



PLAN AMENDMENT REPORT

► **FILE #:** 10-E-21-SP

AGENDA ITEM #: 13

AGENDA DATE: 10/14/2021

► **APPLICANT:** URBAN ENGINEERING, INC.
OWNER(S): Angela Johnson et. al.

TAX ID NUMBER: 107 G B 006

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 5117 Lonas Drive

► **LOCATION:** North side of Lonas Drive southwest of its intersection with Holman Road, northeast of Starmont Trail

► **APPX. SIZE OF TRACT:** 4 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Lonas Road is a major collector with a 17.5-ft pavement width inside a 47-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) & HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)

► **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential) & HP (Hillside Protection)

► **EXISTING LAND USE:** Shown as rural residential on KGIS; 3 residential structures are currently located on the lot

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential and agricultural/forestry/vacant - LDR (Low Density Residential) and HP (Hillside Protection Area)

South: Single family residential - LDR (Low Density Residential)

East: Agricultural/forestry/vacant - LDR (Low Density Residential)

West: Single family residential and agricultural/forestry/vacant - LDR (Low Density Residential) and HP (Hillside Protection Area)

NEIGHBORHOOD CONTEXT Lonas Drive consists of single family homes on lots comprising approximately 1/3 of an acre in area with clusters of condo developments mixed in. There is a small commercial area nearby to the west at the intersection of Lonas Drive and Kirby Road, and office uses are predominant on the south side of Lonas Drive to the west. Weisgarber Road is a little less than a mile to the west.

STAFF RECOMMENDATION:

- **Approve the Northwest City Sector Plan amendment to the MDR (Medium Density Residential) land use classification and HP (Hillside Protection) because it is consistent with other land use classes in the area and allows development that is compatible with other development along Lonas Drive.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There is an increased demand for housing, particularly in areas served by transit and near employment centers. This parcel is on a KAT route and is near a commercial node on Weisgarber to the west.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There have been no changes to the development pattern or completion of public improvements that would warrant a plan amendment.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2021 and 11/30/2021. 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.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-F-21-RZ
10-D-21-PA

AGENDA ITEM #: 13
AGENDA DATE: 10/14/2021

► **APPLICANT:** URBAN ENGINEERING, INC.
OWNER(S): Angela Johnson et. al.

TAX ID NUMBER: 107 G B 006 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 5117 Lonas Dr.

► **LOCATION:** North side of Lonas Drive southwest of its intersection with Holman Road, northeast of Starmont Trail

► **TRACT INFORMATION:** 4 acres.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City limits)

ACCESSIBILITY: Lonas Road is a major collector with a 17.5-ft pavement width inside a 47-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) & HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) & HP (Hillside Protection) / RN-3 (General Residential Neighborhood) & HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Shown as rural residential on KGIS; 3 residential structures are currently located on the lot

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential and agricultural/forestry/vacant - LDR (Low Density Residential) and HP (Hillside Protection Area) - RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts

ZONING South: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood) District

East: Agricultural/forestry/vacant - LDR (Low Density Residential) and HP (Hillside Protection Area) - RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts

West: Single family residential and agricultural/forestry/vacant - LDR (Low Density Residential) and HP (Hillside Protection Area) - RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts

NEIGHBORHOOD CONTEXT: Lonas Drive consists of single family homes on lots comprising approximately 1/3 of an acre in area with clusters of condo developments mixed in. There is a small commercial area nearby to the west at the intersection of Lonas Drive and Kirby Road, and office uses are predominant on the south side of Lonas Drive to the west. Weisgarber Road is a little less than a mile to the west.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification and HP (Hillside Protection) because it is consistent with other land use classes in the area and allows development that is compatible with other development along Lonas Drive.**

- ▶ **Approve RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is compatible with other zoning in the area and is consistent with the General Plan.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan that would warrant amending the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There has been no change in the development pattern that would trigger the need for a plan amendment.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There is an increased demand for housing, particularly in areas served by transit and near employment centers. This parcel is on a KAT route and is near a commercial node on Weisgarber to the west.

