



PLAN AMENDMENT REPORT

► **FILE #:** 10-L-21-SP

AGENDA ITEM #: 24

AGENDA DATE: 10/14/2021

► **APPLICANT:** HUBER PROPERTIES, LLC
OWNER(S): Schubert Family Limited Partnership

TAX ID NUMBER: 106 C A 02301, 00401, 004 & 001 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 1817 & 0 Francis Road, 0 Old Amherst Road & Helmbolt Rd.

► **LOCATION:** East side of Helmbolt Road, west side of Francis Road, south of Amherst Road

► **APPX. SIZE OF TRACT:** 16.6 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Helmbolt Road, a minor arterial, with a pavement width of 20-ft within a right-of-way width of 60-ft. Access is also via Francis Road, a local street, with a pavement width of 19-ft within a right-of-way width of 40-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) /

► **PROPOSED PLAN DESIGNATION:** MDR/O (Medium Density Residential/Office)

► **EXISTING LAND USE:** Agriculture/forestry/vacant, single family residential

EXTENSION OF PLAN DESIGNATION: No, MDR/O is not adjacent.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential, rural residential / LDR (Low Density Residential)

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

East: Single family residential / LDR (Low Density Residential)

West: Single family residential / LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT This area is a mix of single family residential with some larger vacant and rural residential lots remaining, adjacent to a railroad line. It is within the PRZ (Parental Responsibility Zone) for Bearden Middle School.

STAFF RECOMMENDATION:

- **Postpone the sector plan amendment for 30-days to the November 10, 2021 Planning Commission meeting, as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: 4055 (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: 45 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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 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-R-21-RZ
10-I-21-PA

AGENDA ITEM #: 24
AGENDA DATE: 10/14/2021

► **APPLICANT:** HUBER PROPERTIES, LLC
OWNER(S): Schubert Family Limited Partnership

TAX ID NUMBER: 106 C A 02301, 00401, 004 & 001 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 1817 & 0 Francis Road, 0 Old Amherst Road & 0 Helmbolt Road

► **LOCATION:** East side of Helmbolt Road, west side of Francis Road, south of Amherst Road

► **TRACT INFORMATION:** 16.6 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Helmbolt Road, a minor arterial, with a pavement width of 20-ft within a right-of-way width of 60-ft. Access is also via Francis Road, a local street, with a pavement width of 19-ft within a right-of-way width of 40-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / AG (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / RN-5 (General Residential Neighborhood)

► **EXISTING LAND USE:** Agriculture/forestry/vacant, single family residential

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No, MDR/O and RN-5 are not adjacent.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

| | |
|--------|---|
| North: | Single family residential, rural residential / LDR (Low Density Residential) / RN-1 (Single-family residential neighborhood) |
| South: | Single family residential / LDR (Low Density Residential) / RN-1 (Single-family residential neighborhood), AG (General Agricultural), RN-3 (Single-family residential neighborhood) |
| East: | Single family residential / LDR (Low Density Residential) / RN-1 (Single-family residential neighborhood), I (Industrial), AG (General Agricultural) |

West: Single family residential / LDR (Low Density Residential) / RN-1
(Single-family residential neighborhood), AG (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is a mix of single family residential with some larger vacant and rural residential lots remaining, adjacent to a railroad line. It is within the PRZ (Parental Responsibility Zone) for Bearden Middle School.

STAFF RECOMMENDATION:

- ▶ **Postpone the one year plan amendment for 30-days to the November 10, 2021 Planning Commission meeting, as requested by the applicant.**

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

COMMENTS:

ESTIMATED TRAFFIC IMPACT: 4055 (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.

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- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
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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.



Request to Postpone • Table • Withdraw

Name of Applicant: Huber Properties, LLC
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 10-R-21-22 / 10-I-21-PA / 10-L-21-SP

