

REZONING REPORT

▶ **FILE #:** 5-J-21-RZ **AGENDA ITEM #:** 24
 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:

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

COMMENTS:

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

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 . 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 to appeal a Planning Commission decision in the City.



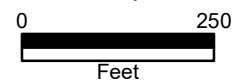
**5-J-21-RZ
REZONING**

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





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

May 13, 2021

File Number(s)

Date Filed

Meeting Date (If applicable)

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

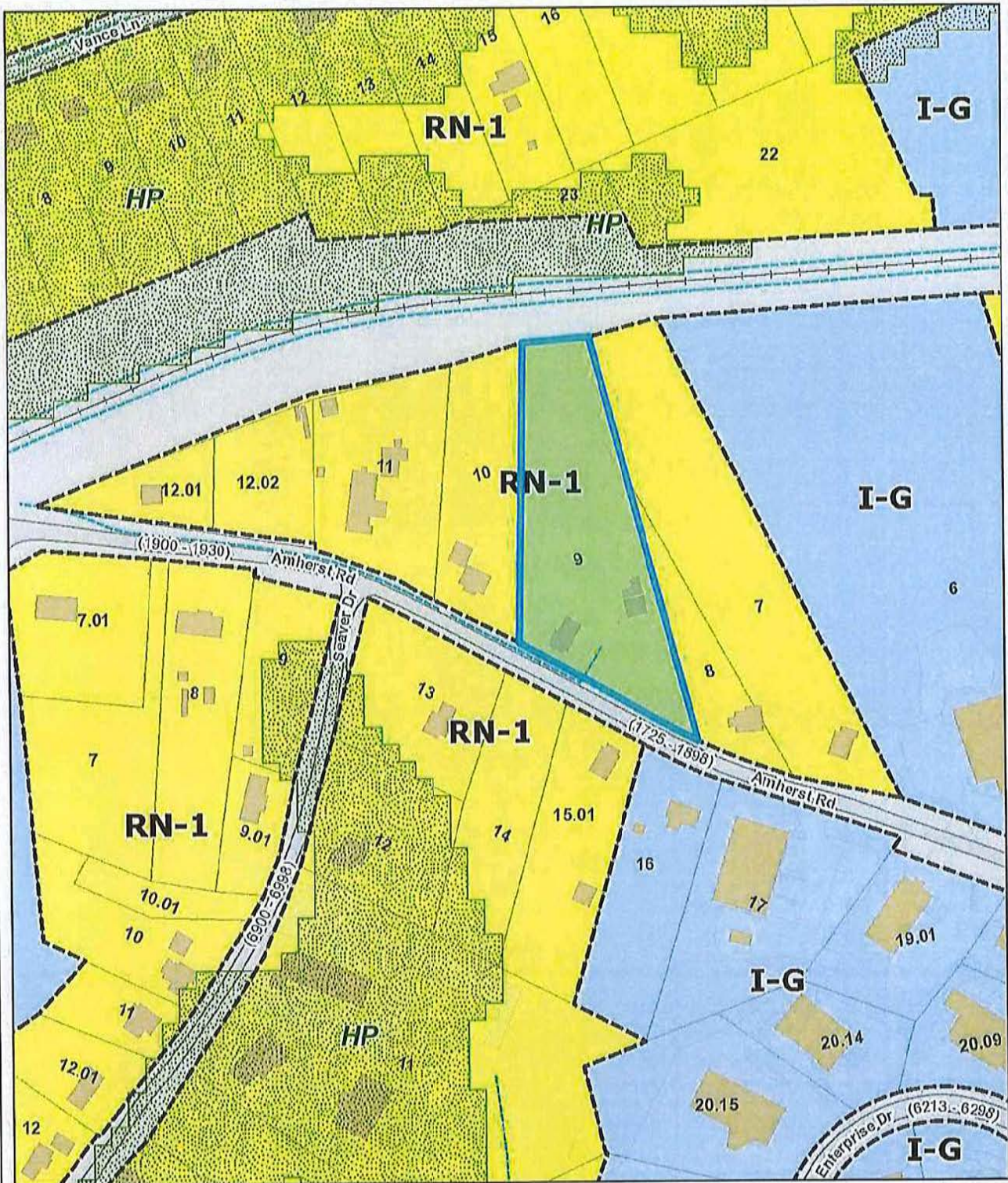
Pending Plat File Number

STAFF USE ONLY

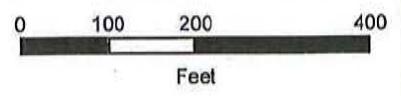
<p>PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request</p> <p>ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)</p>	Fee 1 \$600.00 RZ 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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