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):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:

1. There is an increased demand for housing, particularly in areas served by transit and near employment centers. This parcel is on a KAT route and Weisgarber Road is less than a mile to the west.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE

APPLICABLE ZONING ORDINANCE:

1. The RN-3 (General Residential Neighborhood) District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form.
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 CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There are properties zoned RN-3 (General Residential Neighborhood), RN-5 (General Residential Neighborhood), and RN-6 (Multi-Family Residential Neighborhood) nearby to the west along Lonas Drive, so the requested zoning would not be out of character with the area.
2. The property is a little less than a mile east of Weisgarber on Lonas Drive, a major collector. Lonas Drive connects the arterials Middlebrook Pike and Weisgarber Road, so there would be limited need for traffic to traverse side streets to access the subject property.
3. Lonas Drive is on a KAT route, and there is a stop across the street.
4. A portion of the property is in the HP (Hillside Protection Overlay) District, and will be required to comply with the maximum land disturbance area identified by the slope analysis.
5. The applicant has stated they would like a density of 6.9 du/ac (equates to 27 dwellings). However, the City's zoning ordinance no longer regulates density as a function of du/ac, instead using dimensional standards as a means to determine the number of dwellings that could be accommodated.
6. In looking at the maximum number of dwelling units that could be built with the requested RN-3 zone, using rudimentary calculations involving the minimum lot size of 5,000 square feet, the maximum number of dwellings that could be built is 34.

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 proposed amendment to the Northwest City Sector Plan amending this parcel to the MDR (Medium Density Residential) land use designation would support RN-3 zoning.
2. The requested zoning is in compliance with the General Plan, which allows from 6 to 24 du/ac within City limits (Section 10.13).

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2021 and 11/30/2021. 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.



**10-E-21-SP
NORTHWEST CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential) & HP (Hillside Protection)

To: MDR (Medium Density Residential) & HP (Hillside Protection)



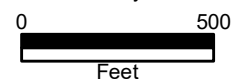
Original Print Date: 9/8/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

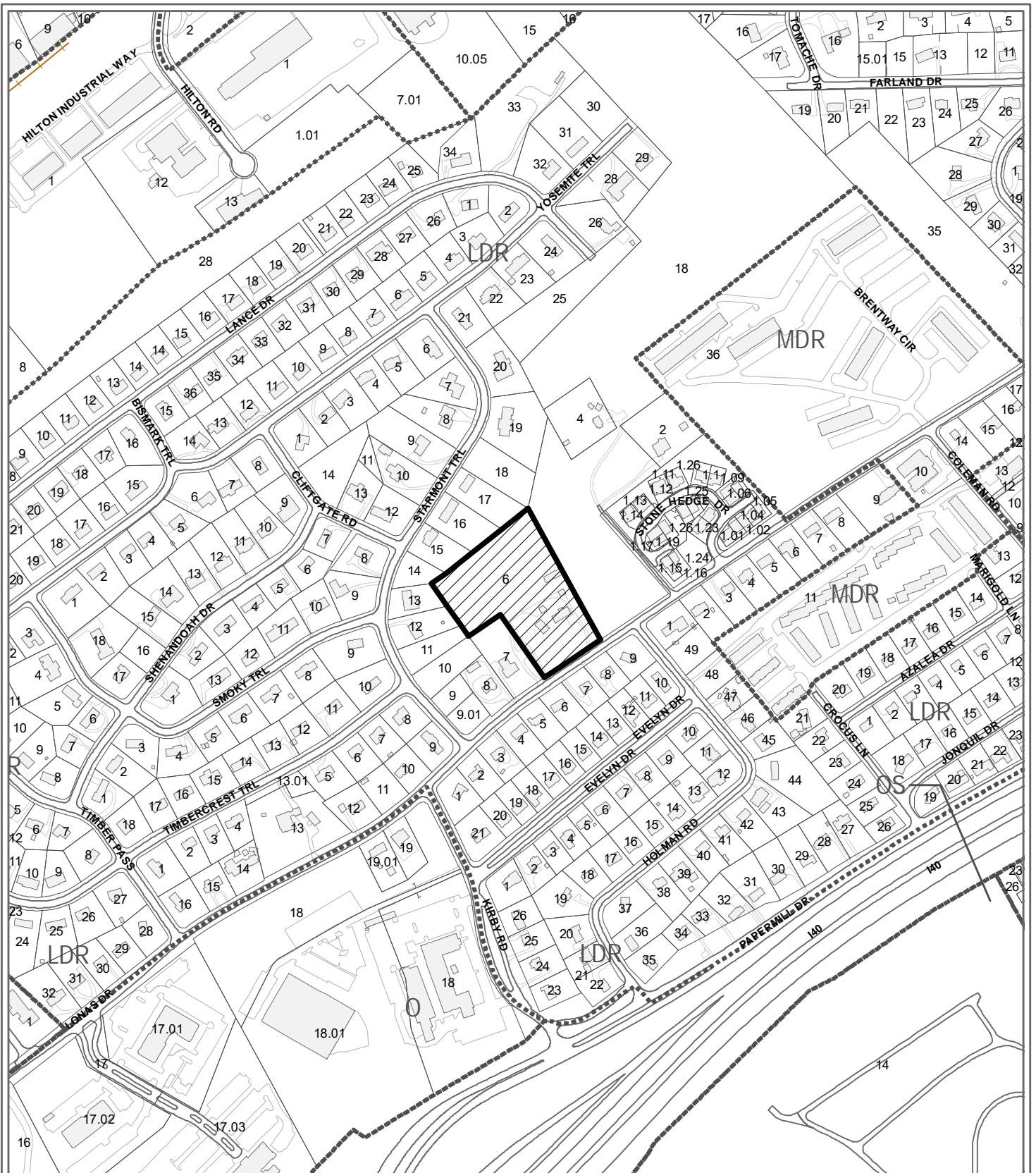
Revised:

