

REZONING REPORT

▶ **FILE #:** 1-D-21-RZ

AGENDA ITEM #: 16

AGENDA DATE: 1/14/2021

▶ **APPLICANT:** SAVANNAH HERMOSILLO

OWNER(S): Savannah Hermosillo

TAX ID NUMBER: 77 140

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7529 W. Emory Rd.

▶ **LOCATION:** North side of W. Emory Rd., east of Willow Park Ln.

▶ **APPX. SIZE OF TRACT:** 1.8 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Emory Road, a Major arterial with a pavement width of 28 feet within a right-of-way width of 100 feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

▶ **ZONING REQUESTED:** RA (Low Density Residential)

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

▶ EXTENSION OF ZONE: Yes, RA is adjacent to the east and north.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential)

South: Single family residential - A (Agriculture), RA (Low Density Residential))

East: Single family residential - RA (Low Density Residential)

West: Single family residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is primarily low density residential with some remaining large, agricultural lots with single family homes.

STAFF RECOMMENDATION:

▶ **Approve RA (Low Density Residential) zoning because it is consistent with the Northwest County Sector Plan's Low Density Residential designation and with the surrounding development and adjacent zoning.**

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. The adjacent parcel to the west was rezoned to PR (Planned Residential) up to 3 dwelling units per acre in 2016, leaving this parcel wedged between two zone districts that have allowed subdivision of residential lots less than 10,000 square feet in size. The property to the east is zoned RA (Low Density Residential) and this request permits a similar development pattern to the adjacent properties.

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. 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. If rezoned to RA and developed with sewer service, lots may be as small as 10,000 sq. ft., which could accommodate up to 7 single family residential lots.
2. Any forthcoming subdivision for single family residential development under the recommended RA zone district would not require a traffic impact analysis and would generate a maximum estimated yield of 3 additional students for the Karns schools.

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 designation supports RA zoning in the LDR (Low Density Residential) area of the Planned Growth Area of Knox County.
2. This rezoning is consistent with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 90 (average daily vehicle trips)

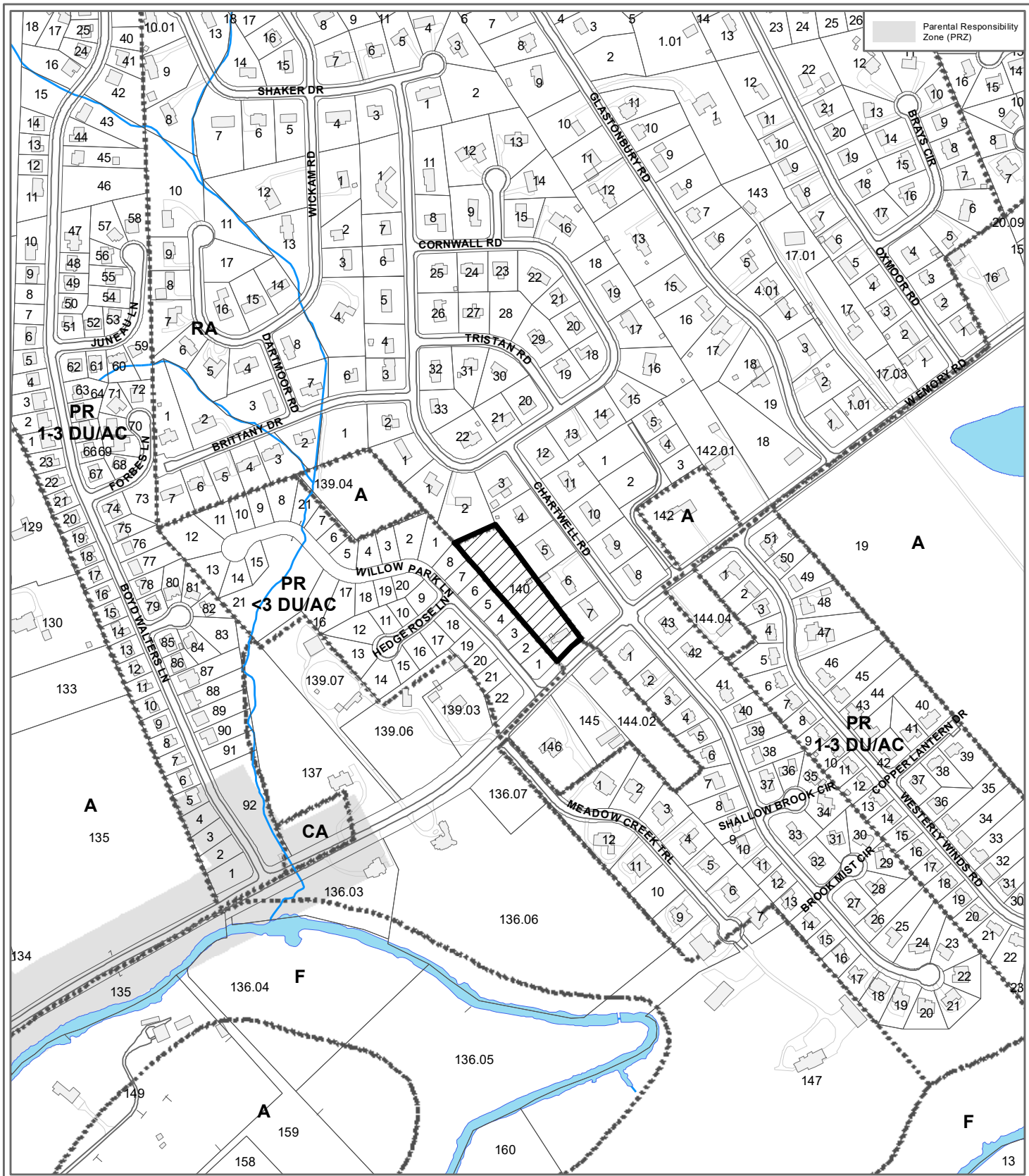
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Karns Elementary, Karns Middle, and Karns High.

