

REZONING REPORT

▶ **FILE #:** 11-B-21-RZ

AGENDA ITEM #: 14

AGENDA DATE: 11/10/2021

▶ **APPLICANT:** SUSAN M. WATSON

OWNER(S): Robert L. & Susan M. Watson

TAX ID NUMBER: 61 K B 002

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7035 Elna Marie Dr.

▶ **LOCATION:** Northeast side of terminus of Elna Marie Drive due east of Susan Renee Lane

▶ **APPX. SIZE OF TRACT:** 15 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Elna Marie Drive, a local street, with a pavement width of 31-ft, within a right-of-way width of 50-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking East Creek

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

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

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

▶
EXTENSION OF ZONE: Yes, A is adjacent.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant / RA (Low Density Residential)

South: Agriculture/forestry/vacant / RA (Low Density Residential)

East: Agriculture/forestry/vacant / A (Agriculture)

West: Agriculture/forestry/vacant / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is comprised of primarily single family residential neighborhoods and large, vacant, forested, steep sloped land within a half mile of Asheville Highway.

STAFF RECOMMENDATION:

▶ **Approve A (Agricultural) zoning because it is consistent with the sector plan designation for this area.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 CITY/COUNTY GENERALLY:

1. This property is within the steep sloped forested area with streams running through the property as well and is better suited for A (Agricultural) zoning than the existing RA (Low Density Residential) zoning.

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

1. The A (Agricultural) zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
2. This area is comprised of low residential densities and large tracts of open and forested land.

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 proposed rezoning is effectively a downzoning, reducing the residential development potential of the property, thereby decreasing the potential for adverse impacts caused by the addition of new residents.

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 recommended A zone district is consistent with the LDR (Low Density Residential) & HP (Hillside Protection) land use classification.
2. The amendment is in compliance with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 182 (average daily vehicle trips)

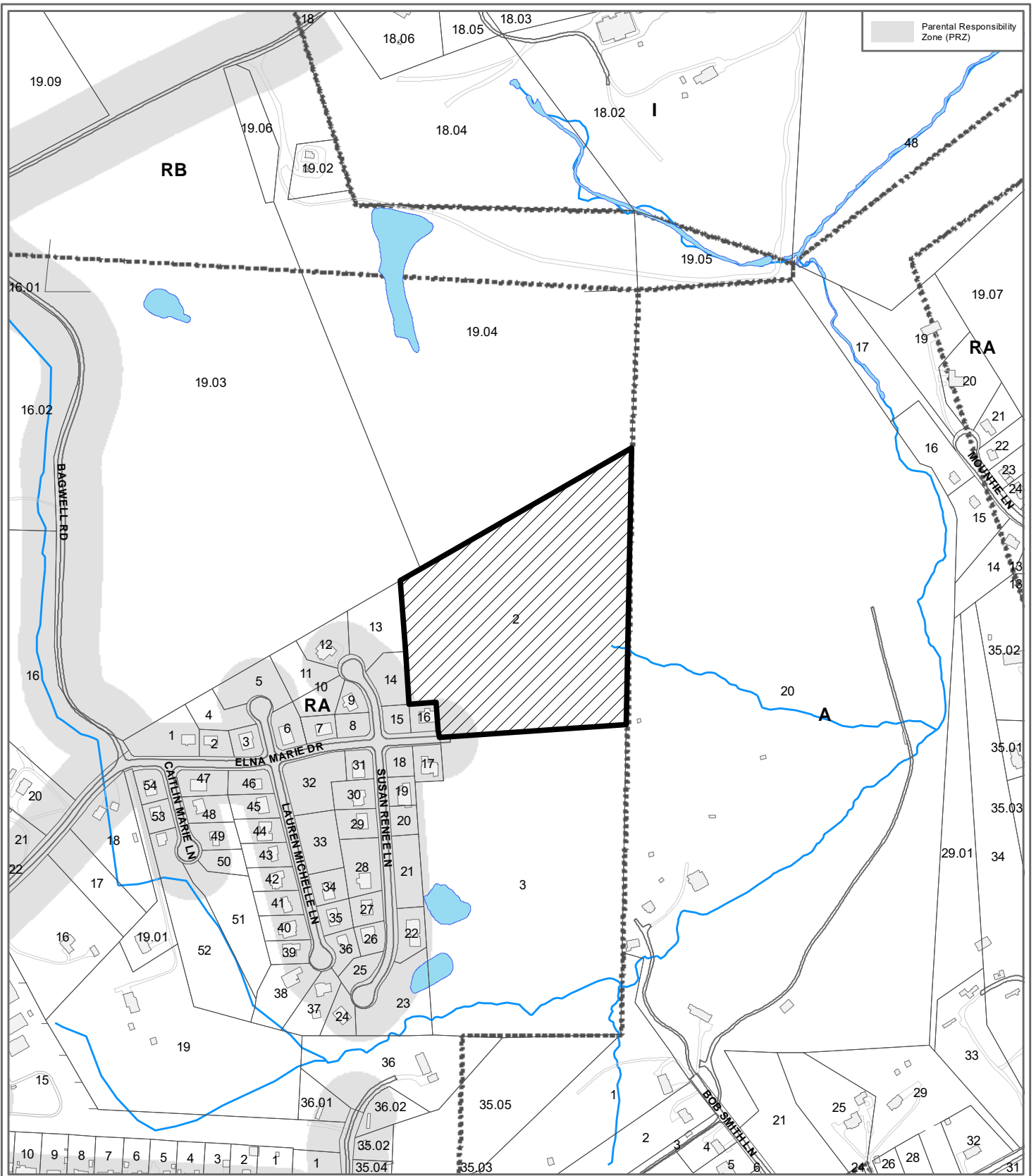
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, 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 12/20/2021. 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.