Petitioner: Urban Engineering, Inc.

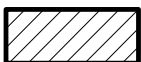
Map No: 107

Jurisdiction: City





**10-D-21-PA / 10-F-21-RZ
PLAN AMENDMENT**



From: LDR (Low Density Residential) & HP (Hillside Protection)

To: MDR (Medium Density Residential) & HP (Hillside Protection)

Original Print Date: 9/8/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

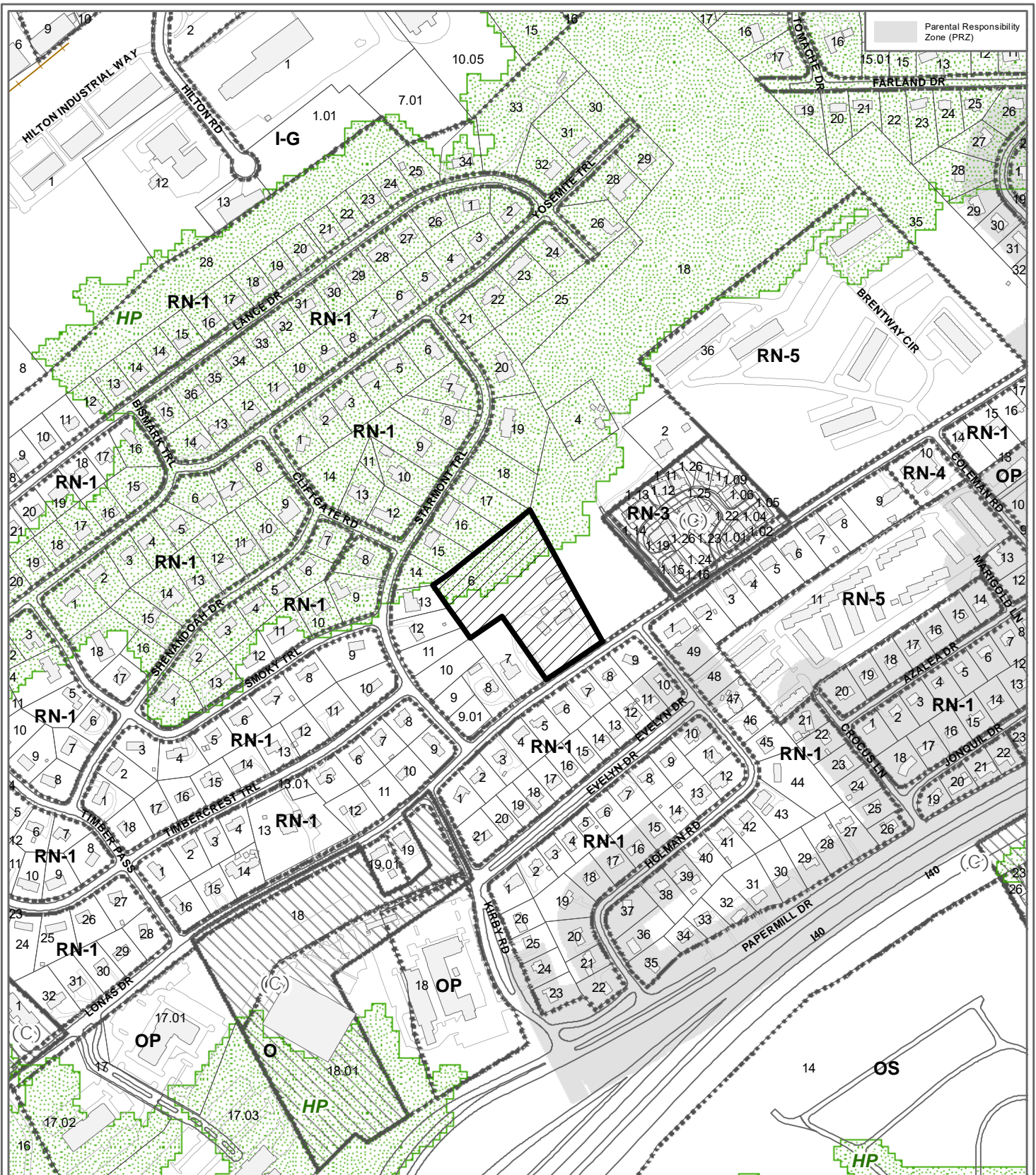
Petitioner: Urban Engineering, Inc.