Date Scheduled for Planning Review: 10-14-21

Date Request Filed: 9-24-21 Request Accepted by: John Kupfer

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

Nov. 10, 2021 (30 day)
DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

meetings

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: John Huber

PLEASE PRINT

Name: John Huber

Address: P.O. Box 23038

City: Knoxville State: TN Zip: 37933

Telephone: 865-966-1600

Fax: _____

E-mail: john@southernsignature.net

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

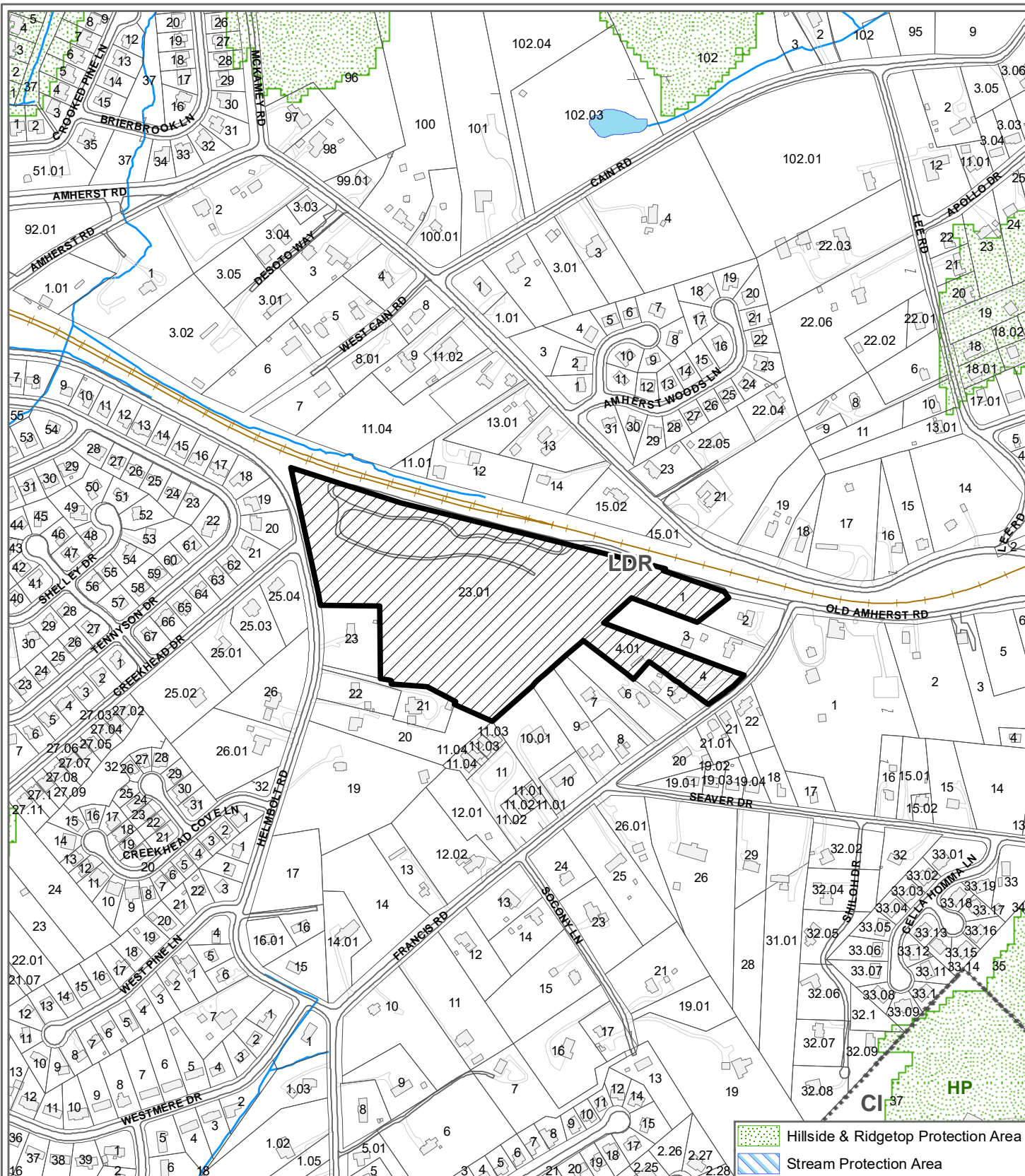
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



10-L-21-SP **NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

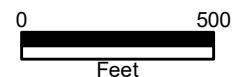
From: LDR (Low Density Residential)

To: MDR/O (Medium Density Residential/Office)

