

REZONING REPORT

► **FILE #:** 9-B-21-RZ

AGENDA ITEM #: 11

AGENDA DATE: 9/9/2021

► **APPLICANT:** RELIANCE DEVELOPMENT, LLC

OWNER(S): Donald & Linda Dossett

TAX ID NUMBER: 20 117 & 119

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6812 E. Emory Road & 6806 E. Emory Rd.

► **LOCATION:** South side of E. Emory Road, west of Beeler Road intersection

► **APPX. SIZE OF TRACT:** 10.75 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: E. Emory Rd is a major arterial with a 22.5-ft pavement width inside a right-of-way that varies in width from 55 ft to 134 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

► **EXISTING LAND USE:** Rural residential and single family residential

► **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, PR zoning with up to 5 du/ac is adjacent to the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential and agricultural - A (Agricultural) and PR (Planned Residential) with up to 4 du/ac

South: Agricultural - PR (Planned Residential) with up to 5 du/ac

East: Single family residential - A (Agricultural)

West: Public recreational land and single family residential - PR (Planned Residential) with up to 5 du/ac and A (Agricultural)

NEIGHBORHOOD CONTEXT: E Emory Road contains mostly single family homes on lots of various sizes in this location, with subdivisions containing smaller lots along side streets connecting to E. Emory Road. The immediate area is comprised predominantly of single family residential use.

STAFF RECOMMENDATION:

► **Approve PR zoning with up to 5 du/ac because it is consistent with the Northeast County Sector Plan and surrounding development.**

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. Gibbs Middle School was recently constructed, opening in the fall of 2018 and adding to the Gibbs school system.
2. Around the same time, Tazewell Pike and Emory Road were widened at their intersection. Both were previously two-lane roads that now consist of four lanes with a separate right turn and protected left turn lanes.
3. This stretch of E. Emory Road has been transitioning from Agricultural zoning to RA and PR zoning since the late 1980s.

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

1. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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. PR zoning with up to 5 du/ac is consistent with other zoning in the area. Surrounding residential properties are zoned PR with densities ranging from 2 to 5 du/ac (with up to 5 being immediately adjacent), RA (Low Density Residential), which allows 10,000 sq ft lot sizes, and A (Agricultural).
2. Built at the requested 5 du/ac, the development could accommodate up to 53 single family dwellings. This is a basic calculation that does not account for road infrastructure or stormwater facilities.
3. The property has access to sewer lines.
4. Gibbs Schools is nearby to the east, though the property is not in a Parental Responsibility Zone.
5. The property is relatively flat over the majority of the property, with slopes mostly under 15%.
6. According to the Mobility Plan, E. Emory Road will be widened from 2 to 4 lanes adding a median and/or center turn lane, and will include bicycle and pedestrian facilities. The project's horizon year is 2030, which likely would occur after build-out of a subdivision in this location. This planned road project should be considered in any future concept plan to ensure that adequate right-of-way is available, and that buildings adjoining E. Emory Road are not directly impacted by the widening project.

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 property is within the Planned Growth Area of Knox County. The Northeast County Sector Plan's LDR (Low Density Residential) designation allows up to 5 du/ac in the County's Planned Growth Areas.
2. The Growth Plan and the General Plan also allow up to 5 du/ac in the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 580 (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.