Map No: 107

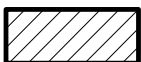
Jurisdiction: City

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Feet





10-F-21-RZ REZONING



From: RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection)
To: RN-3 (General Residential Neighborhood) & HP (Hillside Protection)

Original Print Date: 9/8/2021
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Urban Engineering, Inc.

Map No: 107

Jurisdiction: City

0 500
Feet



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST CITY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest City Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Urban Engineering, Inc. has submitted an application to amend the Sector Plan from Low Density Residential / Hillside Protection to Medium Density Residential / Hillside Protection for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the Northwest City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Planning Commission, at its regularly scheduled public hearing on October 14, 2021 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest City Sector Plan, with its accompanying staff report and map, file #10-E-21-SP.

SECTION 2: This Resolution shall take effect upon its approval.

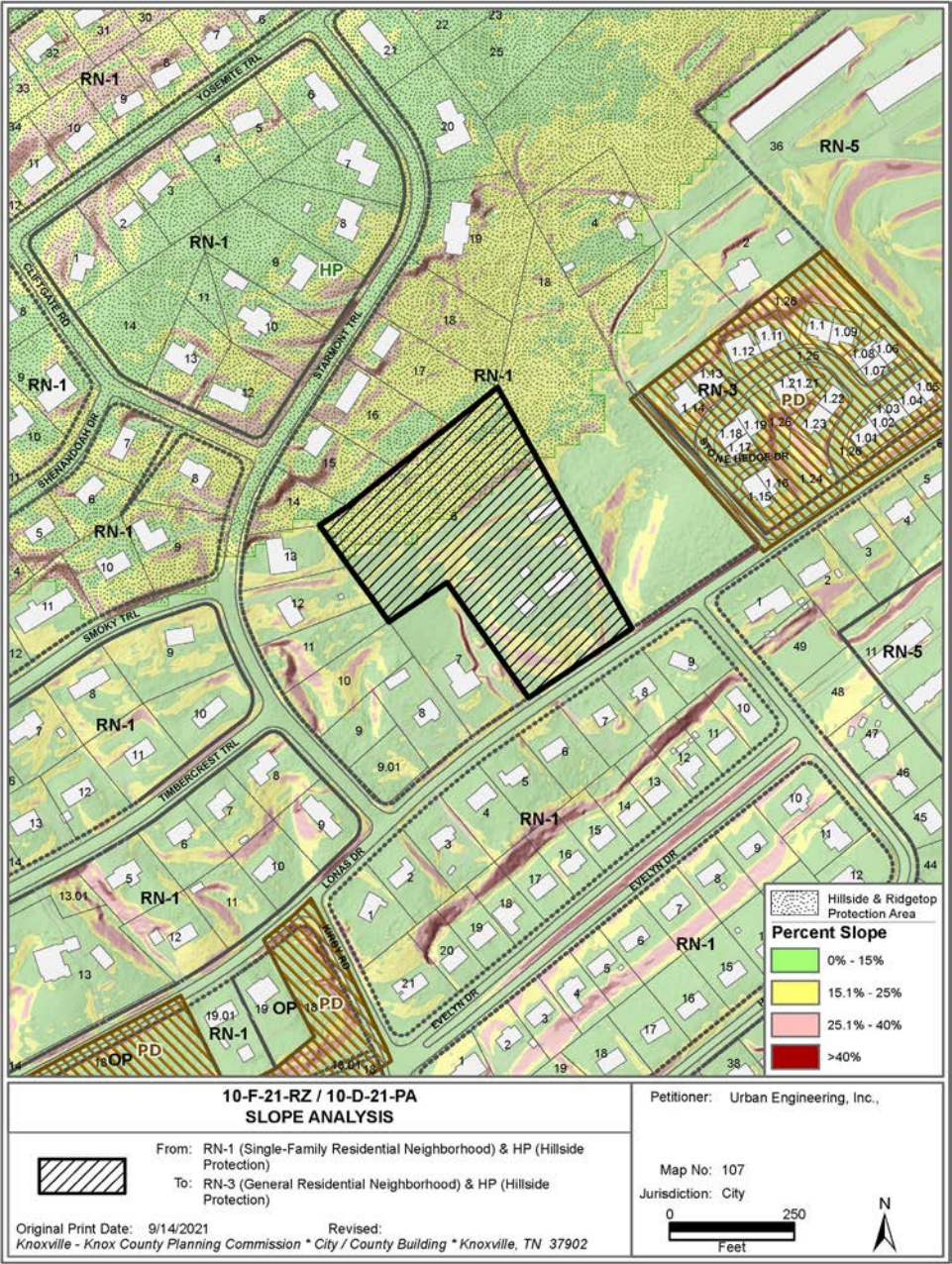
SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	2.92	100%	2.92
0-15% Slope	0.17	100%	0.17
15-25% Slope	1.03	50%	0.52
25-40% Slope	0.12	20%	0.02
Greater than 40% Slope	0	10%	0.00
Ridgetops	0		
Subtotal: Sloped Land	1.32	Recommended disturbance budget within Hillside Protection Area (acres)	0.7
Total Acreage	4.24		3.63



