

REZONING REPORT

▶ **FILE #:** 5-G-21-RZ

AGENDA ITEM #: 21

AGENDA DATE: 5/13/2021

▶ **APPLICANT:** JENKINS BUILDERS, INC.

OWNER(S): Jenkins Builders, Inc.

TAX ID NUMBER: 49 06701

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Old Tazewell Pk.

▶ **LOCATION:** Eastern side of Old Tazewell Pike, western side of Murphy Road

▶ **APPX. SIZE OF TRACT:** 8.7 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: This property has frontage along Old Tazewell Pike and Murphy Road. Old Tazewell Pike is a local road with a 16.3-ft pavement width inside a 50-ft right-of-way. Murphy Road is a major collector with a 34.1-ft pavement width inside a 70-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

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

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

▶ **EXISTING LAND USE:** Undeveloped land

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, PR zoning is adjacent to the east

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Public-quasi public land and rural residential - A (Agricultural)

South: Single family residential - A (Agricultural)

East: Single family residential - PR (Planned Residential) with up to 3 du/ac and A (Agricultural)

West: Single family residential and rural residential - A (Agricultural) and RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This is an area that has been transitioning from Agricultural to Planned Residential zoning since the late 1980s. The property behind this one consists of single family dwellings in the PR zone with up to 3 du/ac approved in 2002.

STAFF RECOMMENDATION:

▶ **Postpone for 30-days to the June 10, 2021 Planning Commission meeting, as requested by the applicant.**

Staff received an email from the applicant on April 30, 2021 requesting a 30-day postponement.

ESTIMATED TRAFFIC IMPACT: 478 (average daily vehicle trips)

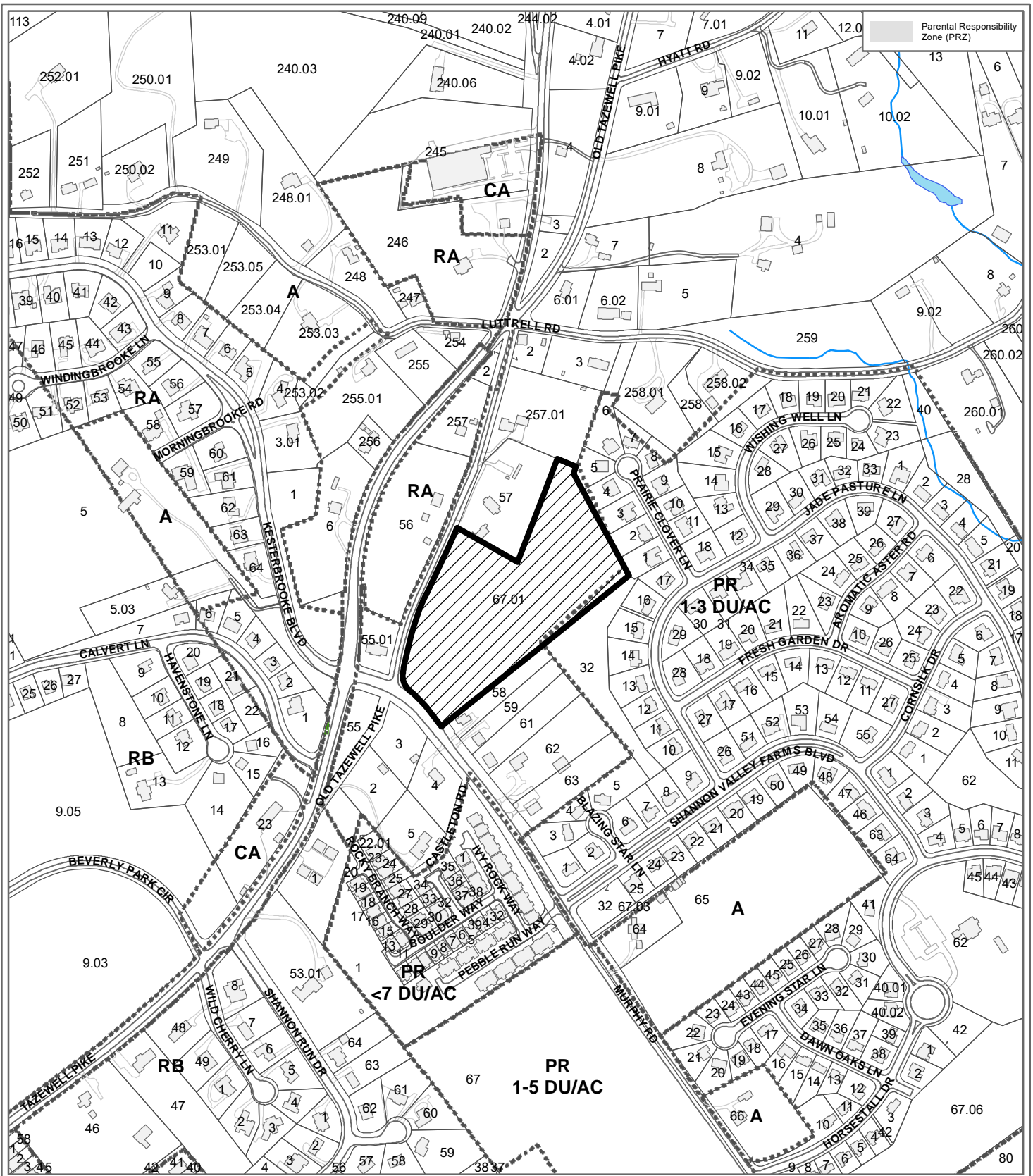
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 15 (public school children, grades K-12)

