

# REZONING REPORT

▶ **FILE #:** 2-D-21-RZ

**AGENDA ITEM #:** 12

**AGENDA DATE:** 2/11/2021

▶ **APPLICANT:** **AXIOM PROPERTIES**  
OWNER(S): Vaulton Family Holding Company, LLC

TAX ID NUMBER: 62 166 & 16601 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Asheville Hwy.

▶ **LOCATION:** **South side of Asheville Hwy., west of S. Molly Bright Rd.**

▶ **APPX. SIZE OF TRACT:** **16.74 acres**

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Asheville Highway is a major arterial consisting of a two travel lanes in each direction separated by a grass median. Each travel direction has a pavement width of 22 ft inside a 163-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking East Creek

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

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

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

▶ **DENSITY PROPOSED:** **5 du/ac**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Commercial and agricultural/forestry/vacant - CB (Business and Manufacturing) and A (Agricultural)

South: Rural residential and agricultural/forestry/vacant - A (Agricultural)

East: Agricultural/forestry/vacant - PR (Planned Residential with up to 5 du/ac)

West: Agricultural/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This stretch of Asheville Highway has a rural feel with mostly large lot single family dwellings on both sides of the highway, though there are pockets of commercial zoning present.

**STAFF RECOMMENDATION:**

▶ **Approve PR (Planned Residential) zoning with up to 4.5 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.**

**COMMENTS:**

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 COUNTY GENERALLY:

1. This area has been transitioning from Agricultural zoning to PR zoning since the early 2000s. Surrounding subdivisions are zoned RA or PR with up to 5 du/ac.
2. There is an increased need for housing. The proposed rezoning would create an opportunity to meet this need.

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.

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 bordered on the north by commercial zoning and on the east by PR zoning with up to 5 du/ac allowed. This rezoning would continue the trend in allowing PR zoning.
2. Part of the property is located in the Hillside and Ridgetop Protection Area. The slope analysis recommended a density of 4.5 du/ac, which would accommodate up to 75 houses on the property. The requested 5 du/ac would accommodate up to 83 houses on the property.
3. According to the Farmland Soils Map, the majority of the property consists of "not significant soil" so using the property for residential uses would not encroach into an area better suited for agricultural purposes.
4. The stubbed portion of the property fronting Asheville Highway is not wide enough to accommodate the access road right-of-way, so an easement will need to be worked out with the neighboring property to the west to allow encroachment onto that property. However, the same owner owns the adjacent property to the west. Access will be handled as part of the concept plan review process.

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 current sector plan designation recommends agricultural, low density and medium density residential, and office uses. The PR zone is one of the recommended zones of the ECO-5 designation.

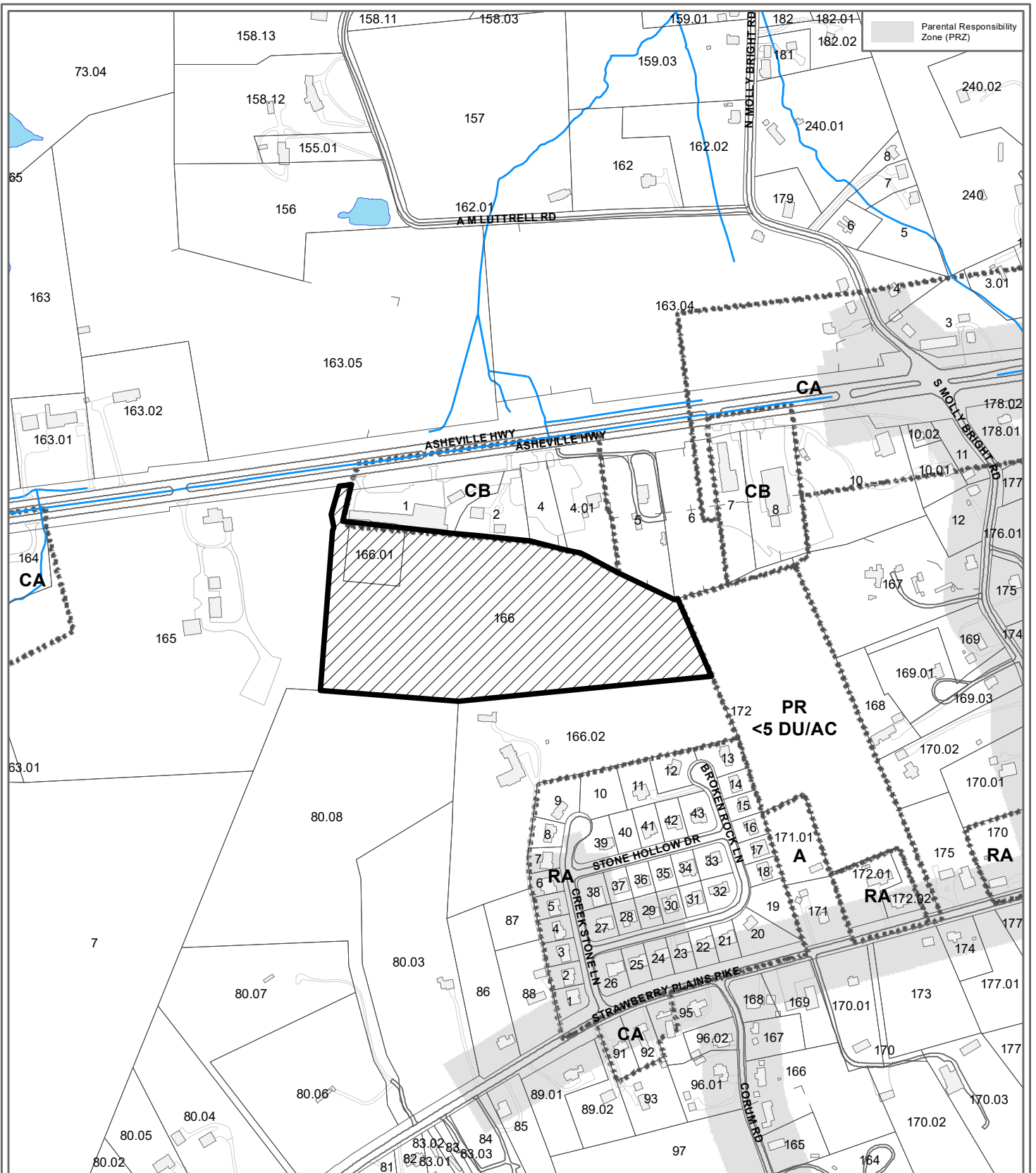
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 28 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, 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 3/22/2021. 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.