10-F-21-RZ / 10-D-21-PA / 10-E-21-SP

EXHIBIT A. Contextual Images

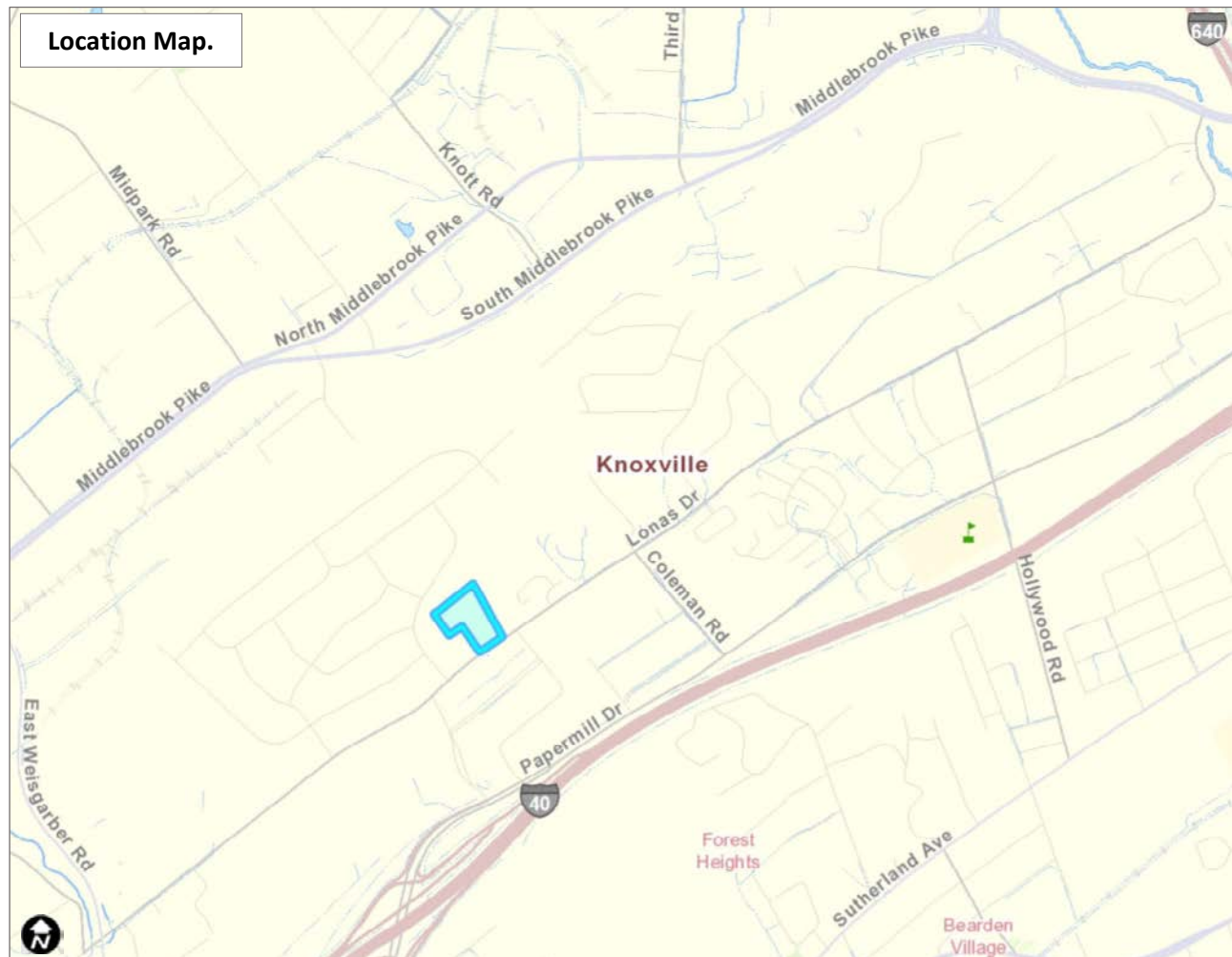
