

REZONING REPORT

▶ **FILE #:** 5-J-21-RZ **AGENDA ITEM #:** 12
 POSTPONEMENT(S): 5/13/2021 **AGENDA DATE:** 6/10/2021
 ▶ **APPLICANT:** TAYLOR D. FORRESTER O/B/O OFR INVESTMENTS, LLC
 OWNER(S): OFR Investments, LLC

TAX ID NUMBER: 92 M A 009 [View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1820 Amherst Rd.

▶ **LOCATION:** North side of Amherst Road, east of Seaver Drive

▶ **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A (within City Limits)

ACCESSIBILITY: Access is via Amherst Road, a major collector with a pavement width of 20-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

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

▶
EXTENSION OF ZONE: No.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Railroad ROW - Right-of-way

South: Single family residential - RN-1 (Single family residential neighborhood), I-G (General industrial)

East: Single family residential, under construction/other, office - RN-1 (Single family residential neighborhood)

West: Single family residential - RN-1 (Single family residential neighborhood)

NEIGHBORHOOD CONTEXT: This area is primarily single family residential adjacent to industrial and office area between Middlebrook Pike and Amherst Rd.

STAFF RECOMMENDATION:

▶ **Approve RN-2 (Single Family Residential Neighborhood) zoning because it is consistent with the Northwest County Sector Plan designation and would not cause adverse impacts.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3: THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

HE 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 recent, significant changes in this area that would prompt a rezoning. However, the Northwest County Sector Plan supports both the recommended RN-2 zoning and the current RN-1 zoning.

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

1. The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

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 primary difference between the existing RN-1 and the requested RN-2 are dimensional standards, the RN-2 zone allows single family residential lots to be 5,000 square feet, while RN-1 has a minimum lot size of 10,000 square feet. The RN-2 zone district allows smaller setbacks and a smaller lot width than the RN-1, but the differences are relatively minor with RN-1 requiring a lot width of 75 feet while RN-2 allows a lot width of 50 feet.

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. The area consists mostly of single family detached residential dwelling on larger lots and the area is adjacent to an industrial zoned area that is comprised primarily of office and warehousing uses.

2. This area could accommodate additional residential density without changing the land use classification on the sector plan from Low Density Residential and permit additional opportunities to meet housing demand along a major collector.

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's current LDR (Low Density Residential) designation supports both the recommended RN-2 zoning and the current RN-1 zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West 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 7/13/2021 and 7/27/2021. 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.



**5-J-21-RZ
REZONING**

From: RN-1 (Single-Family Residential Neighborhood)
To: RN-2 (Single-Family Residential Neighborhood)



Petitioner: Forrester O/B/O OFR Investments, LLC, Taylor D.