Petitioner: Huber Properties, LLC

Map No: 106

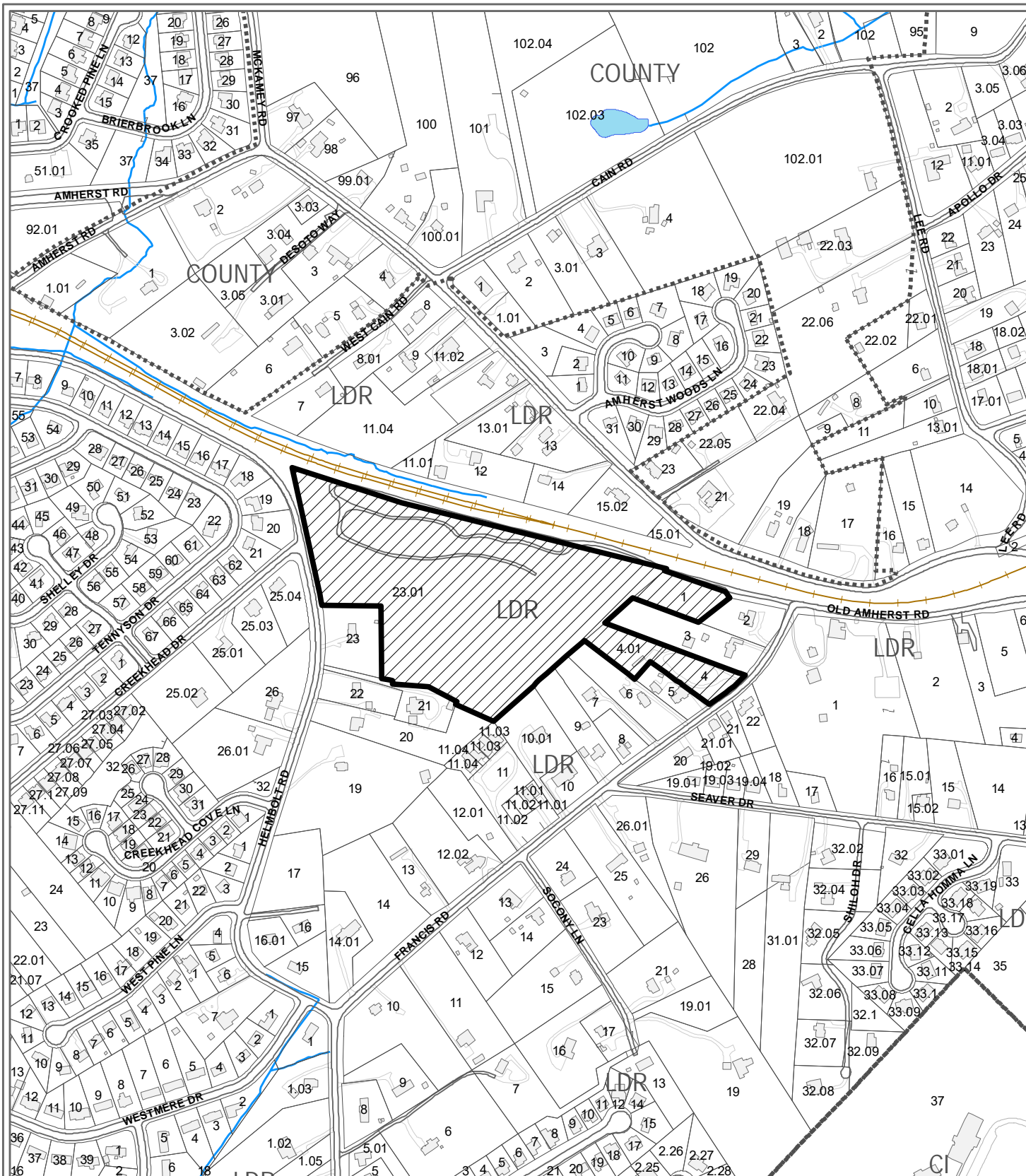
Jurisdiction: City



Original Print Date: 9/9/2021

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



**10-I-21-PA / 10-R-21-RZ
PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: MDR/O (Medium Density Residential/Office)