**2-D-21-RZ  
REZONING**

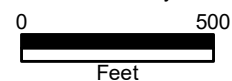


From: A (Agricultural)  
To: PR (Planned Residential)

Petitioner: Axiom Properties

Map No: 62

Jurisdiction: County



Original Print Date: 1/6/2021 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	13.07	5.00	65.4
0-15% Slope	1.05	5.00	5.3
15-25% Slope	2.07	2.00	4.1
25-40% Slope	0.52	0.50	0.3
Greater than 40% Slope	0	0.20	0.0
Ridgetops	0	3.00	0.0
<b>Subtotal: Sloped Land</b>	<b>3.64</b>		<b>9.7</b>
<b>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</b>	<b>16.71</b>	<b>4.49</b>	<b>75.0</b>
<b>Proposed Density (Applicant)</b>	<b>16.71</b>	<b>5.00</b>	<b>83.6</b>

From Hillside & Ridgetop Protection Plan, page 33

**LOW DENSITY AND RURAL RESIDENTIAL USES**

**Density and Land Disturbance Guidelines**  
As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

**Table 3: Residential Density and Land Disturbance Guidelines**  
for Recommendations on Changes to the Zoning Map and Development Plan/Concept Plan Review within the Hillside and Ridgetop Protection Area that is within the Urban Growth and the Planned Growth Area

Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

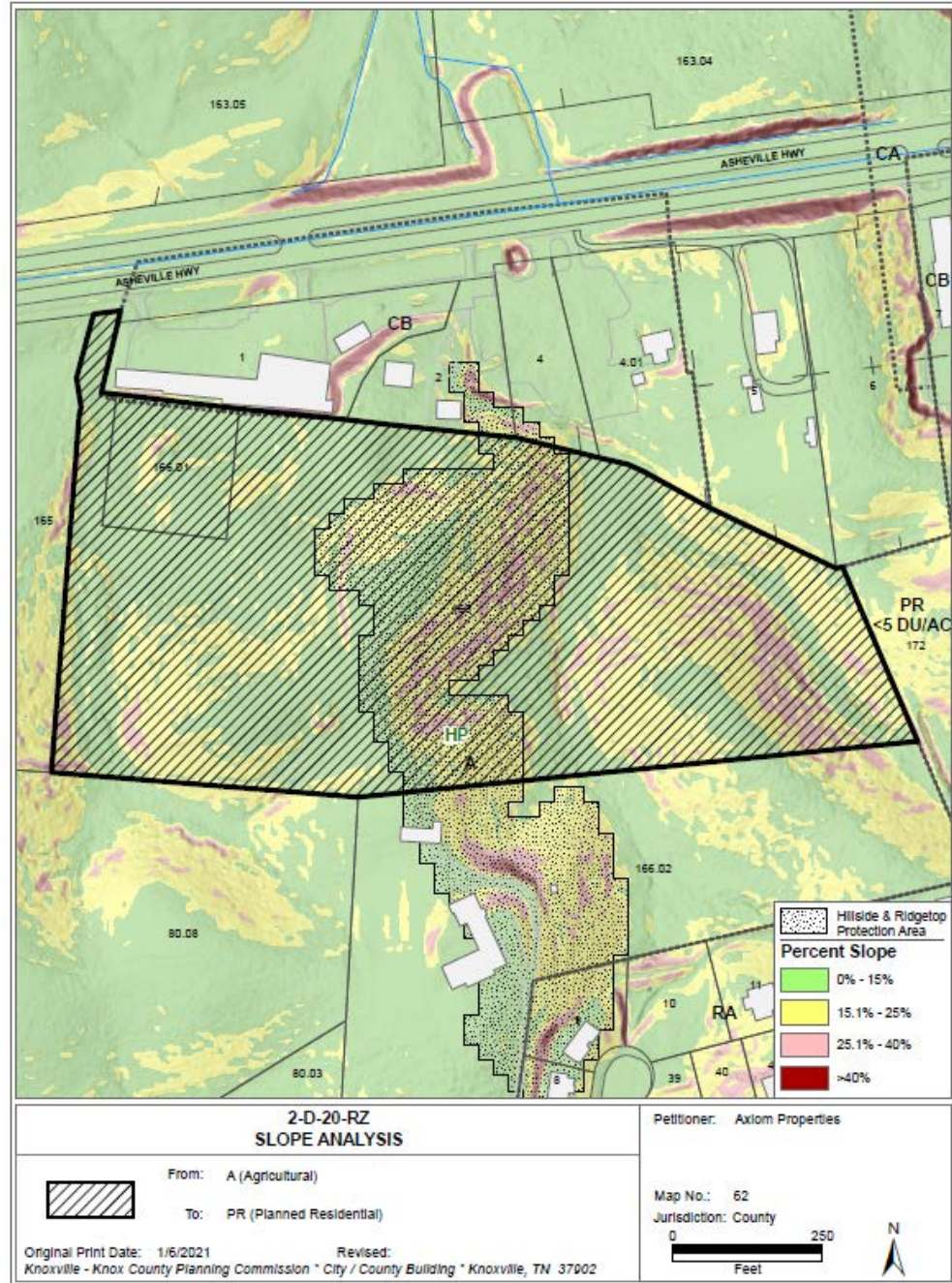
*dua: dwelling units per acre*

\* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

\*\* Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