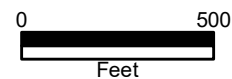
**11-B-21-RZ
REZONING**

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



Petitioner: Watson, Susan M.

Map No: 61
Jurisdiction: County



Original Print Date: 10/13/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	2.16	100%	2.2
0-15% Slope	1.41	100%	1.4
15-25% Slope	4.04	50%	2.0
25-40% Slope	4.63	20%	0.9
Greater than 40% Slope	2.75	10%	0.3
Ridgetops	0		
Subtotal: Sloped Land	12.83	<i>Recommended disturbance budget within Hillside Protection Area (acres)</i>	4.6
Total Acreage	14.99		6.8

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	2.16	3.00	6.5
0-15% Slope	1.41	3.00	4.2
15-25% Slope	4.04	2.00	8.1
25-40% Slope	4.63	0.50	2.3
Greater than 40% Slope	2.75	0.20	0.6
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	12.83		15.2
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	14.99	1.44	21.7
Proposed Density (Applicant)	14.99	1.00	15.0

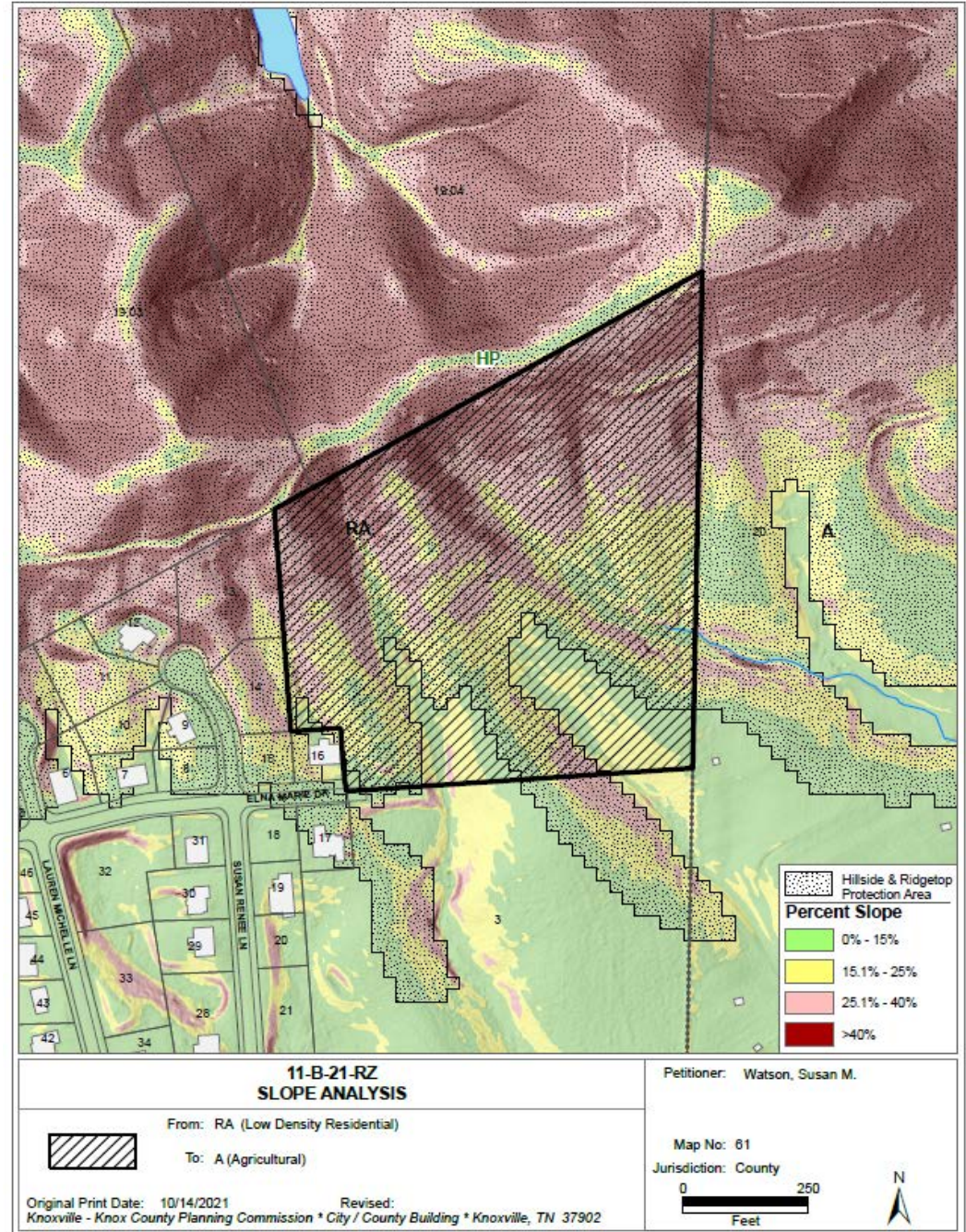


Exhibit A. 11-B-21-RZ Contextual Images

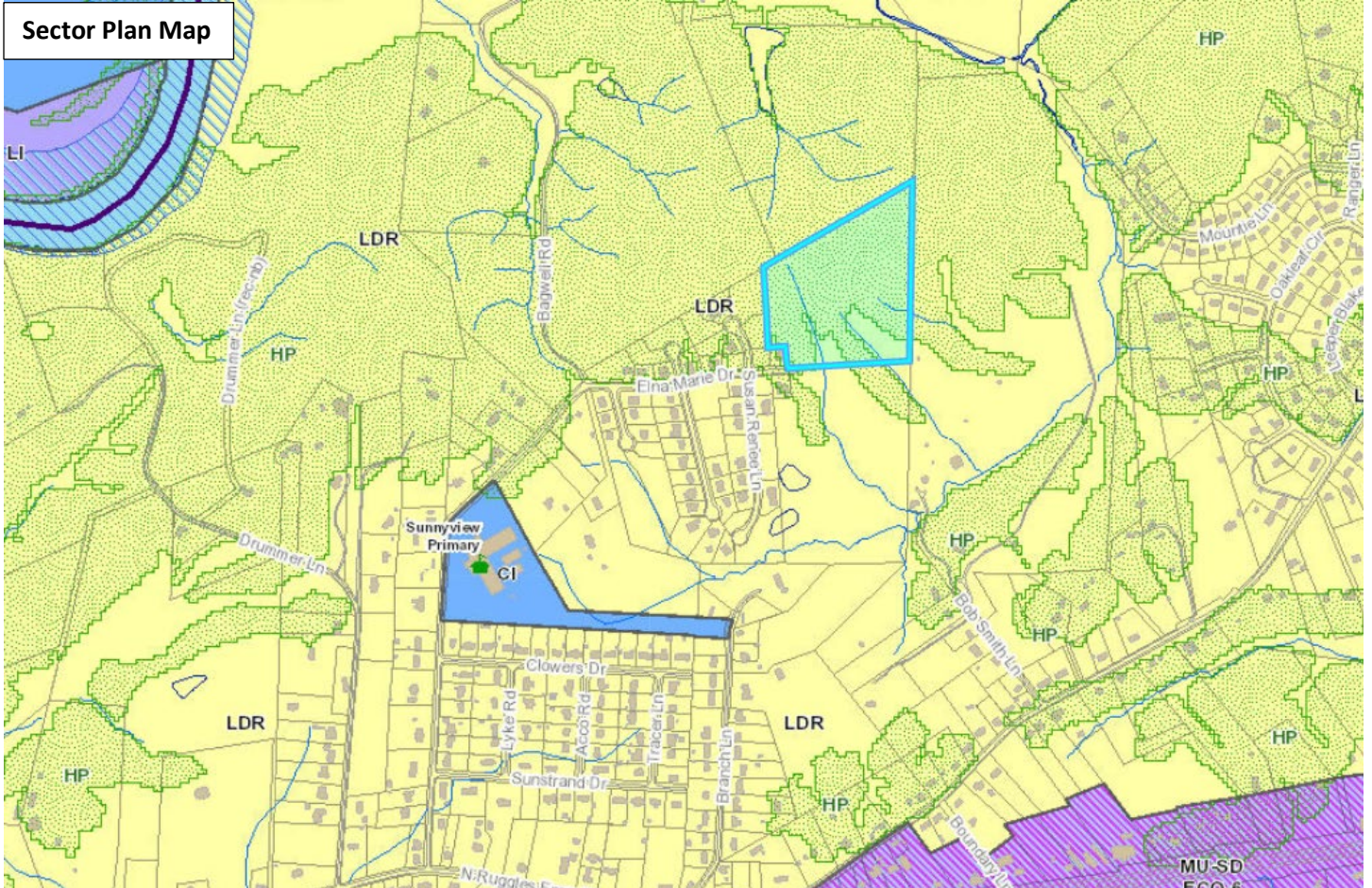
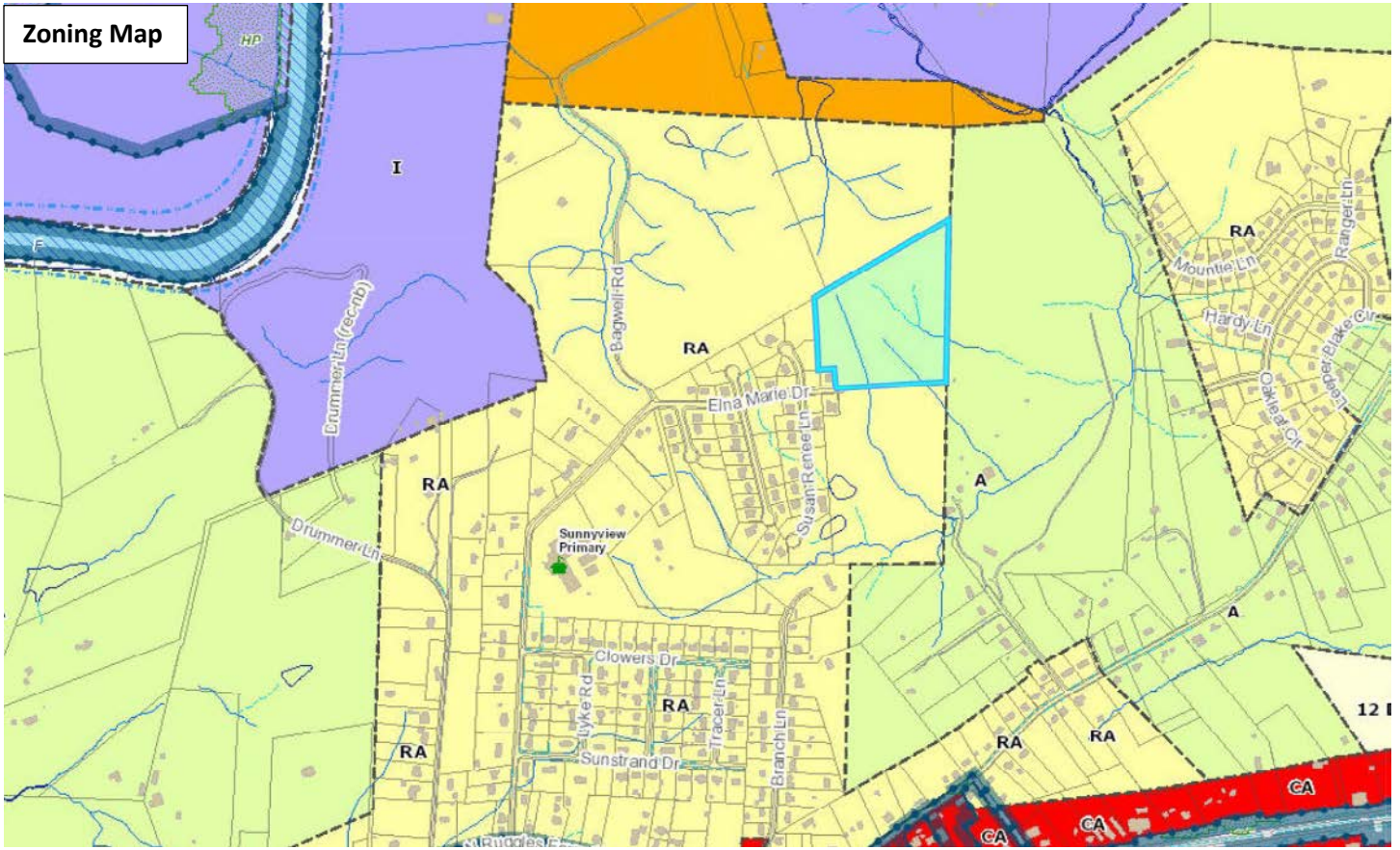