Map No: 92
Jurisdiction: City

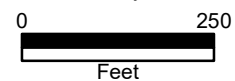


Exhibit A. 5-J-21-RZ Contextual Images

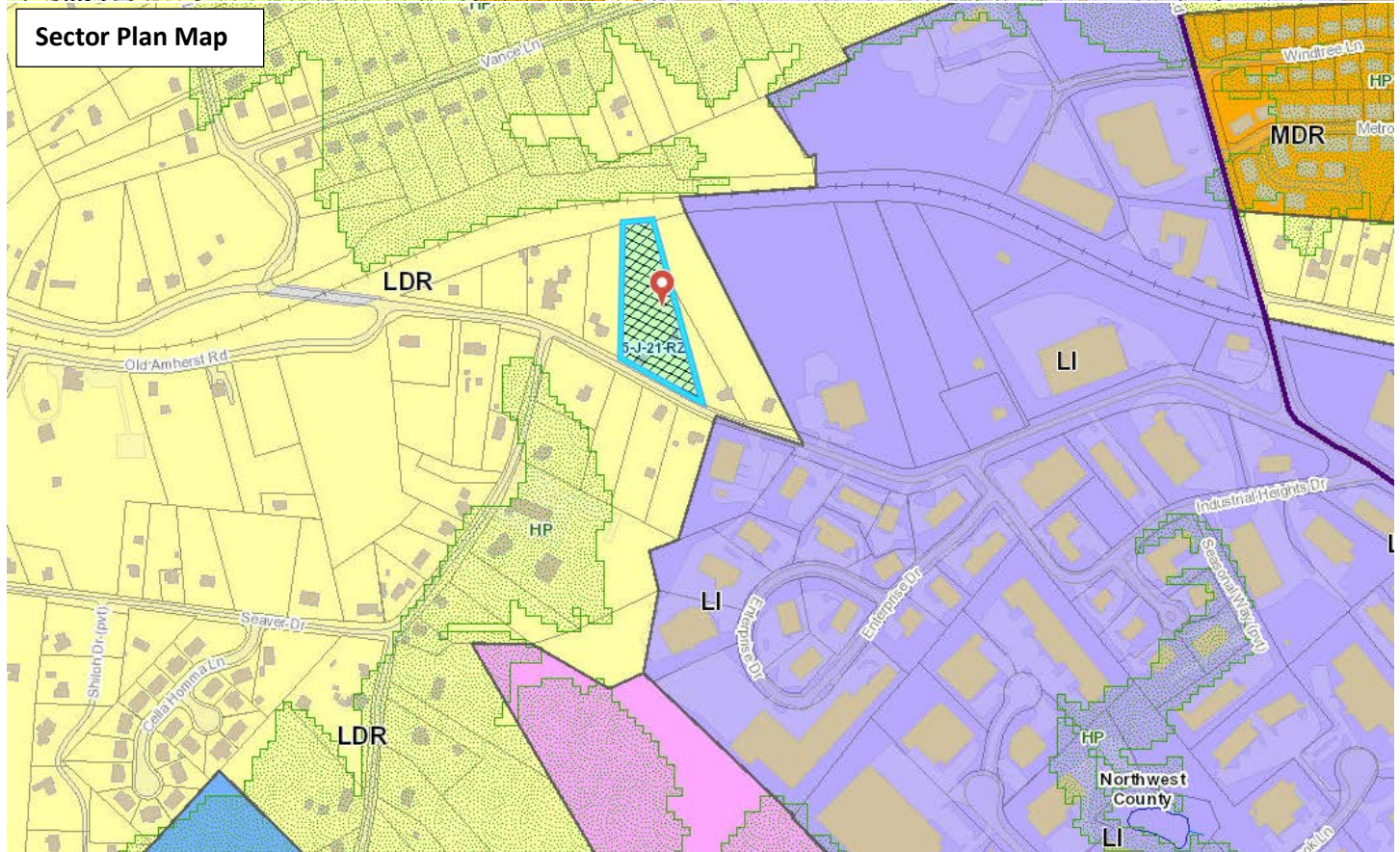