\*\*\* Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case by case basis with each rezoning and related development proposal.

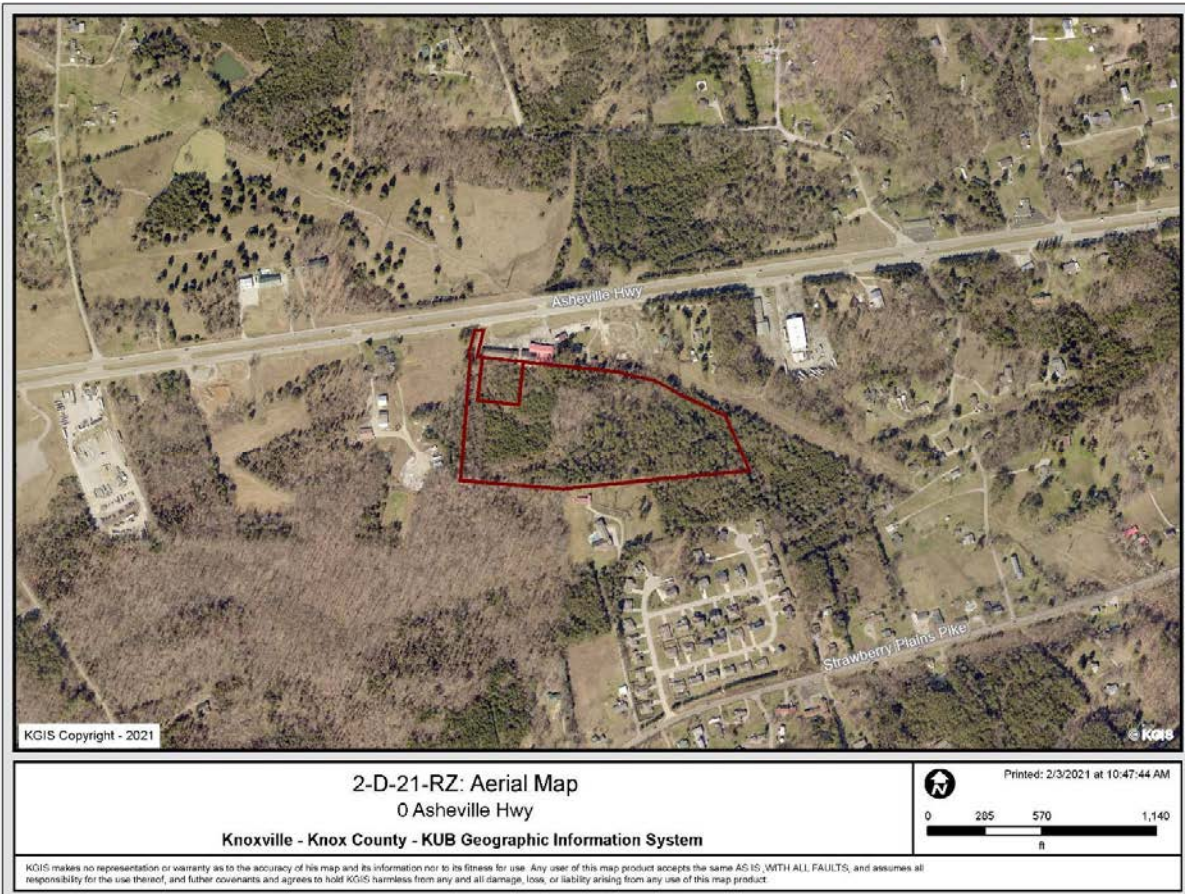
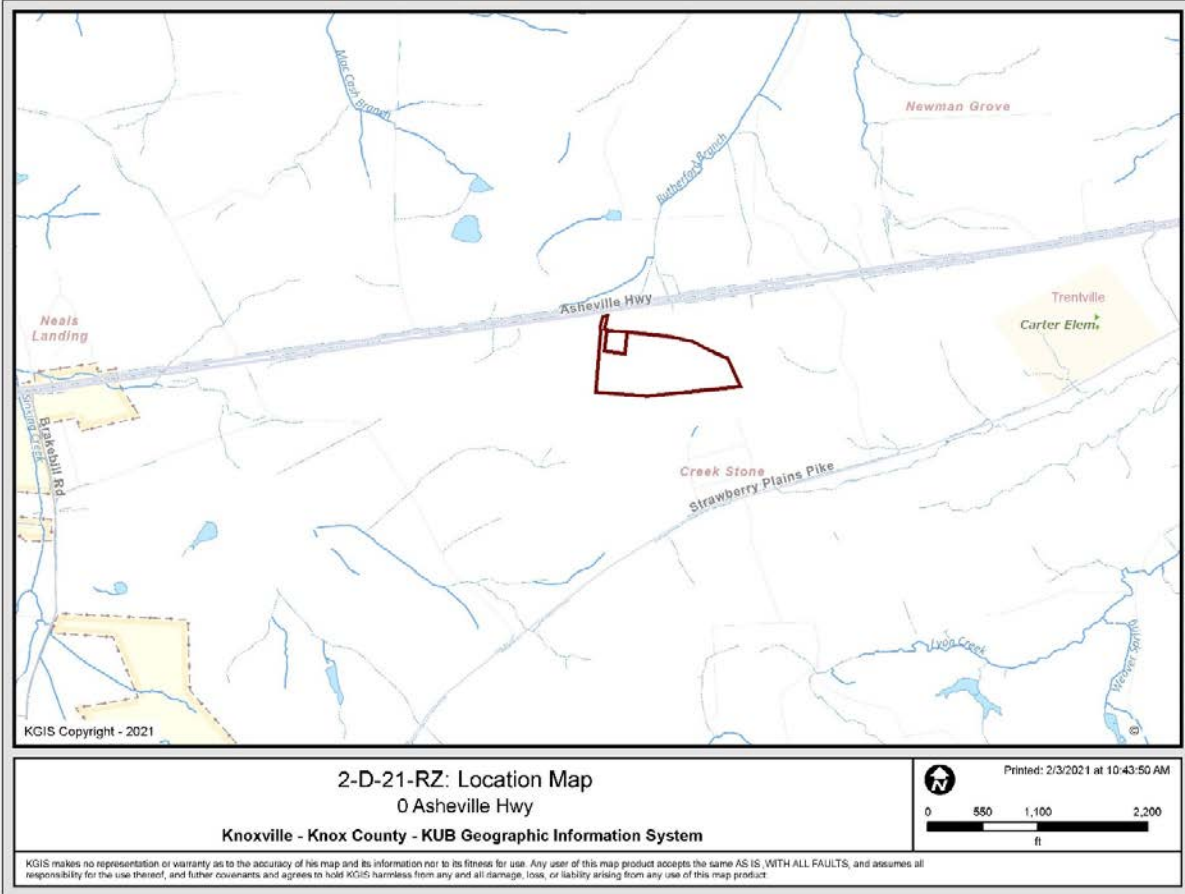
The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33