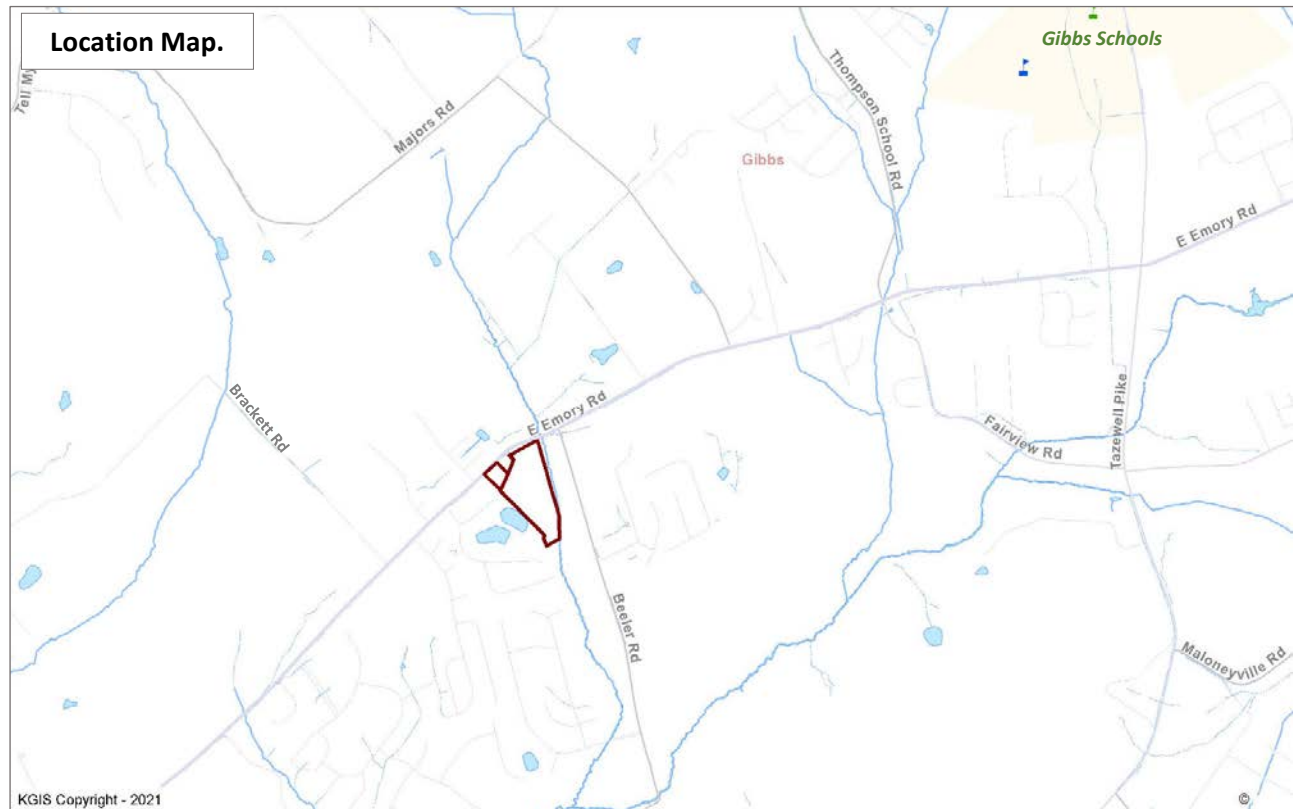
ESTIMATED STUDENT YIELD: 18 (public school children, grades K-12)

