

REZONING REPORT

► **FILE #:** 12-F-21-RZ

AGENDA ITEM #: 13

AGENDA DATE: 12/9/2021

► **APPLICANT:** JASON MCMAHAN

OWNER(S): Jason & Judy E. McMahan

TAX ID NUMBER: 28 O A 9

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3911 Gordon Smith Rd.

► **LOCATION:** Northwest side of Gordon Smith Road, due north of Norris Freeway

► **APPX. SIZE OF TRACT:** 1.18 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gordon Smith Rd, a local street, with a pavement width of 17-ft. within a right-of-way width of 36-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** A (Agricultural)

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

► **EXISTING LAND USE:** Single family residential

► **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant / A (Agricultural)

South: Rural residential / A (Agricultural)

East: Single family residential / A (Agricultural)

West: Single family residential / A (Agricultural), CA (General Business)

NEIGHBORHOOD CONTEXT: This area between Norris Freeway and Andersonville Pike is largely single family residential with large Agricultural zoned lots ranging from less than one acre to more than 4 acres in size.

STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) zoning because it is consistent with the sector plan designation for this area.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 have been no significant changes in this area that would prompt a rezoning. However, this property is located in an area between Norris Freeway and Andersonville Pike within the Planned Growth area of the Growth Policy Plan.
2. Sewer is available in this area and many of the adjacent lots are smaller than an acre in size despite the Agricultural zoning.

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

1. The RA (Low Density Residential) zone provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Minimum lot sizes of 10,000 square feet are required when served by sewer.

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 an area with A (Agricultural) zoning and many adjacent lots are smaller than 1 acre in size. The RA zone district has a required minimum lot size, while the PR zone district does not.
2. There appear to be no significant environmental constraints on the site, and the small acreage of the lot (approximately 1 acre) would make it challenging to integrate open space as part of the design, as intended by the PR district, especially with the requested density of 5 du/ac.
3. The applicant is encouraged to contact Knox County Engineering regarding access. Gordon Smith Road may be required to be widened to 18-ft from the development of the entrance to Norris Freeway during concept plan and/or use on review of the project.

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 RA (Low Density Residential) zone district is consistent with and not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 66 (average daily vehicle trips)