Exhibit A. 11-B-21-RZ Contextual Images

Aerial Map





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

Susan M Watson

Owner

Applicant Name

Affiliation

9/17/21

11/10/21

File Number(s)

Date Filed

Meeting Date (if applicable)

11-B-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

Susan M Watson

Name	Company		
181 Rainbow Dr. #8147	Livingston	TX	77399
Address	City	State	ZIP
540-735-4822	swatson5407@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Robert L & Susan M Watson	181 Rainbow Dr #8147 Livingston, TX 77399 540-735-4822		
Owner Name (if different)	Owner Address	Owner Phone	
7035 Elna Marie Dr. Knoxville, TN 37924	061KB002		
Property Address	Parcel ID		
KUB	KUB	N	
Sewer Provider	Water Provider	Septic (Y/N)	

STAFF USE ONLY

Northeast side of terminus of Elna Marie Drive due East of Susan Renee Ln 15 ac
 General Location Tract Size

City County 8th District RA Zoning District AgForVac Existing Land Use

East County LDR (hp) Urban Growth
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

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

Combine Parcels
 Divide Parcel
 Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 A Agricultural
 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
0325	\$1,350.00	
Fee 2		
		\$1,350.00
Fee 3		

AUTHORIZATION

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


 Applicant Signature

Susan M Watson
 Please Print

9/17/21
 Date

540-735-4822

swatson5407@gmail.com

Phone Number

Email


 Staff Signature

Marc Payne
 Please Print

9/17/21
 Date