# 2-D-21-RZ

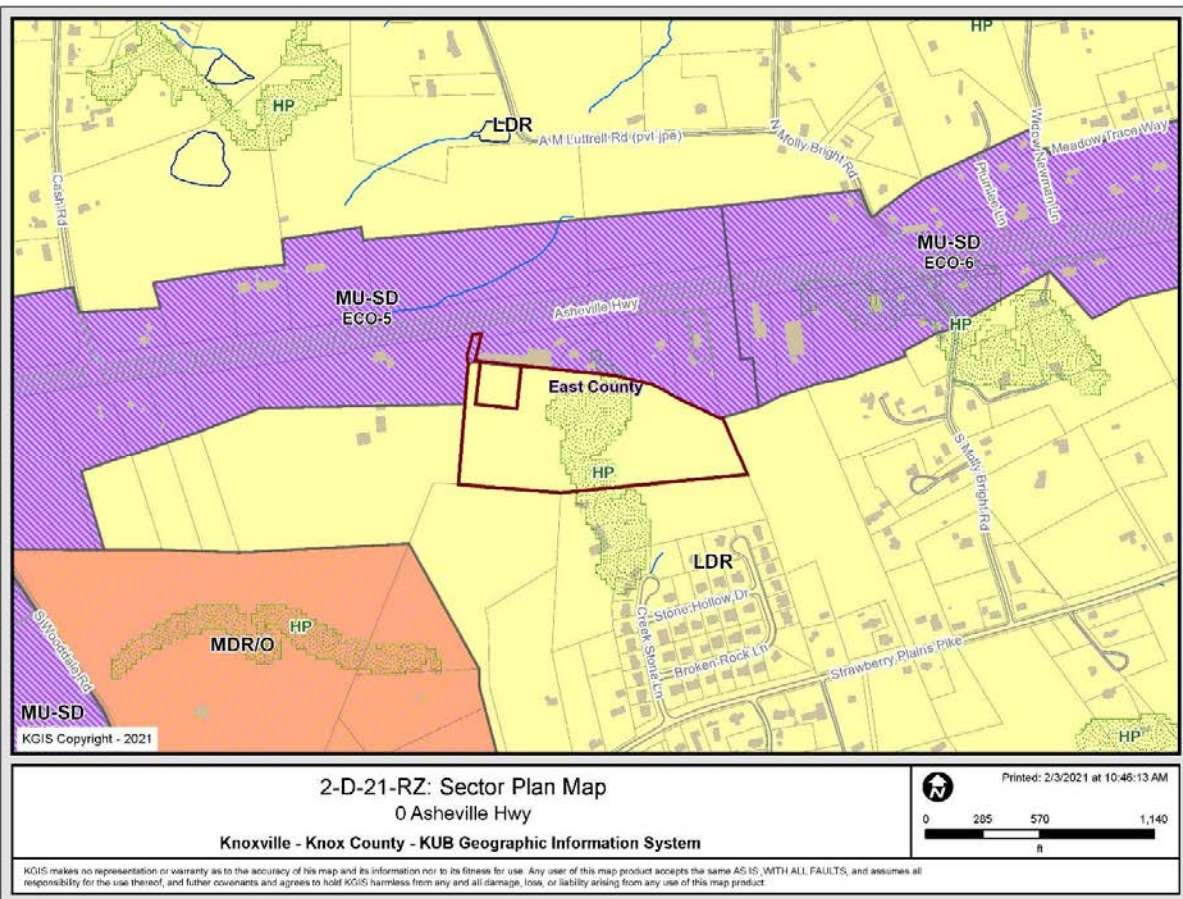
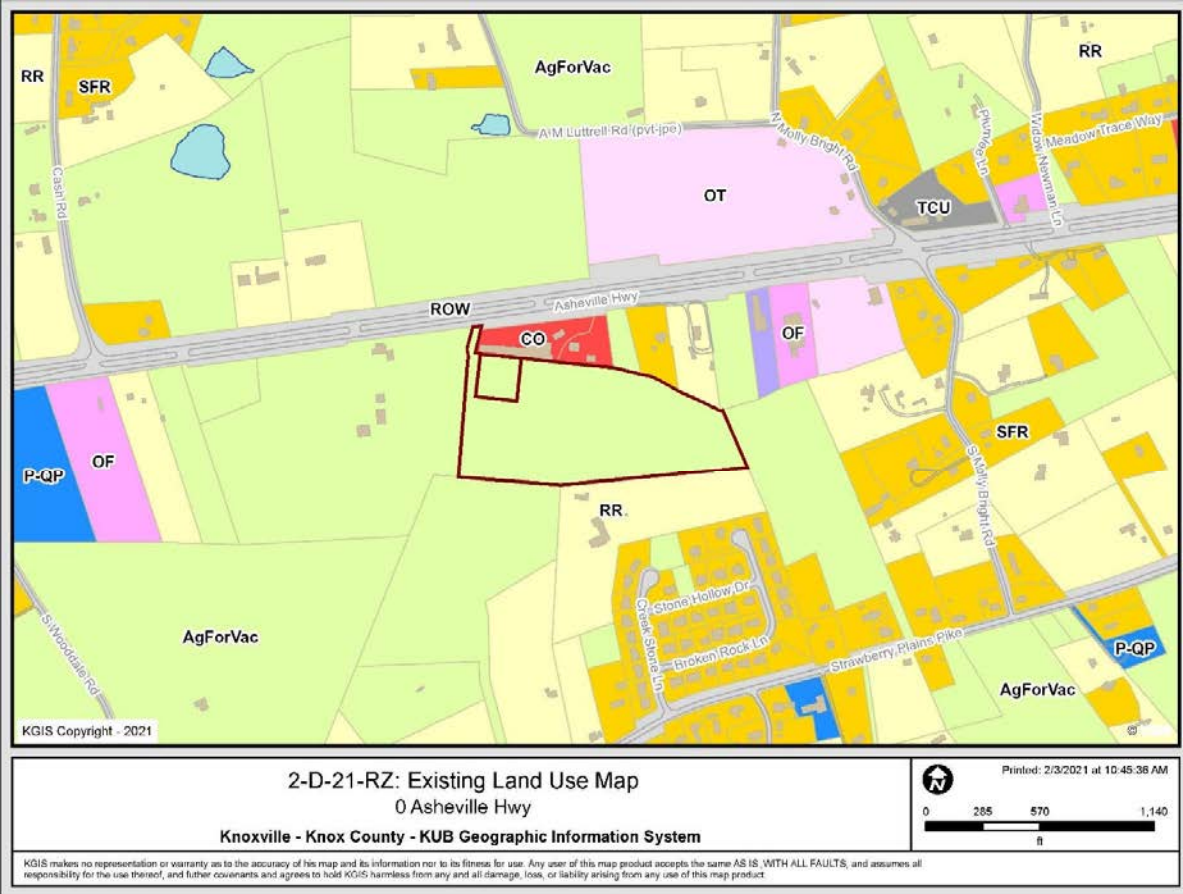
## Exhibit A. Contextual Images