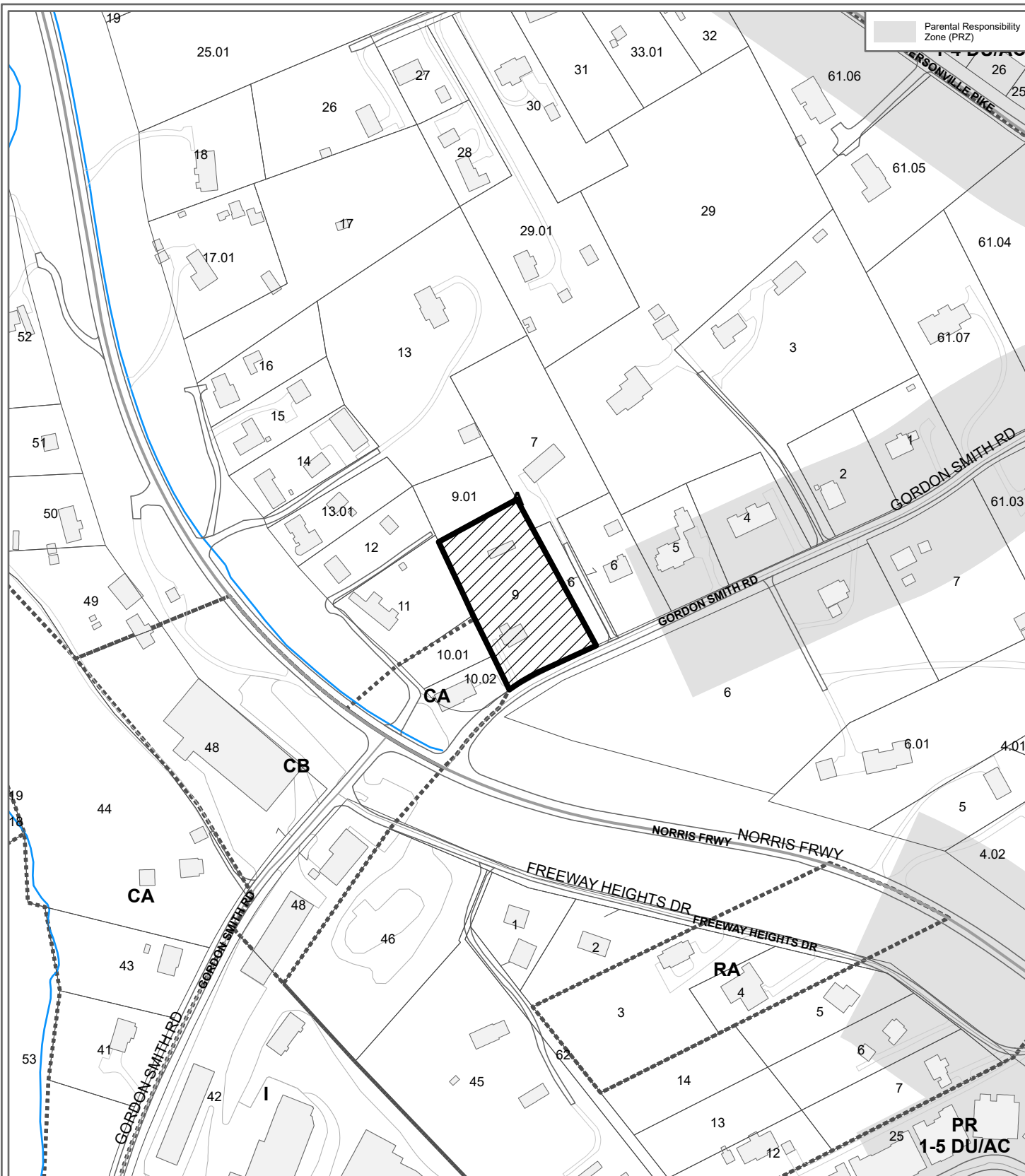
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls 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.

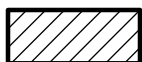
If approved, this item will be forwarded to Knox County Commission for action on 1/24/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



12-F-21-RZ REZONING

From: A (Agricultural)

To: PR (Planned Residential)



Original Print Date: 11/15/2021
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: McMahan, Jason