Original Print Date: 9/9/2021

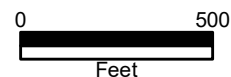
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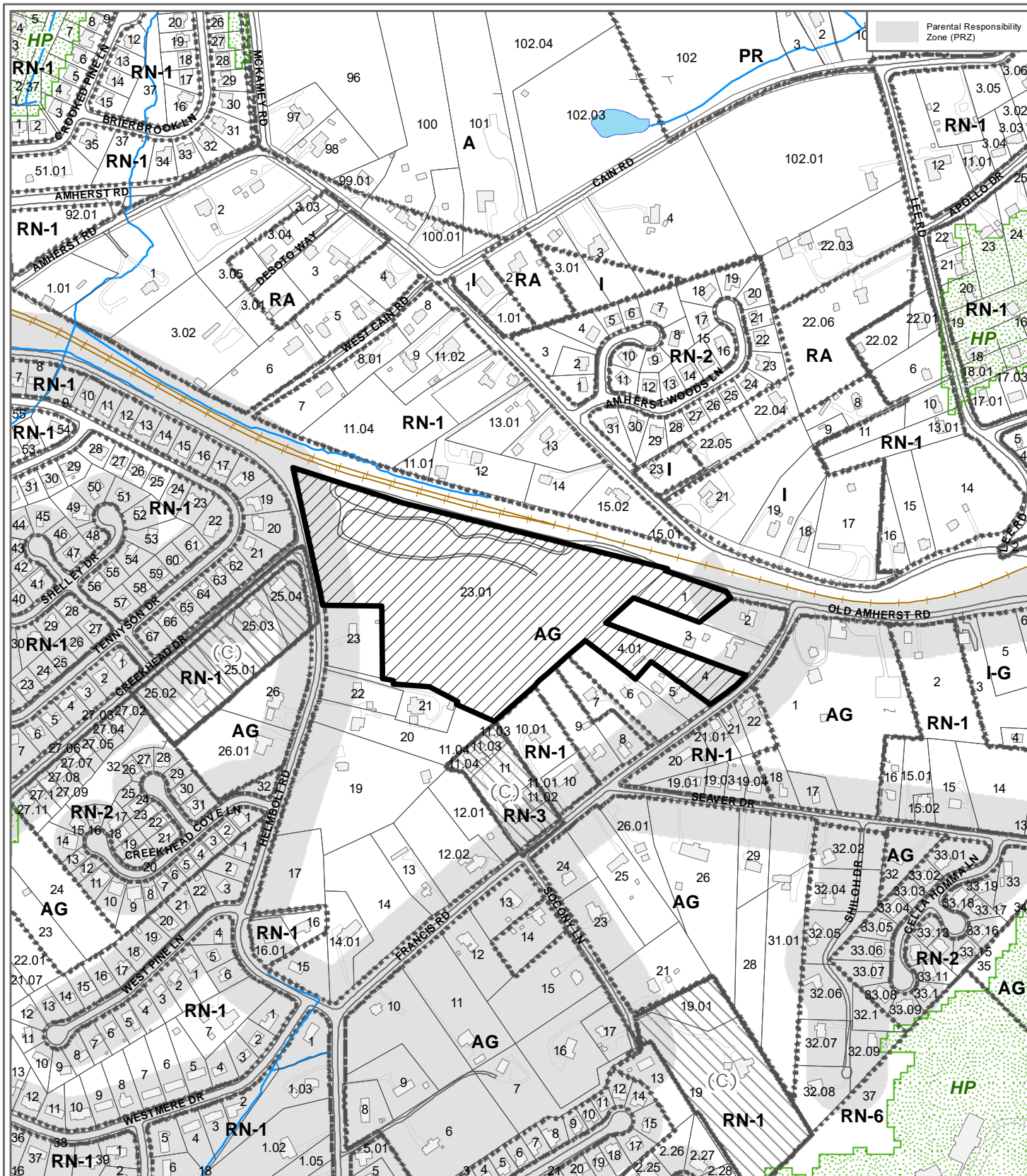
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Huber Properties, LLC

Map No: 106

Jurisdiction: City





10-R-21-RZ REZONING

From: AG (Agricultural)

To: RN-5 (General Residential Neighborhood)

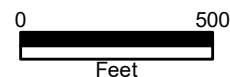


Original Print Date: 9/9/2021
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Huber Properties, LLC

Map No: 106

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

Huber Properties, LLC

Applicant Name

Affiliation

8-27-21

Date Filed

10/14/2021

Meeting Date (if applicable)

10-R-21-RZ

File Number(s)

10-I-21-PA

10-L-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

John Huber

Name

Huber Properties, LLC

Company

PO Box 23038

Address

Knoxville

City

TN

State

37933

ZIP

865-966-1600

Phone

john@southernsignature.net

Email

CURRENT PROPERTY INFO

Schubert Family Limited Partnership

Owner Name (if different)