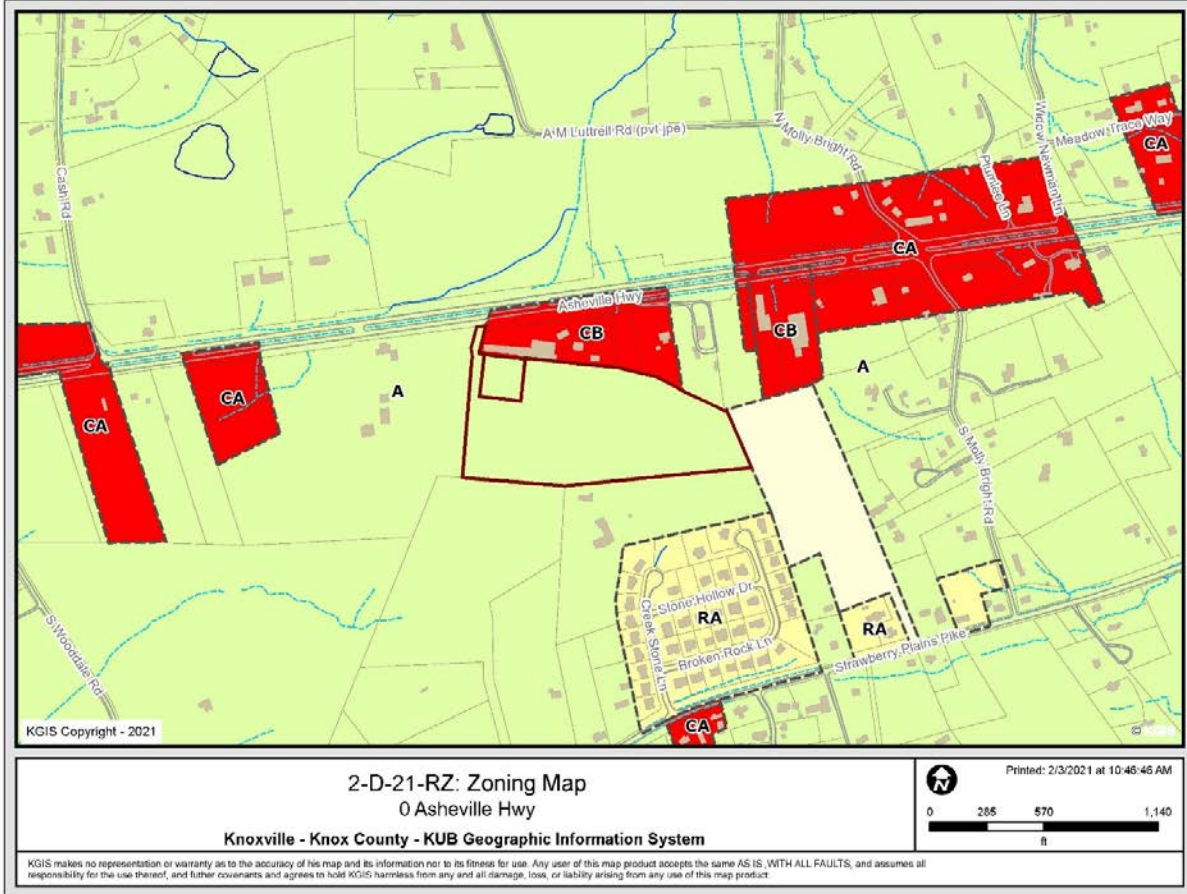
2-D-21-RZ

Exhibit A. Contextual Images



# 2-D-21-RZ

## Exhibit A. 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

Axiom Properties

option holder

Applicant Name

Affiliation

12/22/2020

2/11/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

2-D-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

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

Vaulton Family Holding Company, LLC 408 Judson Rd, Strawberry Plains, TN 37871 865-388-4156

Owner Name (if different)

Owner Address

Owner Phone

0 Asheville Highway (2 parcels)

062/166 & 062/166.01

Property Address

Parcel ID

### STAFF USE ONLY

South side of Asheville Hwy west of S. Molly Bright Rd.

16.74 ac (total)

General Location

Tract Size

8th District

A (Agricultural)

Jurisdiction (specify district above)  City  County

Zoning District

East County LDR (Low Density Residential and

Hillside HP Protection)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Open Space

N

KUB

KUB

Existing Land Use

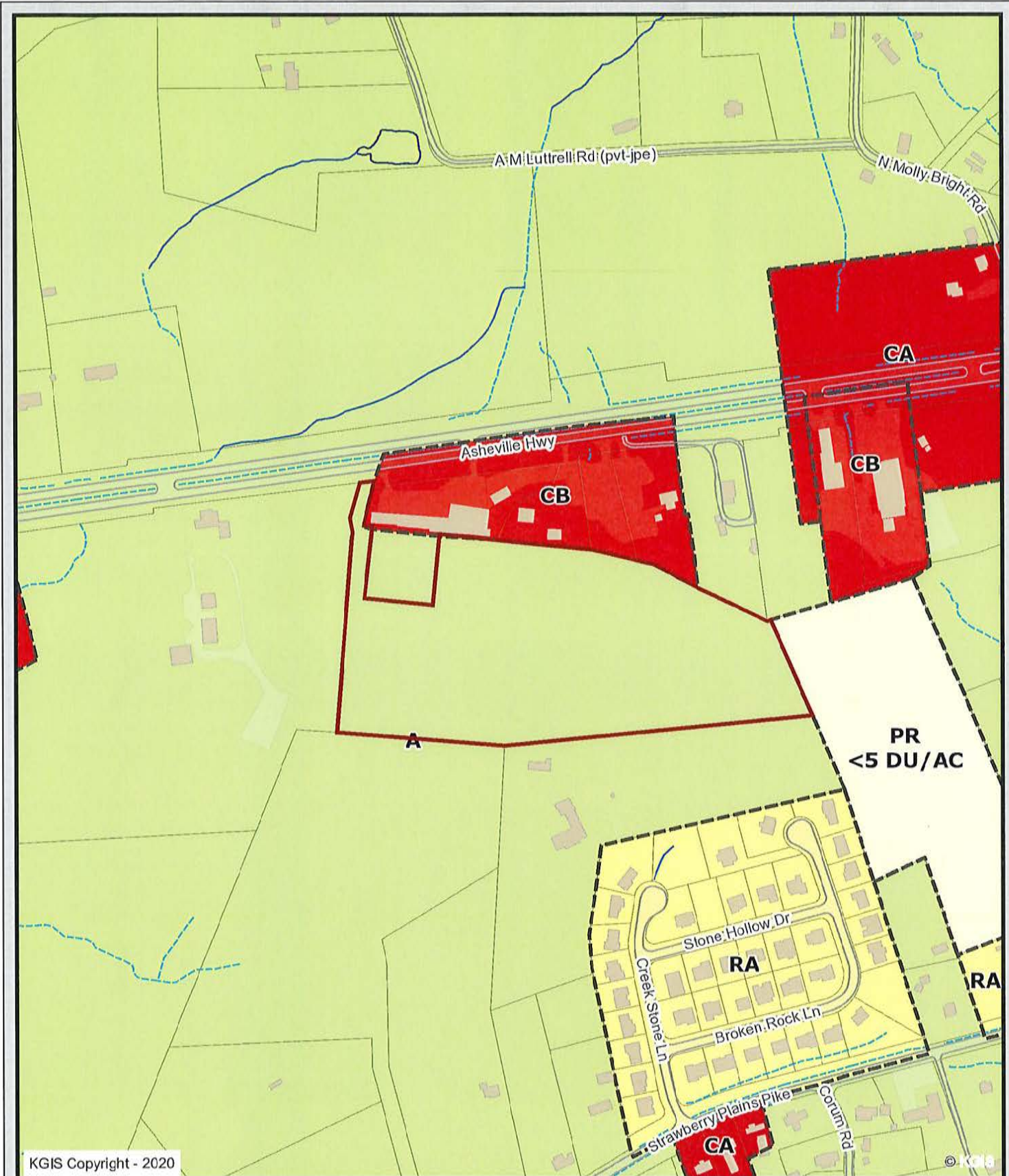
Septic (Y/N)

