



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-I-22-RZ

AGENDA ITEM #: 16

4-C-22-SP

AGENDA DATE: 4/14/2022

► **APPLICANT:** SOUTHERN HOMES & FARMS, LLC

OWNER(S): Mark Underwood / Southern Homes & Farms, LLC

TAX ID NUMBER: 72 D C 001.01 & 002

[View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 317 & 319 Brakebill Rd.

► **LOCATION:** West side of Brakebill Road, southwest of Asheville Highway, north of Palmer Lane

► **TRACT INFORMATION:** 4.22 acres.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Brakebill 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: Sinking East Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RA (Low Density Residential) & A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)

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

► **DENSITY PROPOSED:** 10 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Multifamily / LDR (Low Density Residential) & HP (Hillside Protection) / RN-5 (General Residential Neighborhood)

South: Rural residential / LDR (Low Density Residential) / RA (Low Density Residential), A (Agriculture)

East: Agriculture/forestry/vacant, Single family residential, Rural residential / A (Agriculture)

West: Multifamily / LDR (Low Density Residential) / A (Agriculture)

NEIGHBORHOOD CONTEXT: This area of Brakebill Road is between commercial nodes at Asheville Highway and the I-40 interchange. It is a primarily an agricultural and low

STAFF RECOMMENDATION:

- ▶ **Deny MDR because none of the conditions for a sector plan amendment have been met.**

- ▶ **Approve PR (Planned Residential) zoning up to 5 du/ac because it allows for additional residential development within the LDR (Low Density Residential) land use classification.**

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) The conditions of this area have remained the same since the last sector plan update for East County.

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

- 1) There are no known expansions of roads or utilities that were not anticipated in the sector plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1) The last sector plan update removed the MDR classification for the area within the City limits to the north.
- 2) After the new City of Knoxville zoning ordinance went into effect January 1, 2020, the land use classification table was updated excluding the RN-5 zone district from the MDR land use classification by the Knoxville City Council.
- 3) This area along Brakebill Road remains low density residential primarily in character.

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

- 1) There have been no new trends in development, population or traffic in this area that warrant reconsideration of the original plan.

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) There are no substantial changing conditions in the area. However, PR zoning up to 5 du/ac allows for additional residential development, while remaining consistent with the low density residential character of the area.

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

- 1) The PR zone district shall be compatible with the surrounding or adjacent zones. The property to the north is built out at approximately 5.5 du/ac, while the subdivision to the south is built out at approximately 3 du/ac. The other surrounding parcels are primarily larger than 1 acre in size.
- 2) PR up to 5 du/ac is consistent with this area.

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 approximately 4 acre area, if rezoned to PR up to 5 du/ac, could accommodate up to 21 dwelling units per acre at a maximum. An additional 21 dwelling units in this area is not expected to create adverse effects.

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 zoning change is in compliance with the LDR classification of the area, as well as all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 437 (average daily vehicle trips)