Owner Address

Owner Phone

1817 Francis Road + Francis Road, Old Amhurst, Helmbolt

Property Address

Parcel ID

100CA02301
00401
004
001

KUB

Sewer Provider

KUB

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

East side of Helmbolt Rd., west side of Francis Rd., south of Amhurst Rd. ± 16.6 acres

General Location

Tract Size

☒ City ☐ County

3rd

District

AG

Zoning District

Vacant and single family residential

Existing Land Use

Northwest County

Planning Sector

LDR

Sector Plan Land Use Classification

N/A

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 _____

Related Rezoning File Number

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☒ Zoning Change

Proposed Zoning

A9 → RN-5

☒ Plan Amendment Change

Proposed Plan Designation(s)

LPR-MDR/D

Pending Plat File Number

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 |
|------------|------------|
| \$1,430 | |
| +20% 1,716 | |
| Fee 2 | \$2,630 |
| \$800 | |
| +20% 960 | +20% |
| Fee 3 | \$3,156.00 |
| \$400 | |
| +20% 480 | |

AUTHORIZATION

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

Applicant Signature

Please Print

Date

Phone Number

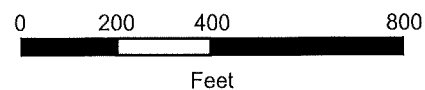
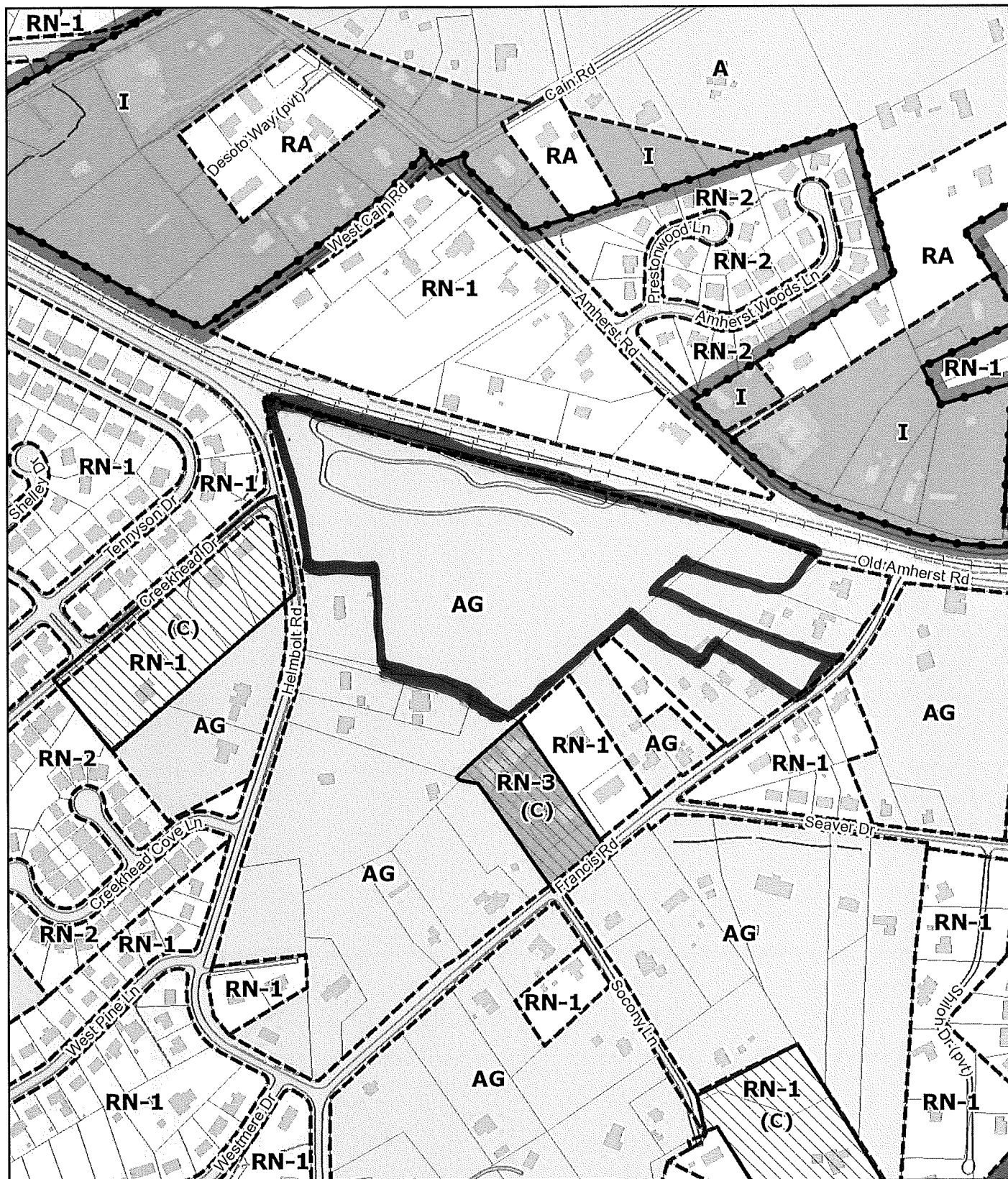
Email