Sewer Provider

Water Provider







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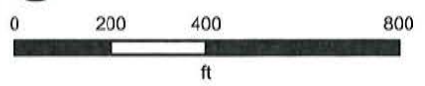
© KGIS

**2-D-21-RZ: Current Zoning**  
2 of 2 parcels to be rezoned

**Knoxville - Knox County - KUB Geographic Information System**

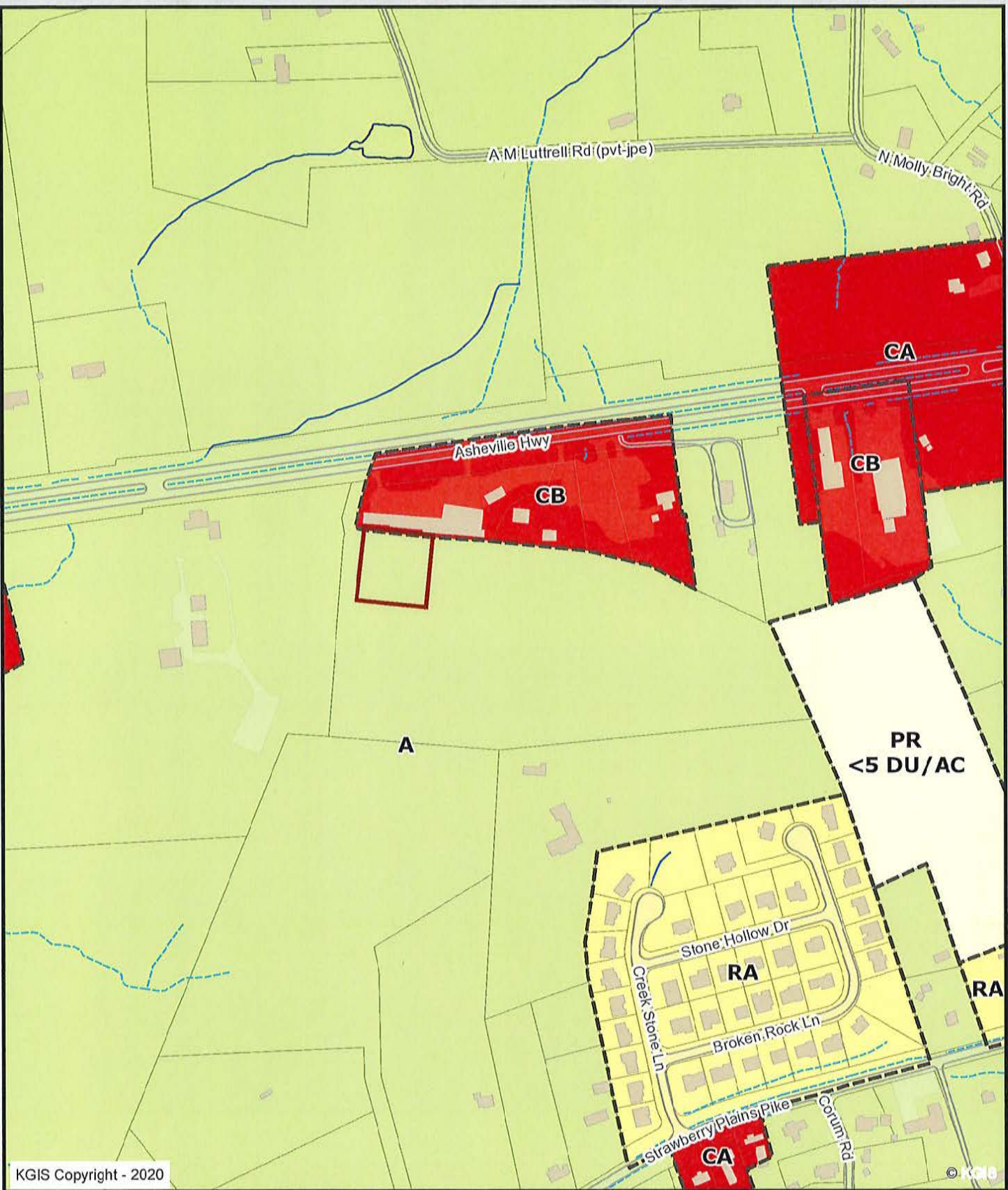


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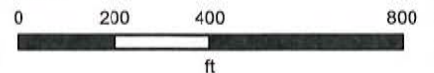
## 2-D-21-RZ: Current Zoning