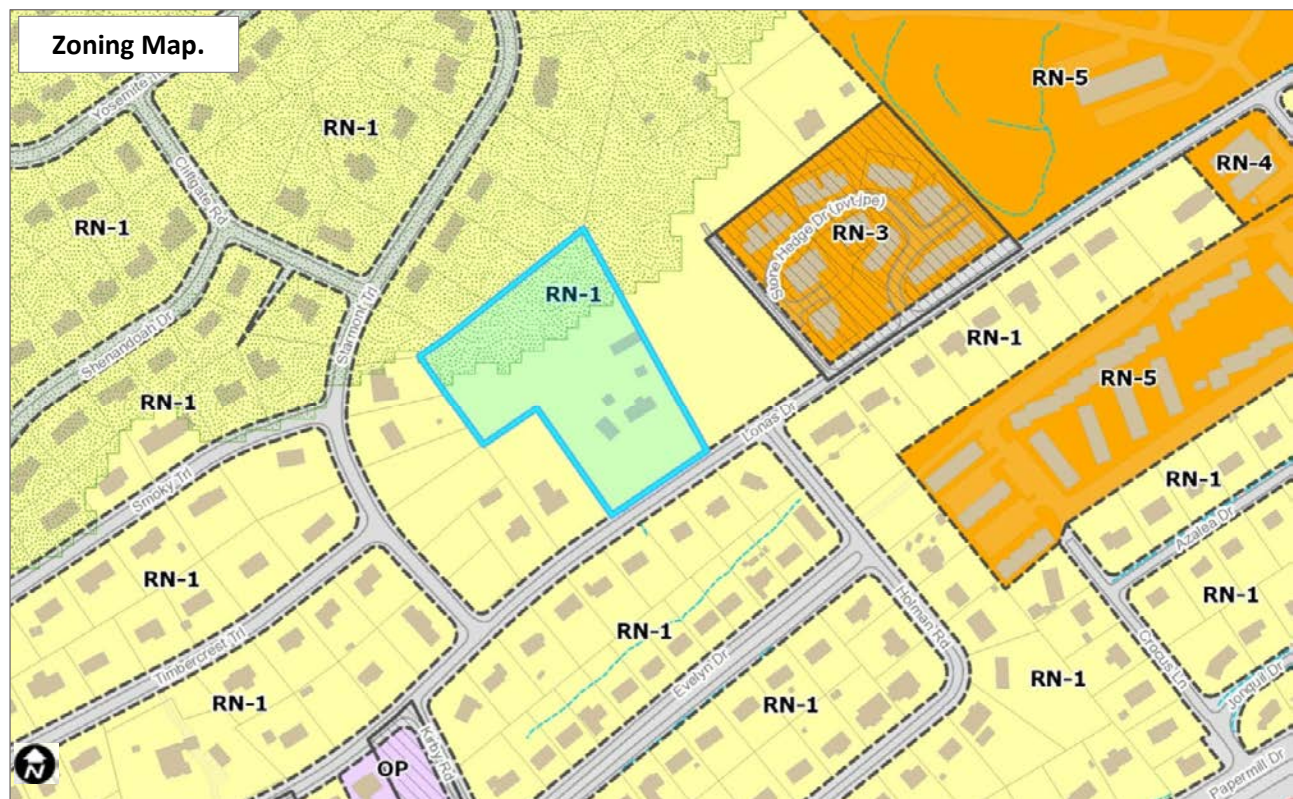
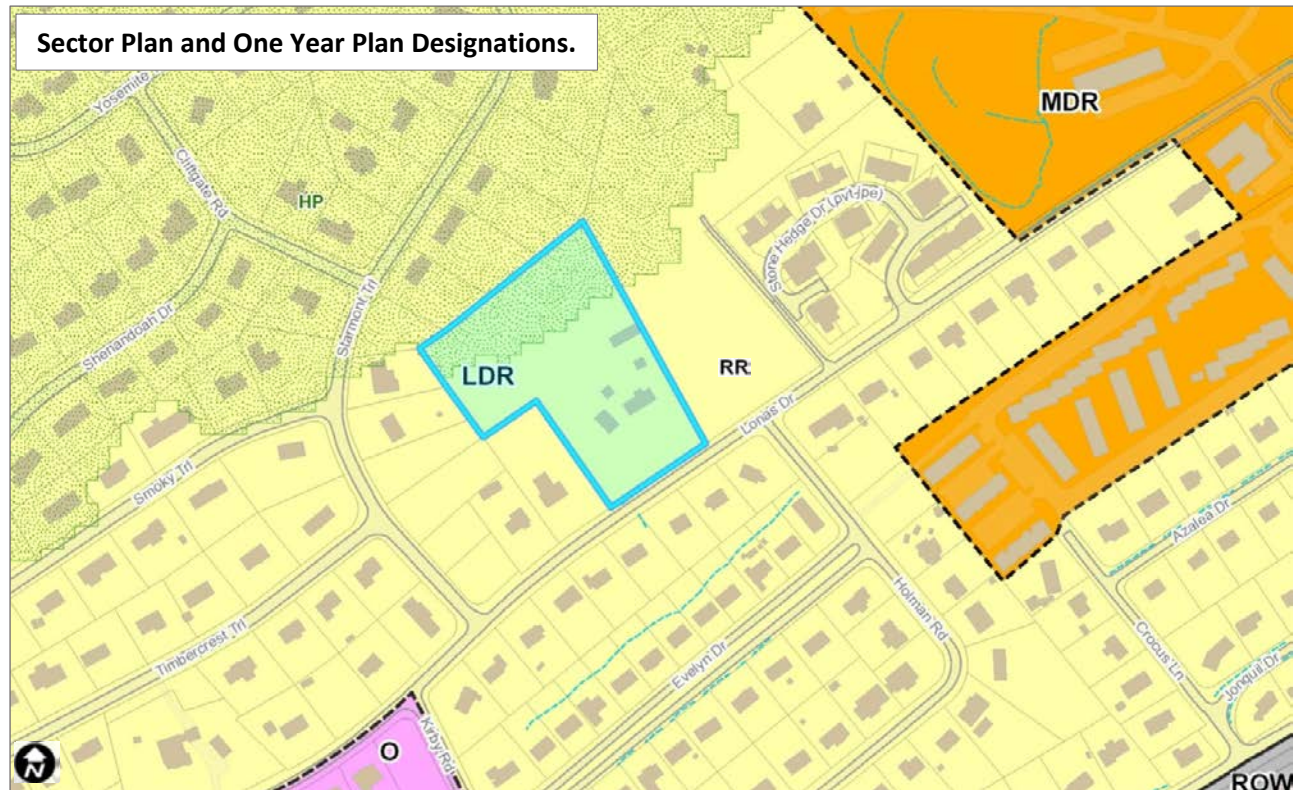