Staff Signature

Please Print

08/31/2021

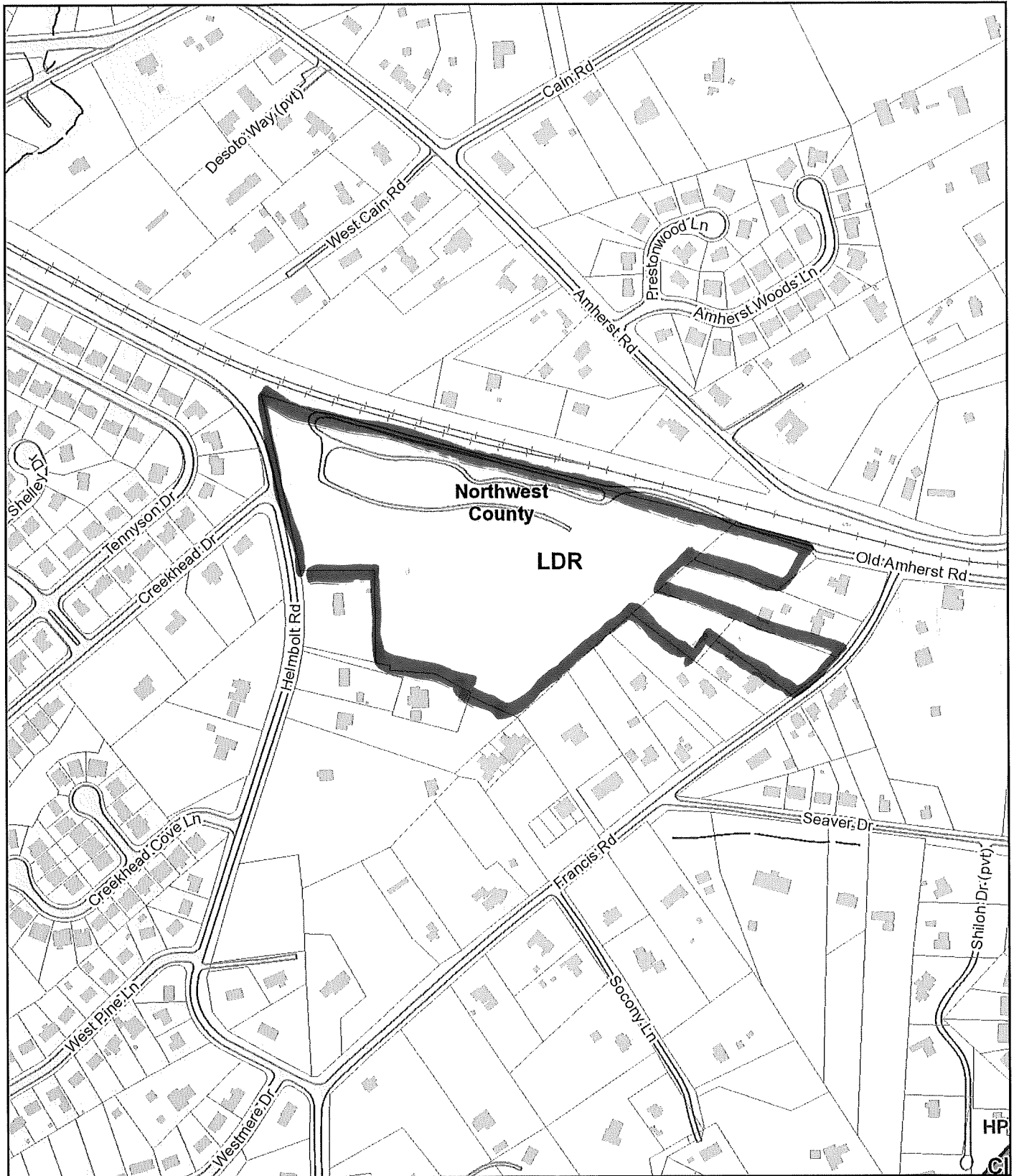
Date



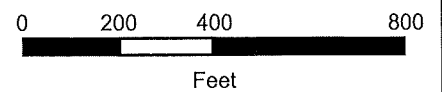