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

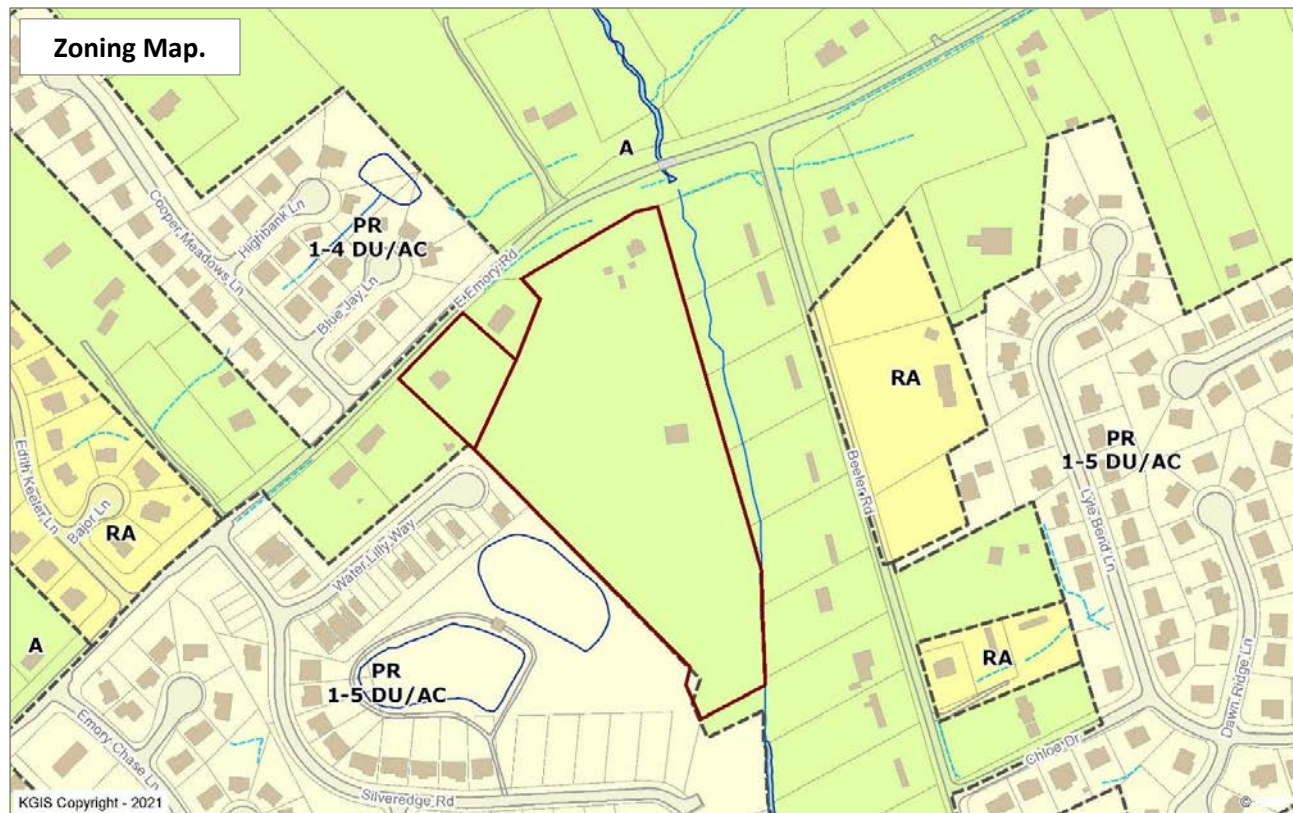
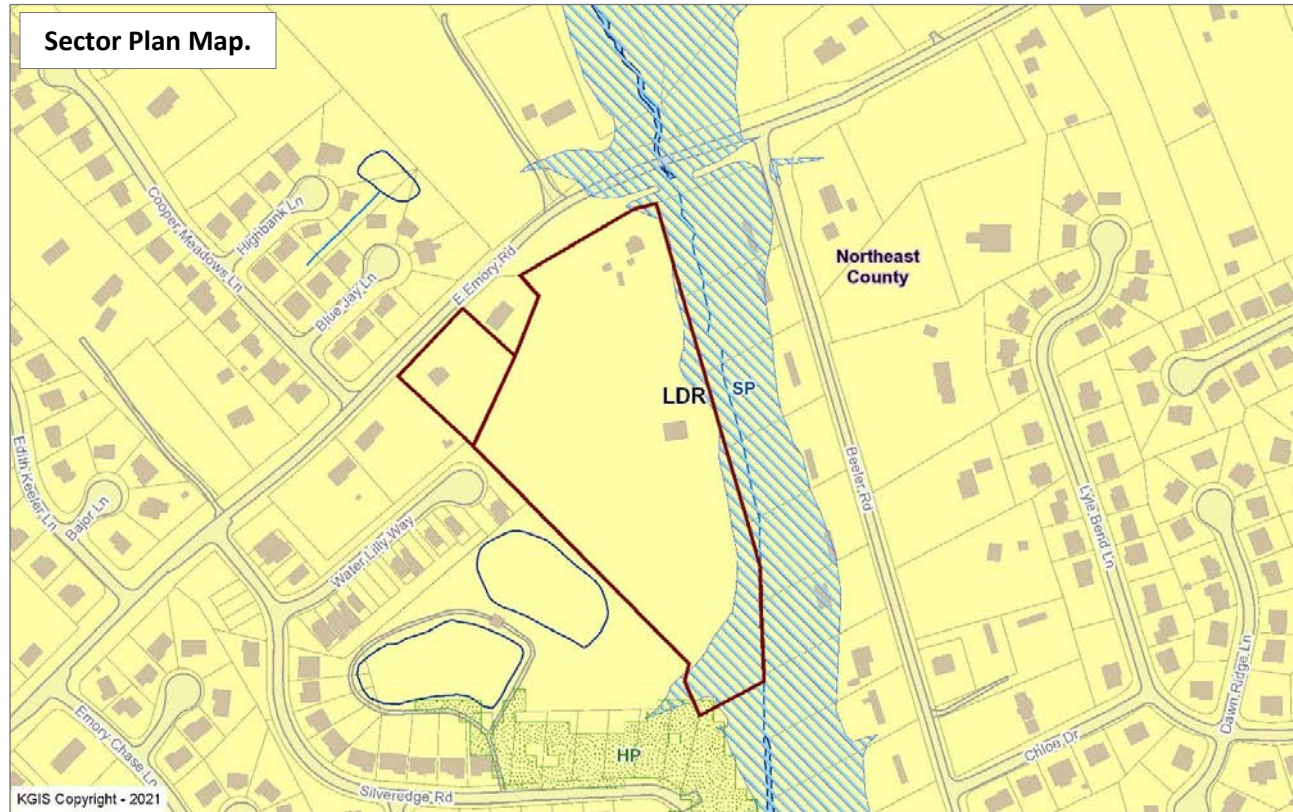
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 10/25/2021. 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.