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

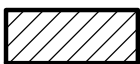
If approved, this item will be forwarded to Knox County Commission for action on 6/28/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



Parental Responsibility Zone (PRZ)

**5-G-21-RZ
REZONING**

Petitioner: Jenkins Builders, Inc.



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

Map No: 49
Jurisdiction: County

Feet



Original Print Date: 4/7/2021 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS AND LAND SURVEYORS
4334 Papermill Road
Knoxville, Tennessee 37909
Phone (865) 588-6472
Fax (865) 588-6473

April 30, 2021

Ms. Michelle Portier
Knoxville Knox County Planning (KKCP)

Dear Ms. Portier

We request the following at the May 13, 2021 KKCP meeting:

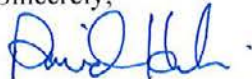
Please postpone consideration of the following Rezoning Request:

- Jenkins Builders, Inc. – Old Tazewell Pike (5-G-21-RZ)

Until the June 10, 2021 KKCP meeting.

Thank you for your assistance.

Sincerely,



David Harbin PE, RLS



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

JENKINS BUILDERS, INC
Applicant Name

Affiliation

3/29/21
Date Filed

5/13/21
Meeting Date (if applicable)

File Number(s)

5-G-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

DAVID HARBIN
Name

BATSON, HIMES, NORVELL & POE
Company

4334 PAPERMILL DRIVE
Address

KNOXVILLE
City

TN
State

37909
ZIP

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

Jenkins Builders, Inc
Owner Name (if different)

5328 TURTLE POINT LN
Owner Address

Owner Phone

0 OLD TAZEWELL PIKE
Property Address

MAP 49 PARCEL 67.01
Parcel ID

HPUD
Sewer Provider

NORTH EAST KNOX UTILITY
Water Provider

N
Septic (Y/N)

STAFF USE ONLY

Eastern side of Old Tazewell Pike, western side of Murphy Rd
General Location

8.70 ac
Tract Size

City County 8th District

A
Zoning District

agricultural/forestry/vacant
Existing Land Use

North City
Planning Sector

LDR
Sector Plan Land Use Classification

Rural Area
Growth Policy Plan Designation

DEVELOPMENT REQUEST

Related City Permit Number(s)

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
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 **PLANNED RESIDENTIAL**
Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