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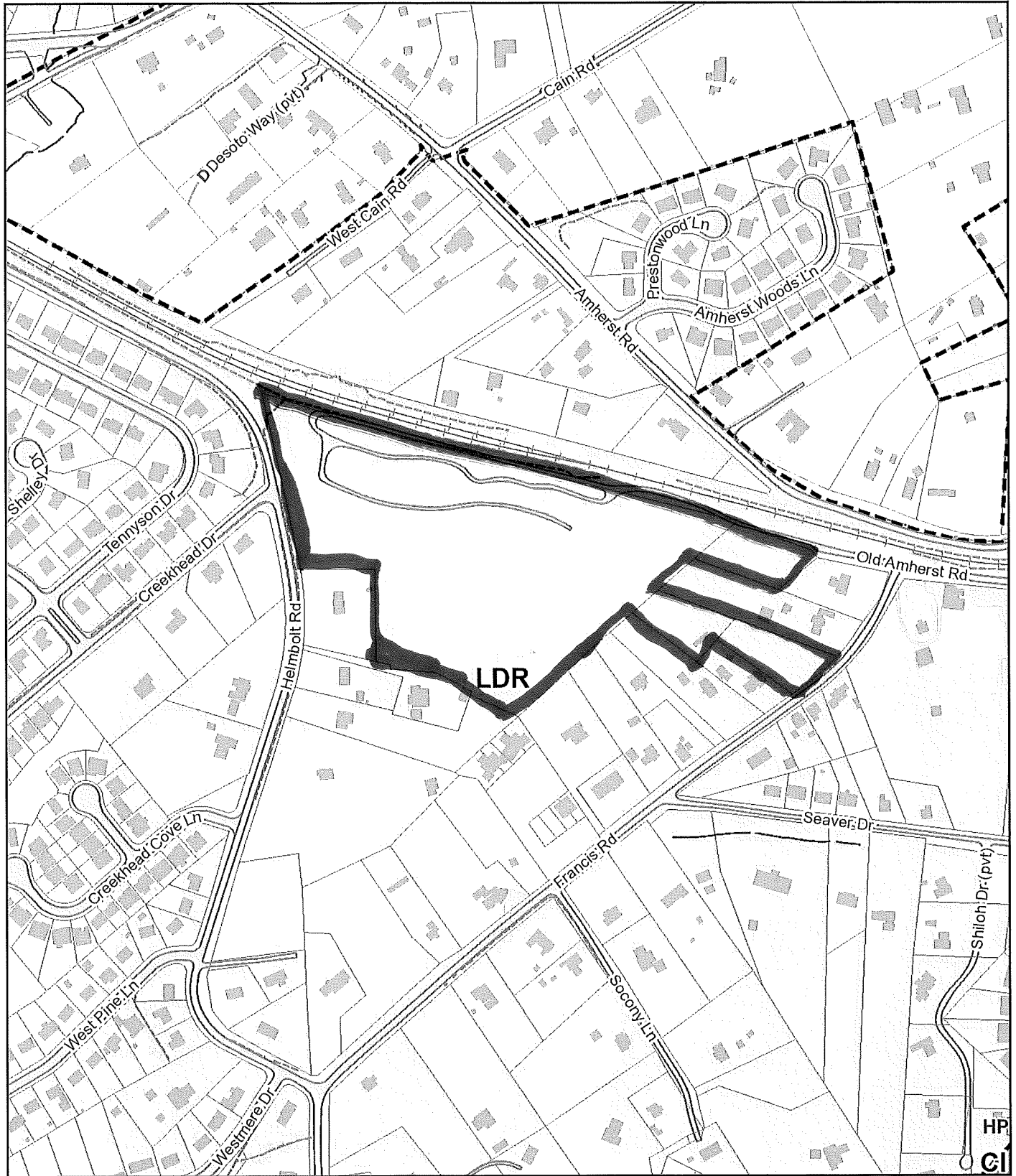
Sector Plan