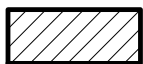
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 2/22/2021. 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.



**1-D-21-RZ
REZONING**

Petitioner: Hermosillo, Savannah



From: A (Agricultural)
To: RA (Low Density Residential)

Map No: 77

Jurisdiction: County

Original Print Date: 12/7/2020 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

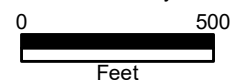


Exhibit A. 1-D-21-RZ Contextual Images

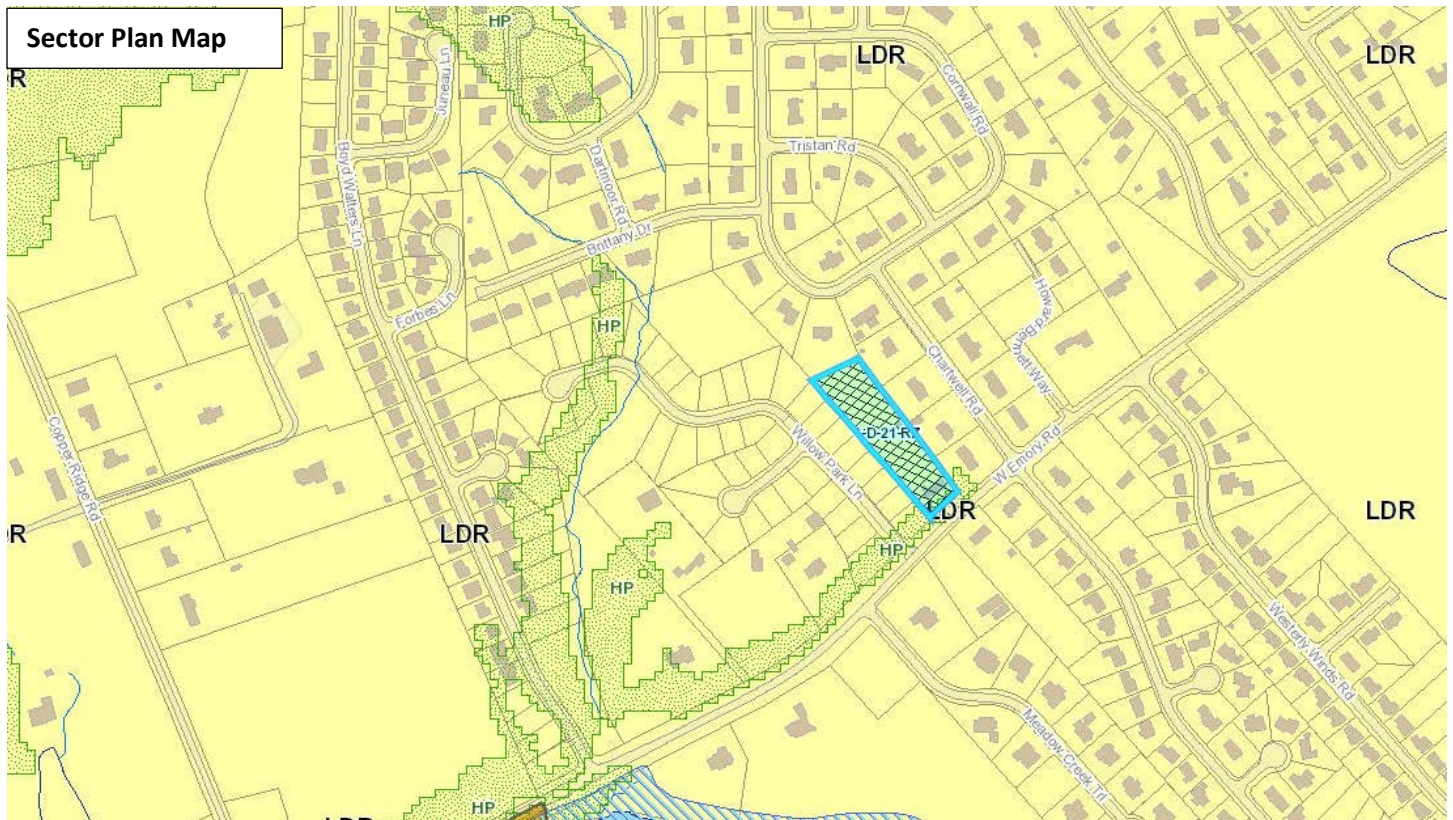
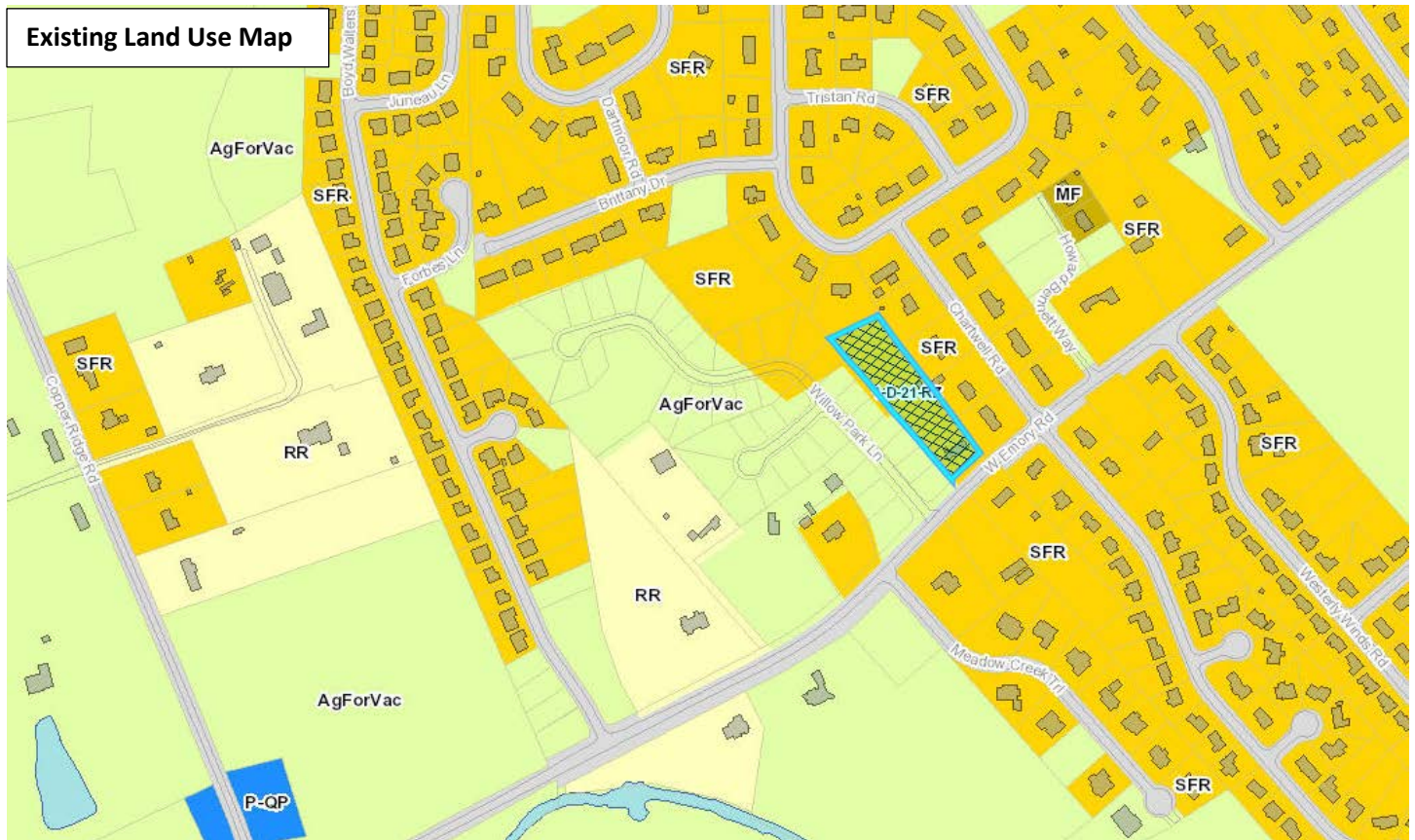