EXHIBIT A. Contextual Images



10-F-21-RZ / 10-D-21-PA / 10-E-21-SP

EXHIBIT A. 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

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

8/20/21

10/14/21

Date Filed

Meeting Date (if applicable)

File Number(s)

10-F-21-RZ
10-D-21-PA
10-E-21-SP

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

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Angela Johnson et. al.

4909 W. Summit Circle

Owner Name (if different)

Owner Address

Owner Phone

5117 Lonas Drive (37909)

107GB006

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Lonas Dr., southeast side of Starmont Tr., northwest of
the intersection of Holman Rd.

4.0 acres

General Location

Tract Size

☒ City ☐ County

2nd



RN-1 & HP



RR

District

Zoning District

Existing Land Use

Northwest City



LDR & HP



N/A

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

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-3 & HP**
Proposed Zoning
☒ Plan Amendment Change **MDR & HP**
Proposed Plan Designation(s)
6 **N/A**

Proposed Density (units/acre) Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

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 \$1500.00
0324	600.00	
Fee 2		
0526	600.00	
Fee 3		
0516	300.00	

AUTHORIZATION

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

Chris Sharp

Digitally signed by Chris Sharp
Date: 2021.08.20 14:58:17 -04'00'

Urban Engineering, Inc.

8/20/21

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email

Sherry Michienzi

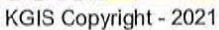
Sherry Michienzi

8/23/2021

Staff Signature

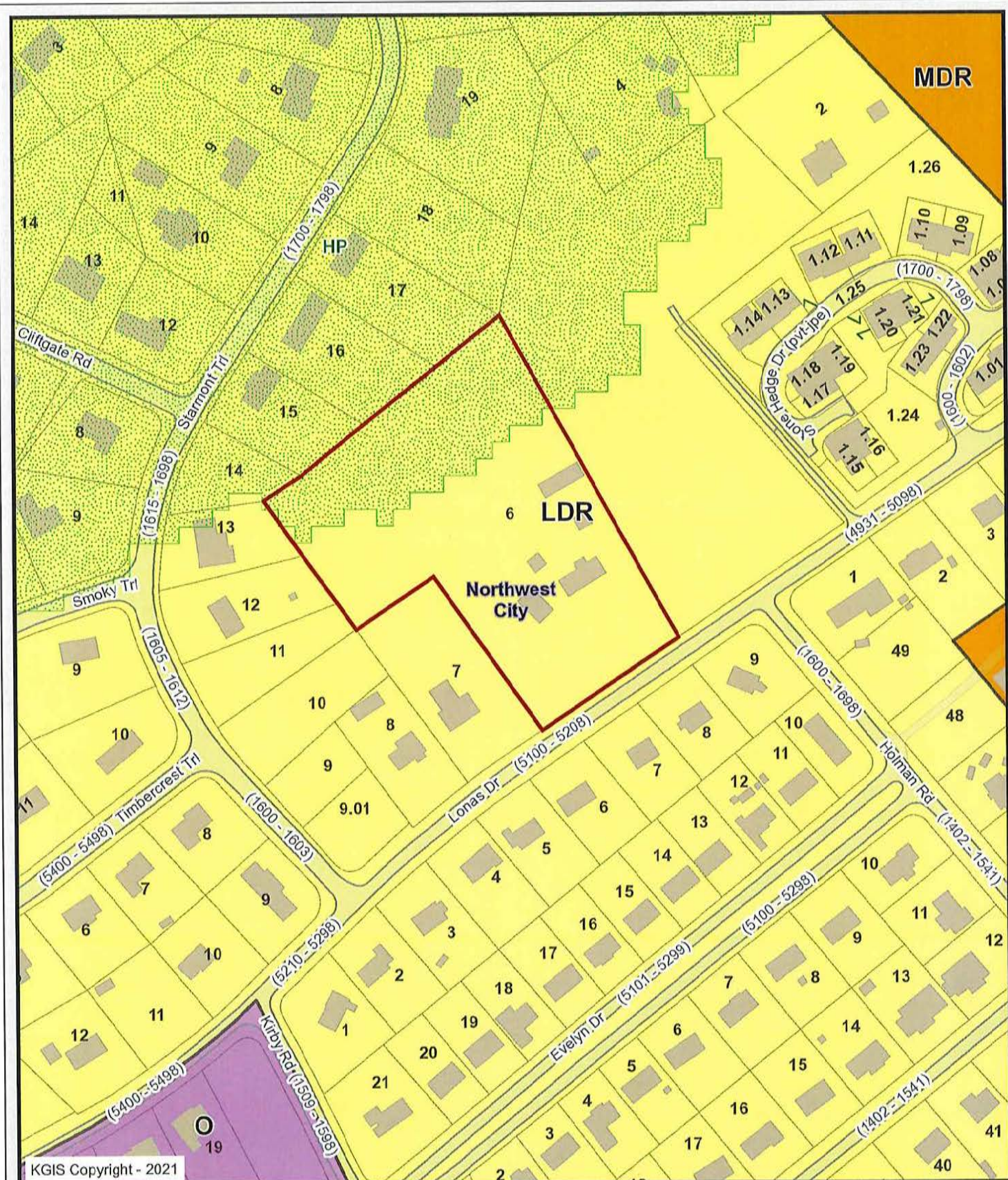
Please Print

Date



A horizontal number line is shown with tick marks at 0, 100, 200, and 400. The segment between 100 and 200 is shaded gray, representing the range of the data.

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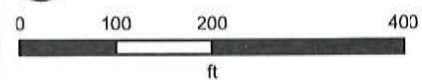


Sector Map

Knoxville - Knox County - KUB Geographic Information System

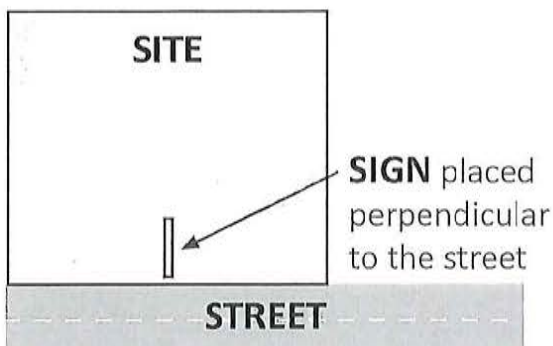


Printed: 8/20/2021 at 3:20:42 PM



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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Sept 29 (Wed) and Oct 15 (Fri)
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Urban Engineering Inc.

Date: 8-23-21

File Number: 10-F-21-RZ, 10-D-21-PA
& 10-E-21-SP



Sign posted by Staff



Sign posted by Applicant