5
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
0325	\$1,035.00

Fee 2

Fee 3

AUTHORIZATION

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


Applicant Signature

David Harbin
Please Print

3/29/2021
Date

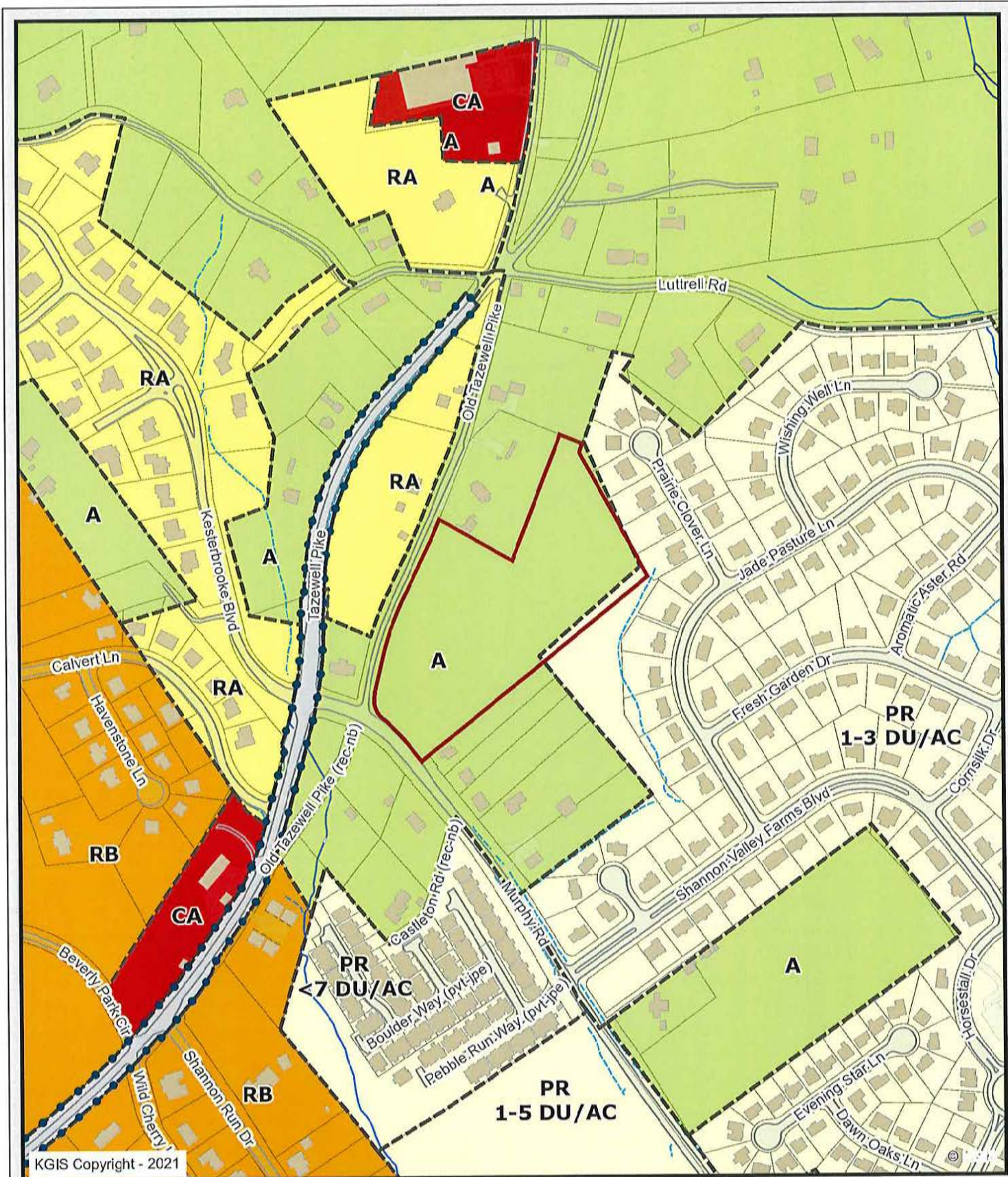
865-588-6472
Phone Number

harbin@bhn-p.com
Email


Staff Signature

Michelle Portier
Please Print

3/29/2021 AK
Date

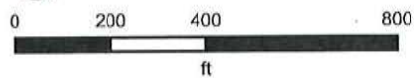


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/29/2021 at 12:18:09 PM



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