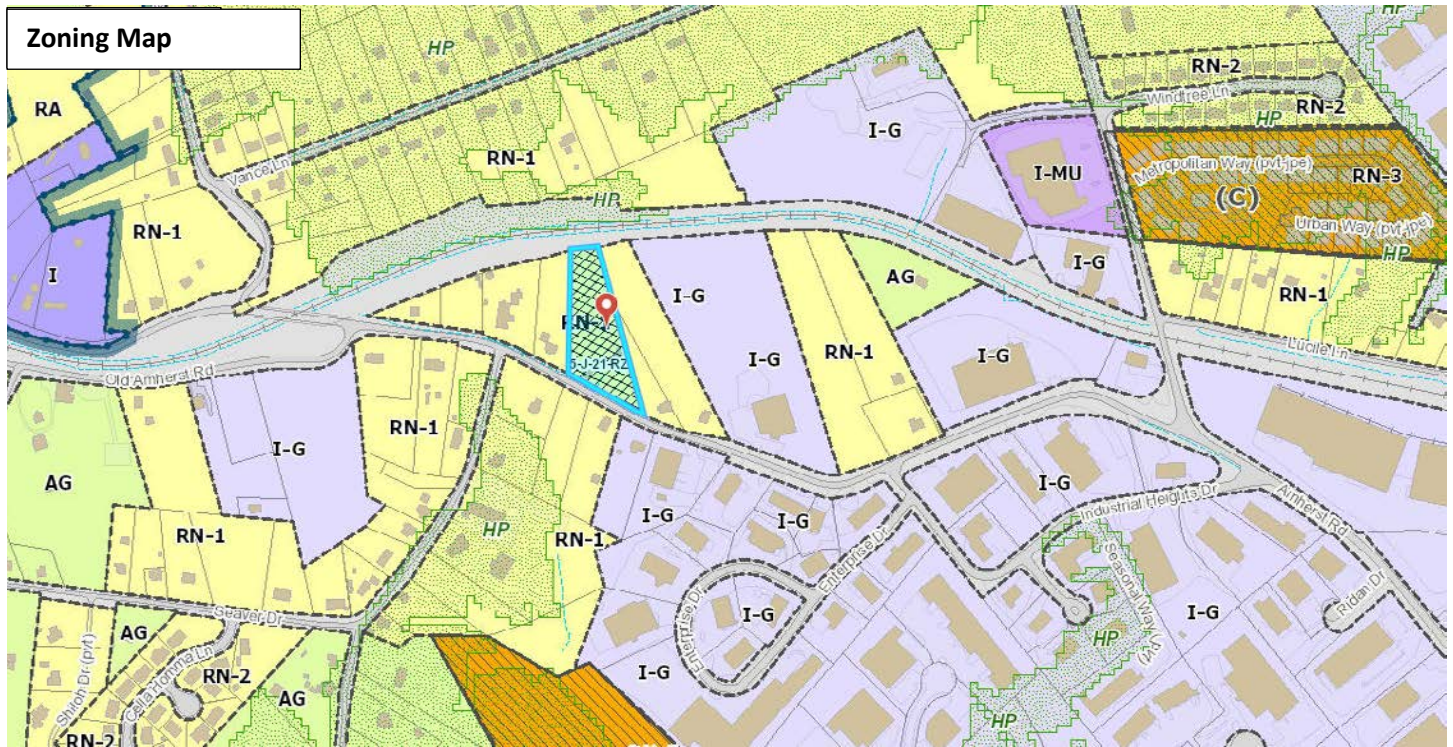
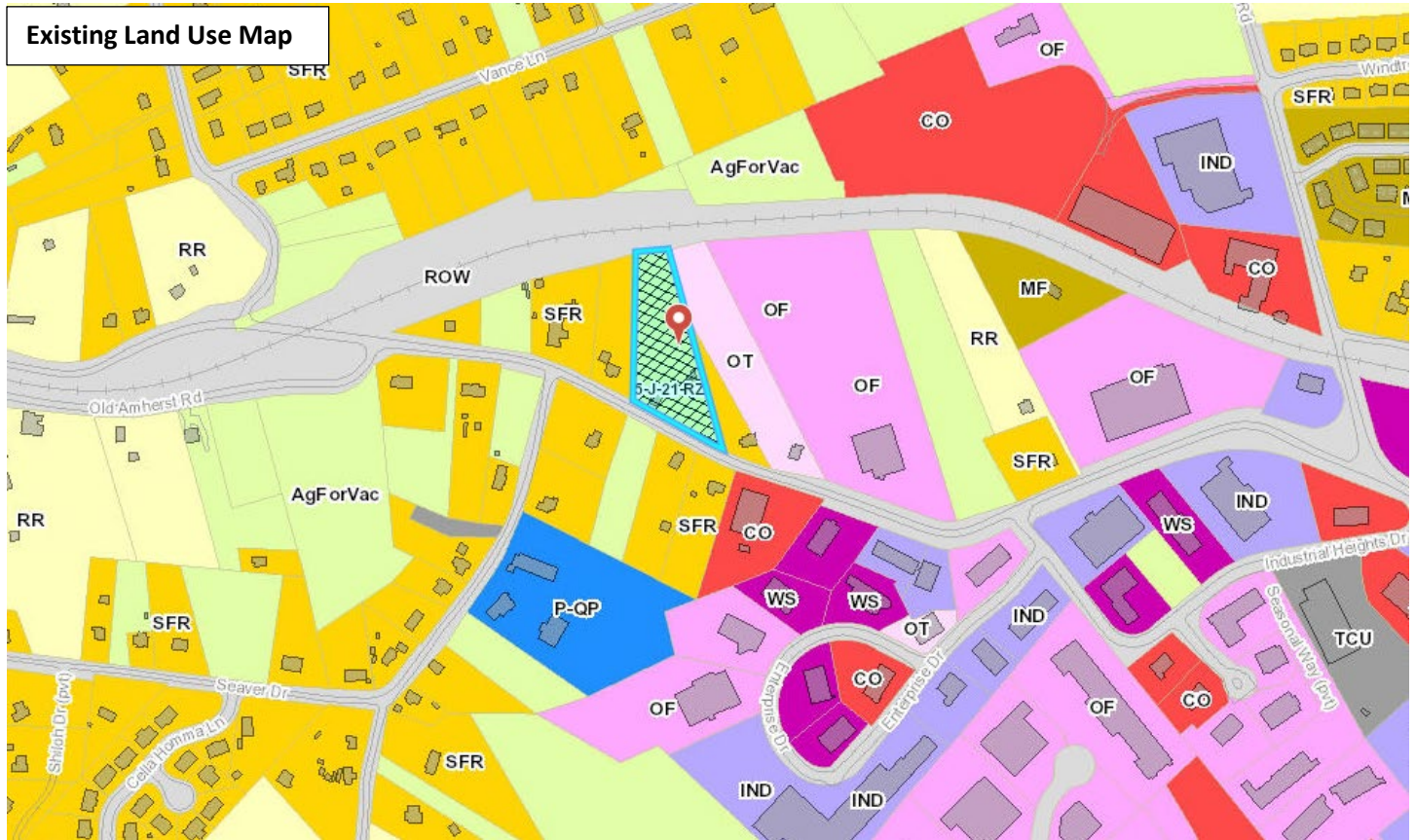