Map No: 28

Jurisdiction: County

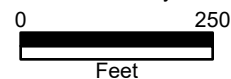


Exhibit A. 12-F-21-RZ Contextual Images

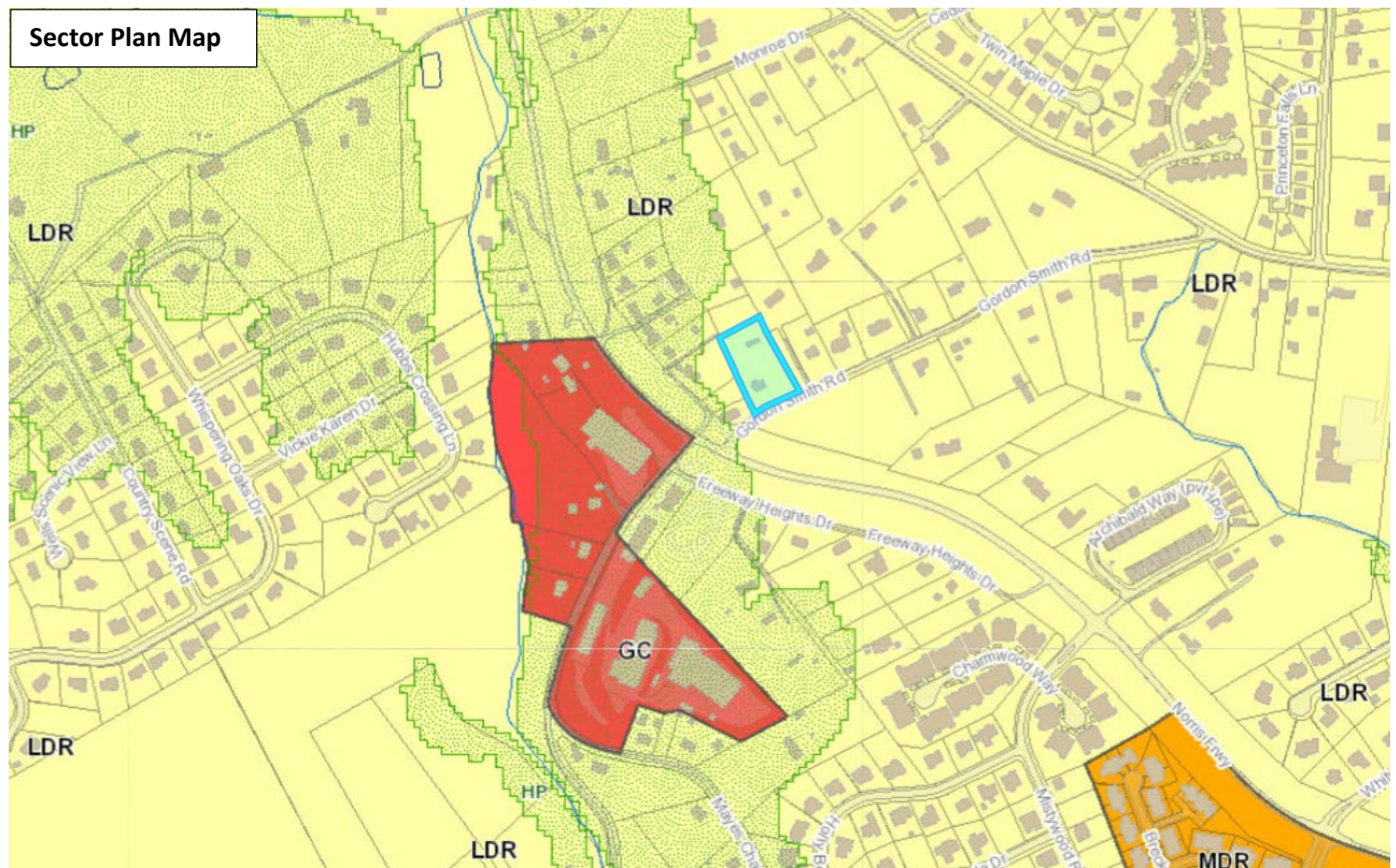
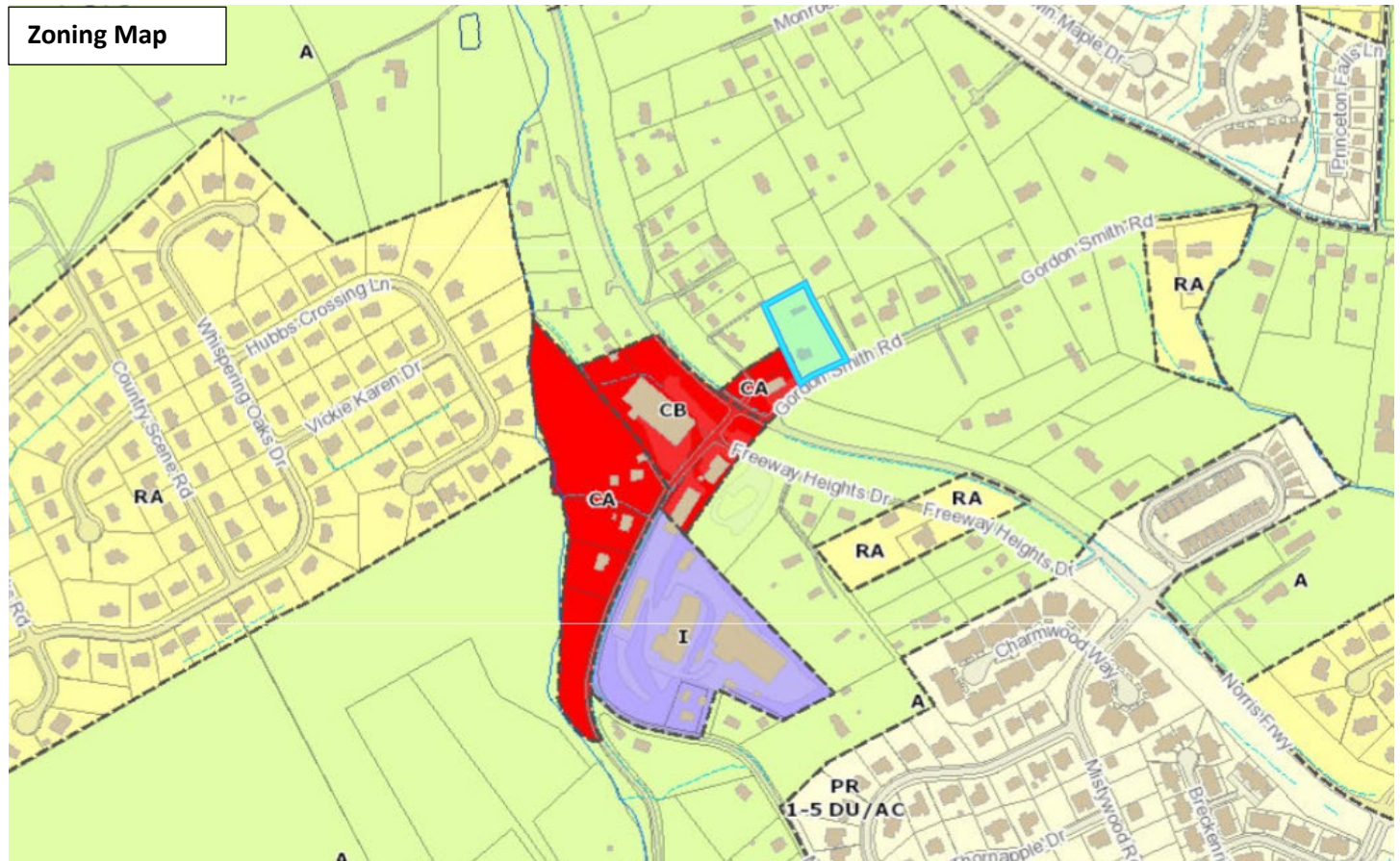
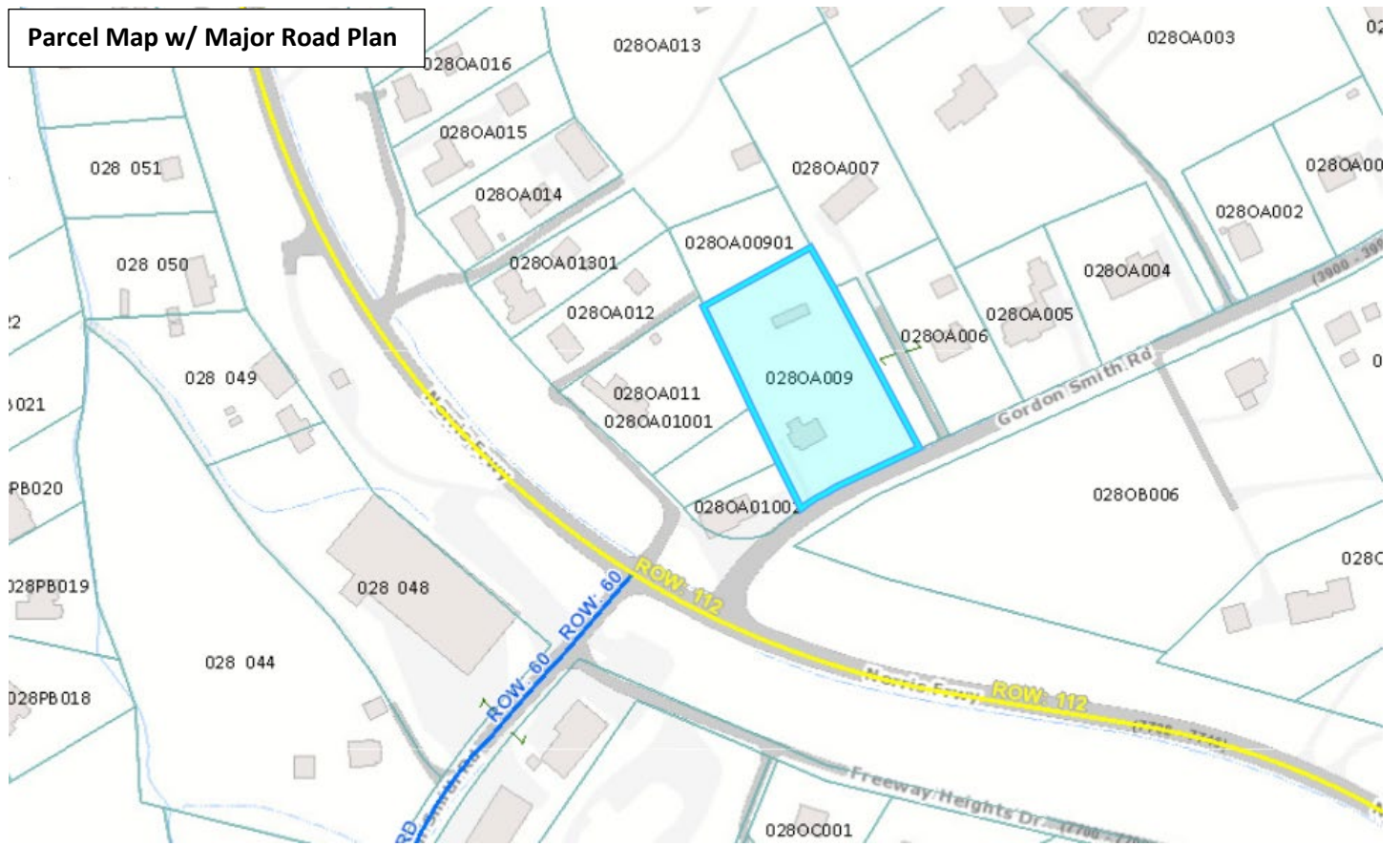


Exhibit A. 12-F-21-RZ Contextual Images





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

Jason McMahan

property owner

Applicant Name

Affiliation

10-18-21

December 9, 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

12-F-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

Robert Campbell

Robert G. Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

rcampbell@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Jason & Judy E McMahan

3911 Gordon Smith Rd

865-257-1332

Owner Name (if different)

Owner Address

Owner Phone

3911 Gordon Smith Rd

CLT Map 28 Insert O Group A Parcel 9

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Gordon Smith Road, due North of Norris Freeway

1.18 ac +/-

General Location

Tract Size

☐ City ☒ County 7th A SFR
District Zoning District Existing Land Use

North County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

December 2020

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 (1-5 DU/AC)**

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		Total
0324	\$600.00	
Fee 2		
		\$600.00
Fee 3		

AUTHORIZATION

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

Applicant Signature

Jason McMahan

Please Print

Date

865-257-1332

lolton123@aol.com

Email

Phone Number

Staff Signature

Marc Payne

Please Print

10/25/2021 swm

Date