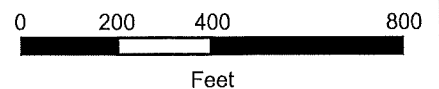
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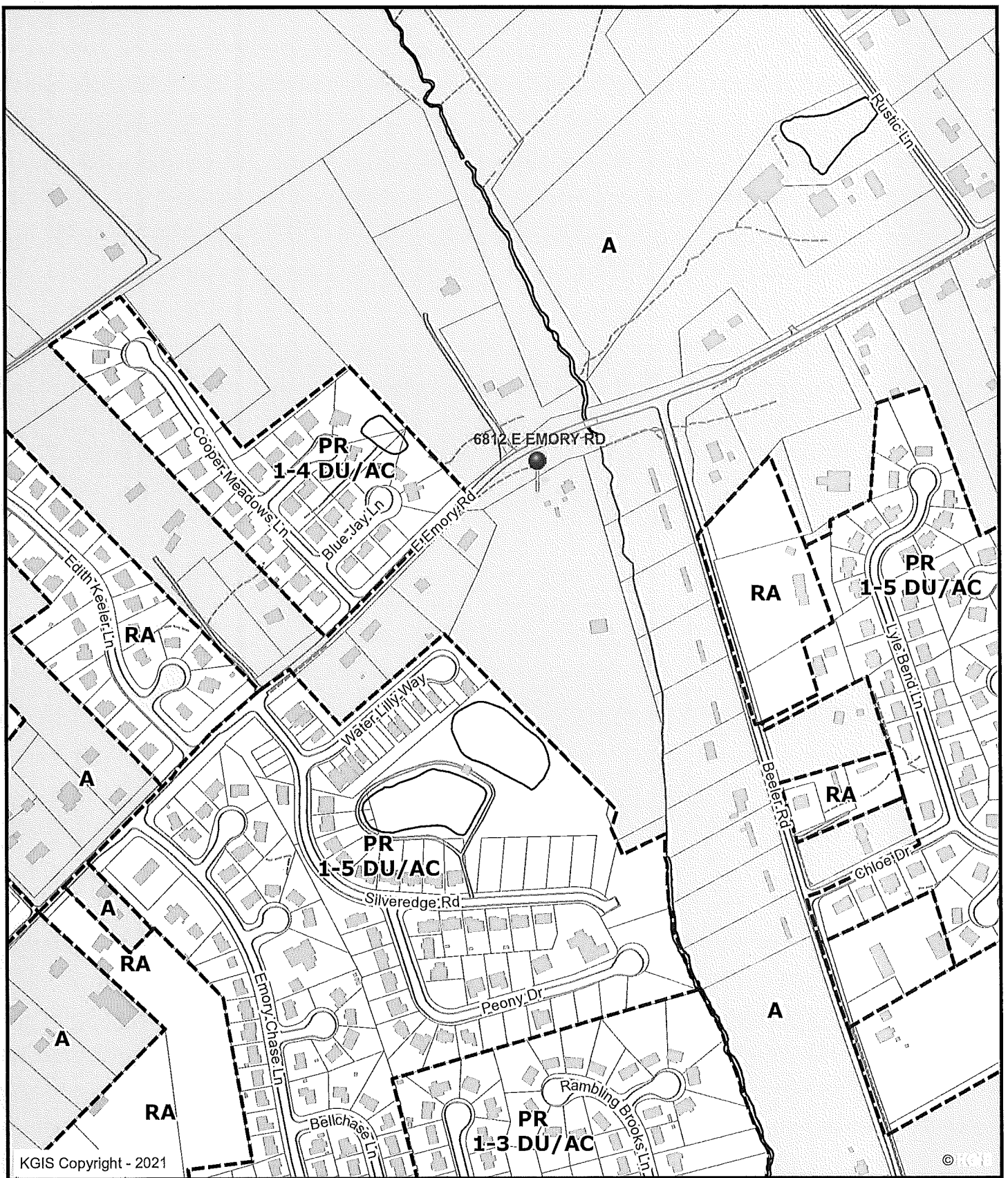
One Year Plan



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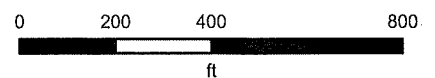


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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