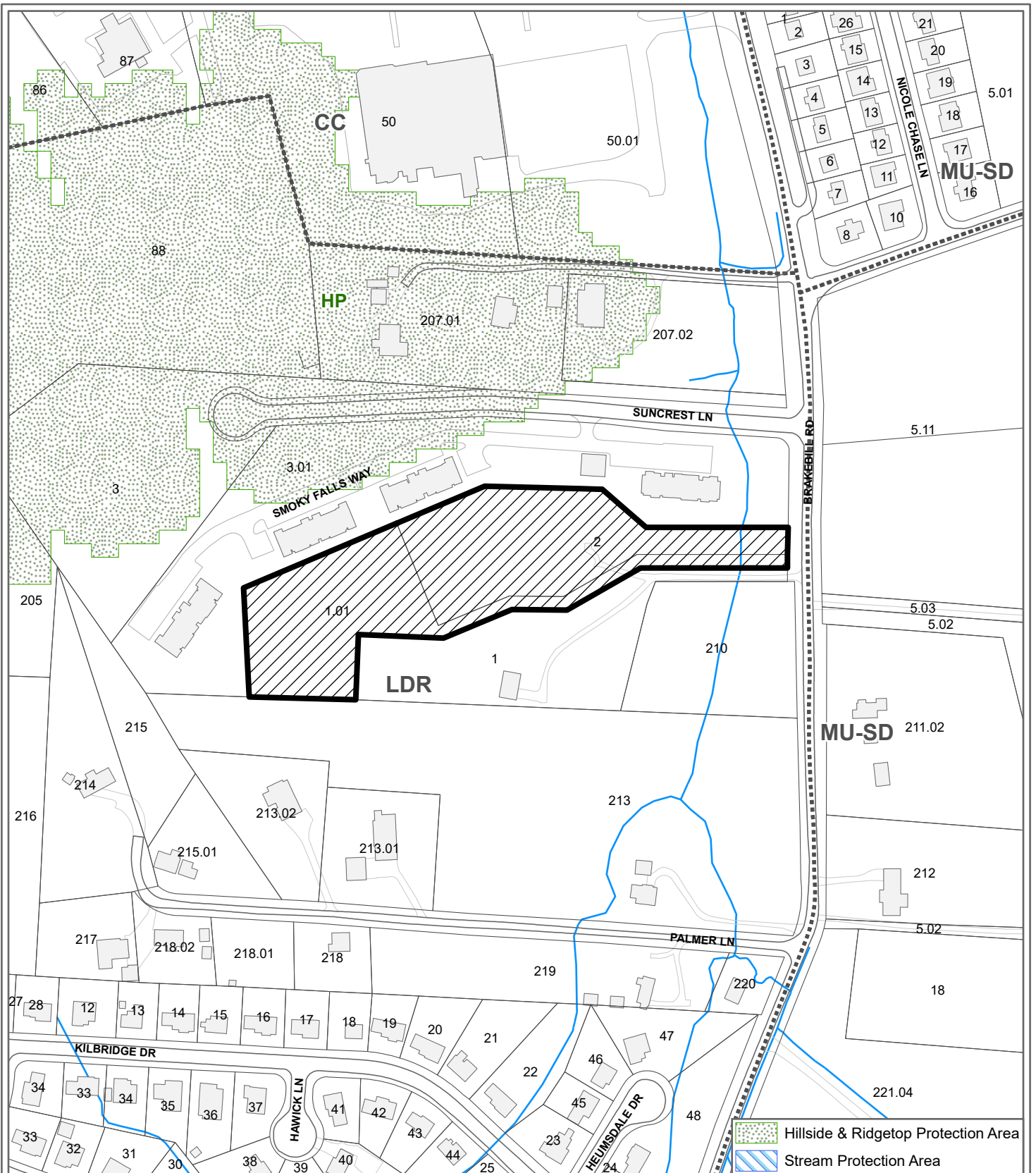
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (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.

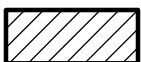
If approved, this item will be forwarded to Knox County Commission for action on 5/23/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



4-C-22-SP / 4-I-22-RZ
EAST COUNTY SECTOR PLAN AMENDMENT

From: LDR (Low Density Residential)

To: MDR (Medium Density Residential)



Original Print Date: 3/24/2022
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