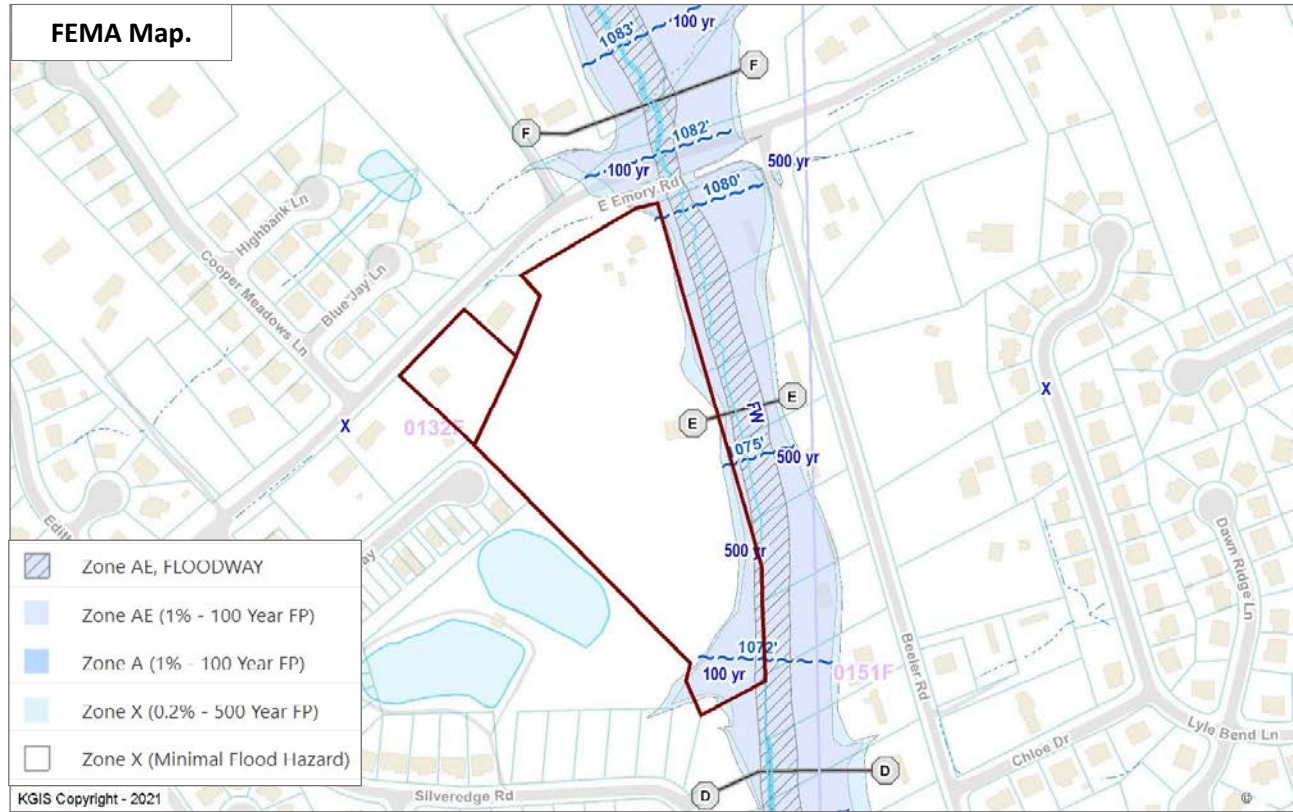
9-B-21-RZ
EXHIBIT A. Contextual Images



9-B-21-RZ
EXHIBIT A. Contextual Images



9-B-21-RZ
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

Reliance Development, LLC

Applicant Name

Affiliation

7-20-21

September 9, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

9-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

Sara Fisher

Robert G. Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

sara.fisher@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Donald & Linda Dossett

7133 E Chermont Cir

Owner Name (if different)

Owner Address

Owner Phone

6812 E Emory Road & 6806 E Emory Rd

CLT Map 20 Parcels 117 & 119

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

s/s E. Emory Rd., southwest of Beeler Rd intersection

General Location

0.96 + 9.79 (10.75 acres) total ±

Tract Size

☐ City ☒ County

District

Zoning District

Existing Land Use

Northeast County

Planning Sector

LDR, SP & HP

Sector Plan Land Use Classification

Planned Growth

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

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

☒ Zoning Change **Planned Residential (1-5 DU/AC)**
Proposed Zoning

Pending Plat File Number

☐ 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	(0325)	Total
base		
fee	600.00	
Fee 2	+	
#50 x		
10.75	537.50	
acres		
Fee 3		
		\$1137.50