Exhibit A. 1-D-21-RZ Contextual Images





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

Savannah Hermosillo

Applicant Name

11/24/2020

Date Filed

01/14/2021

Meeting Date (if applicable)

Affiliation

File Number(s)

1-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

Savannah Hermosillo

Name

7529 West Emory Road

Address

(865) 454-1425

Phone

Company

Knoxville

City

snhermosillo10@gmail.com

Email

TN

State

37931

ZIP

CURRENT PROPERTY INFO

Jodi Hermosillo

Owner Name (if different)

7529 West Emory Road, Knoxville, TN 37931

Property Address

7529 West Emory Road

Owner Address

077140

Parcel ID

(440) 305-3999

Owner Phone

STAFF USE ONLY

North side of W Emory Rd due east of Willow Park Lane

General Location

1.8 ac +/-

Tract Size

6th

Jurisdiction (specify district above)

- City
- County

A

Zoning District

Northwest County

Planning Sector

SFR

Existing Land Use

LDR

Sector Plan Land Use Classification

N

Septic (Y/N)

West Knox

Sewer Provider

Planned

Growth Policy Plan Designation

West Knox

Water Provider

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number _____

- Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change **RA (Low Density Residential)**

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

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
\$600.00	
Fee 2	
Fee 3	
	\$600.00

AUTHORIZATION

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

Savannah Hermosillo

Savannah Hermosillo

11/24/2020

Applicant Signature

Please Print

Date

(865) 454-1425

snhermosillo10@gmail.com

Phone Number

Email

Marc Payne

Marc Payne

11/25/2020

Staff Signature

Please Print

Date

11/24/20

I authorize Savannah Hermosillo to inquire about and set forth efforts to rezone my property at:

7529 West Emory Rd.

Knoxville, TN 37931

Thank you,
Jodi Hermosillo

(440) 305-3999