1 of 2 parcels to be rezoned

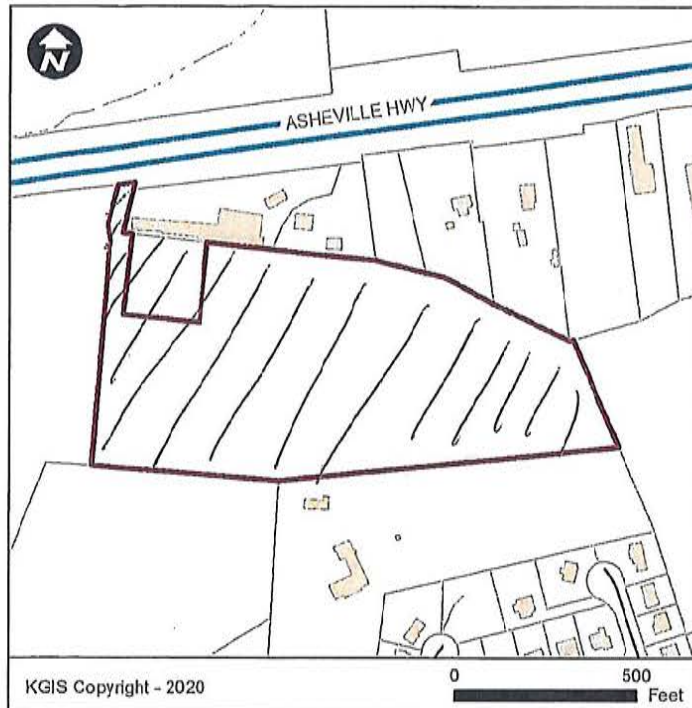
Knoxville - Knox County - KUB Geographic Information System



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**Parcel 062 166 - Property Map and Details Report****Property Information**

Parcel ID: 062 166  
 Location Address: 0 ASHEVILLE HWY  
 CLT Map: 62  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 166  
 Parcel Type: NORMAL  
 District: S8  
 Ward:  
 City Block:  
 Subdivision:  
 Rec. Acreage:  
 Calc. Acreage: 15.74  
 Recorded Plat: -  
 Recorded Deed: 20200901 - 0018072  
 Deed Type: Deed:Full Coven  
 Deed Date: 9/1/2020

**Address Information**

Site Address: 0 ASHEVILLE HWY  
 KNOXVILLE - 37924  
 Address Type: UNUSED LAND  
 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: 86  
 Voting Location: Carter Elementary School  
 8455 STRAWBERRY  
 PLAINS PIKE  
 TN State House: 19 Dave Wright  
 TN State Senate: 6 Becky Duncan Massey  
 County Commission: 8 Richie Beeler  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Justin Biggs  
 School Board: 8 Mike McMillan  
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

**Owner Information**

VAULTON FAMILY HOLDING COMPANY LLC  
 7808 ASHEVILLE HWY  
 KNOXVILLE, TN 37924  
 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: 53.01  
 Planning Sector: East County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

**School Zones**

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

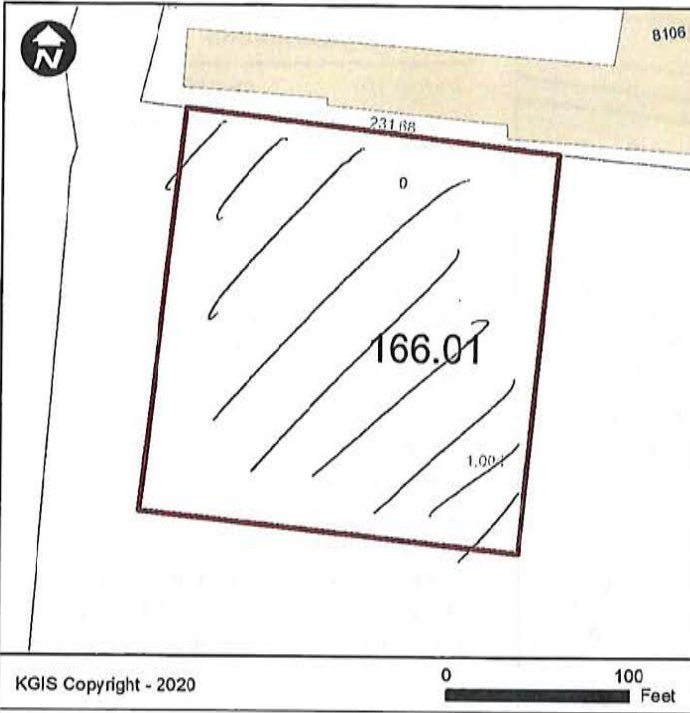
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**Parcel 062 16601 - Property Map and Details Report**



**Property Information**

Parcel ID: 062 16601  
 Location Address: 0 ASHEVILLE HWY  
 CLT Map: 62  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 166.01  
 Parcel Type: NORMAL  
 District: S8  
 Ward:  
 City Block:  
 Subdivision:  
 Rec. Acreage: 1  
 Calc. Acreage: 0  
 Recorded Plat: -  
 Recorded Deed: 20200901 - 0018072  
 Deed Type: Deed:Full Coven  
 Deed Date: 9/1/2020

**Address Information**

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 KNOXVILLE - 37924  
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