AUTHORIZATION

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

Applicant Signature

Reliance Development, LLC

Please Print

07/20/2021

Date

865-966-3100

reliancedevelopusa@gmail.com

Phone Number

Email

Staff Signature

Please Print

Date

7/21/2021
sum

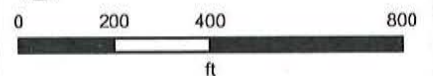


zoning map

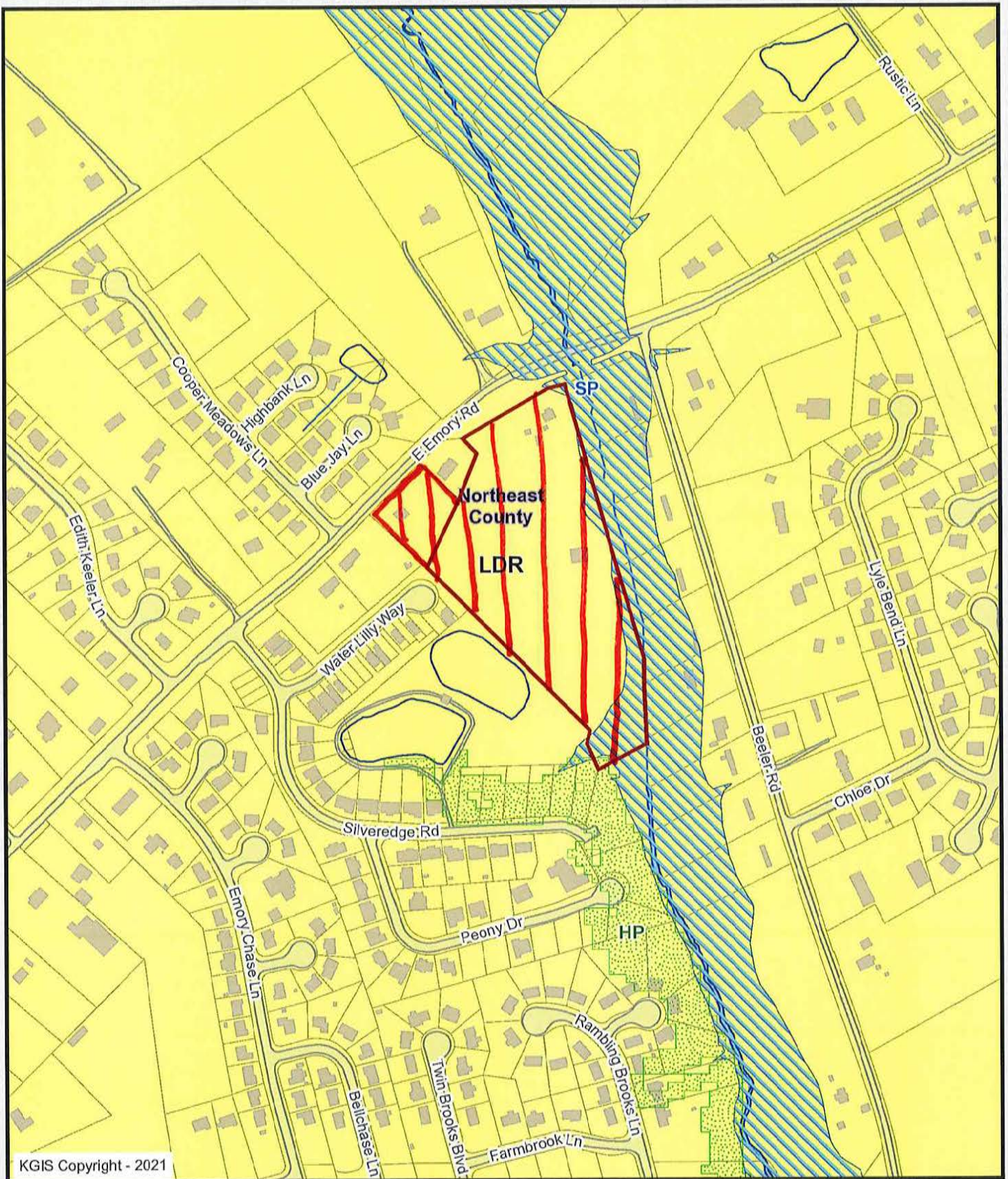
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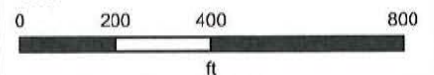
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sector plan map

Knoxville - Knox County - KUB Geographic Information System

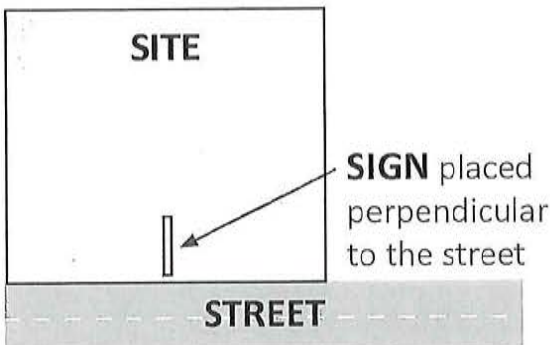


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

August 25th (Wed) and Sept 10th (Fri)
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Reliance Development

Date: 7-20-2021

File Number: 9-B-21-RZ

☒

Sign posted by Staff

☐

Sign posted by Applicant