Exhibit A. 5-J-21-RZ Contextual Images





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

Taylor D. Forrester on behalf of OFR Investments, LLC

Attorney

Applicant Name

Affiliation

3/29/2021
Date Filed

May 13, 2021
Meeting Date (if applicable)

File Number(s)
5-5-21-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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

OFR Investments, LLC

1111 N. Northshore Drive, Suite S-700

865-621-7209

Owner Name (if different)

Owner Address

Owner Phone

1820 Amherst Road

092MA009

Property Address

Parcel ID

STAFF USE ONLY

North side Amherst Rd, East of Seaver Dr

2 acres

General Location

Tract Size

City 3rd

RN-1

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest County

LDR

within the City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Ag/Forestry/Vacant

N

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

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 _____

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____
 Unit / Phase Number _____
 Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 RN-2
 Proposed Zoning _____
 Plan Amendment Change
 Proposed Plan Designation(s) _____
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

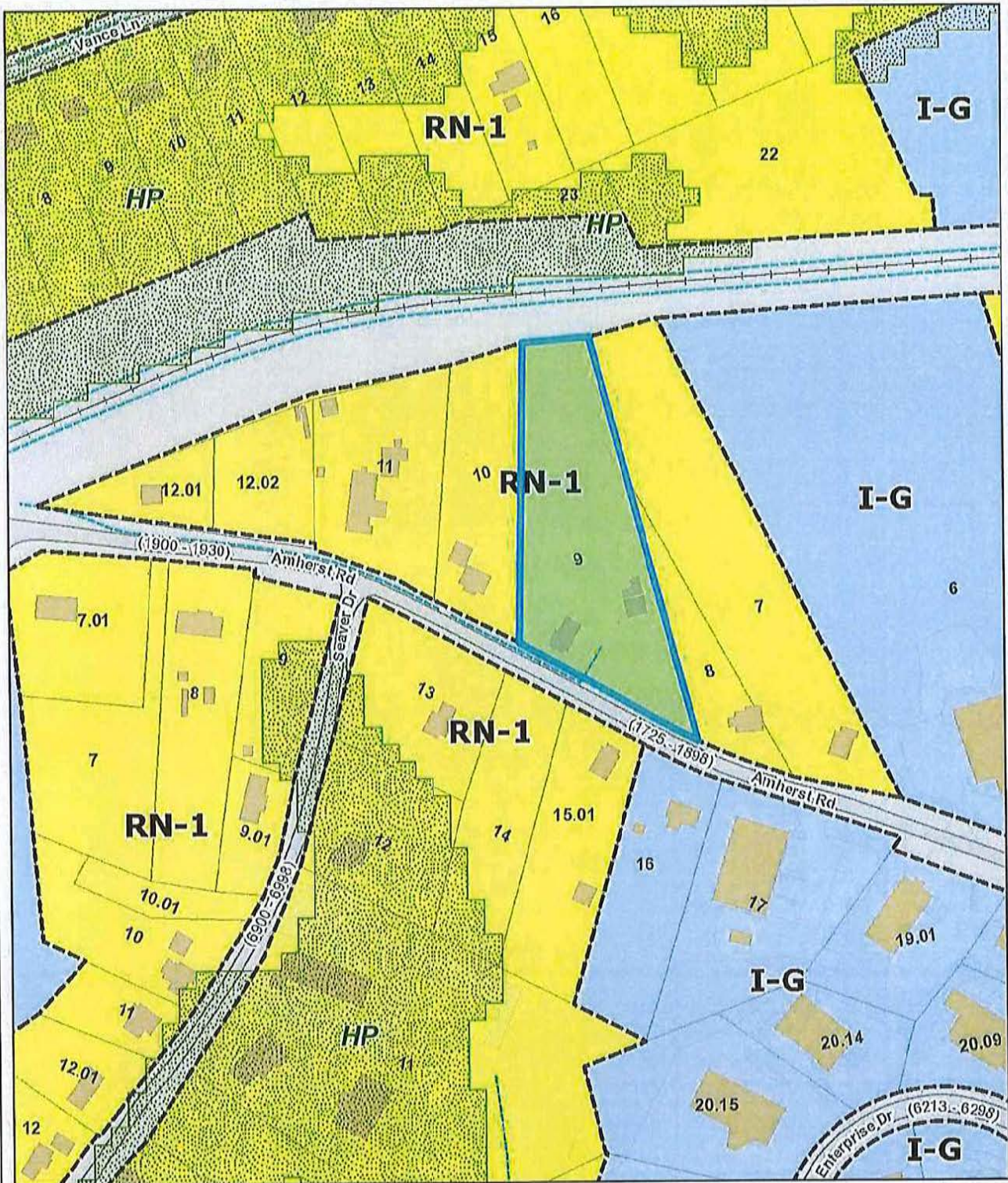
STAFF USE ONLY

<p>PLAT TYPE</p> <p><input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS</p> <p><input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request</p> <p>ADDITIONAL REQUIREMENTS</p> <p><input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>)</p> <p><input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>)</p> <p><input type="checkbox"/> Traffic Impact Study</p> <p><input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Fee 1</td> <td style="width: 20%; text-align: center;">RZ</td> <td style="width: 20%;"></td> </tr> <tr> <td>\$600.00</td> <td></td> <td></td> </tr> <tr> <td>Fee 2</td> <td></td> <td></td> </tr> <tr> <td>Fee 3</td> <td></td> <td></td> </tr> <tr> <td colspan="2" style="text-align: center;">Total</td> <td style="text-align: center;">\$600.00</td> </tr> </table>	Fee 1	RZ		\$600.00			Fee 2			Fee 3			Total		\$600.00
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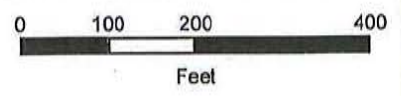
AUTHORIZATION

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

Taylor D. Forrester	Taylor D. Forrester	3/29/2021
Applicant Signature	Please Print	Date
865-584-4040	TForrester@lrwlaw.com	
Phone Number	Email	
	Elizabeth Albertson	3/29/2021
Staff Signature	Please Print	Date



1820 Amherst Rd
 Parcel ID: 092MA009



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