth Albertson  
Date: 2021.06.29 10:22:28 -04'00'

liz.albertson@knoxplanning.org

6/29/2021

Sum

Staff Signature

Please Print

Date