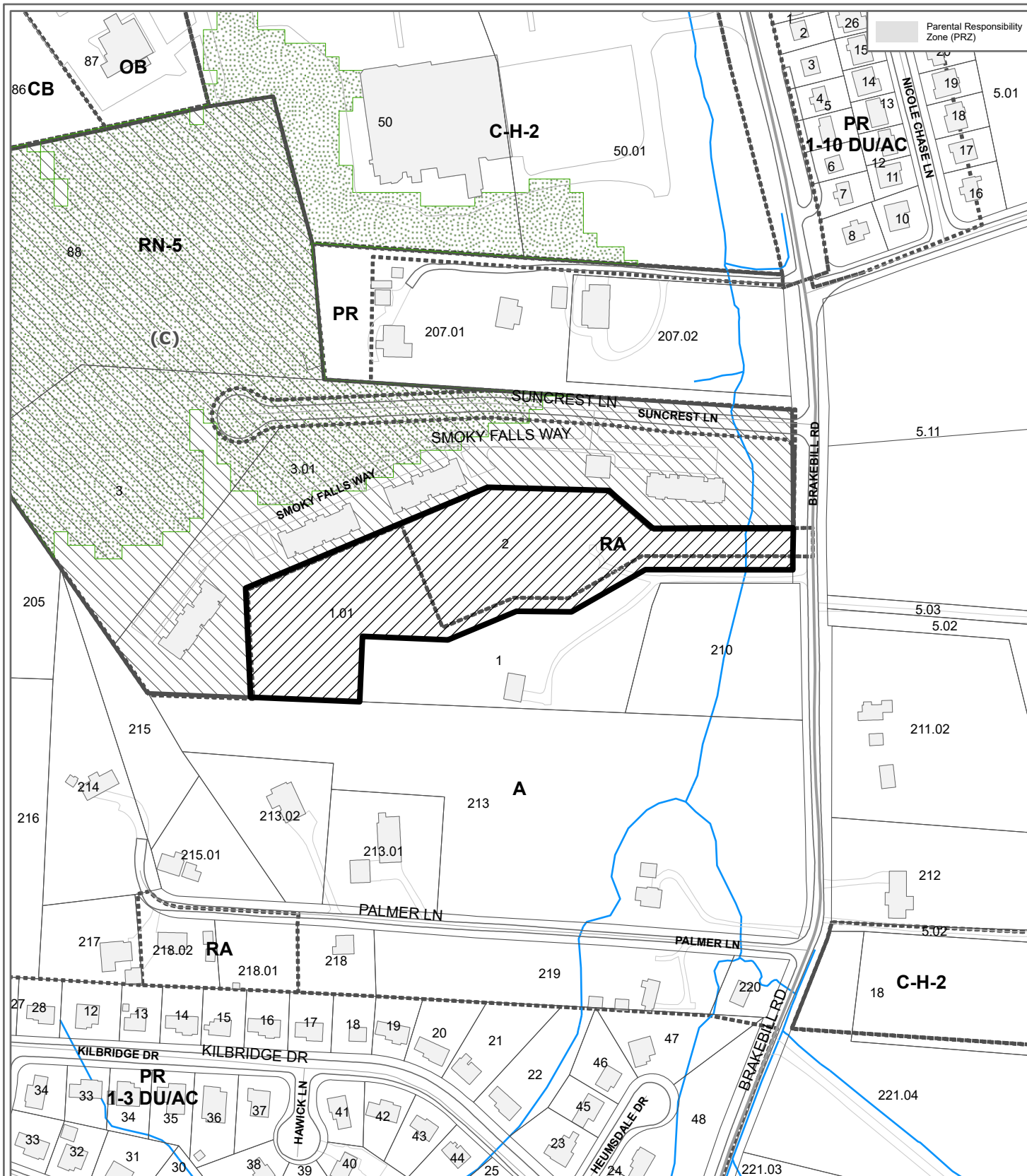
Petitioner: Southern Homes & Farms, LLC

Map No: 72

Jurisdiction: County

0 250
 Feet

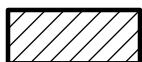




4-I-22-RZ REZONING

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

To: PR (Planned Residential)



Original Print Date: 3/24/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Southern Homes & Farms, LLC

Map No: 72

Jurisdiction: County

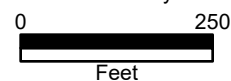


Exhibit A. 4-I-22-RZ / 4-C-21-SP Contextual Images

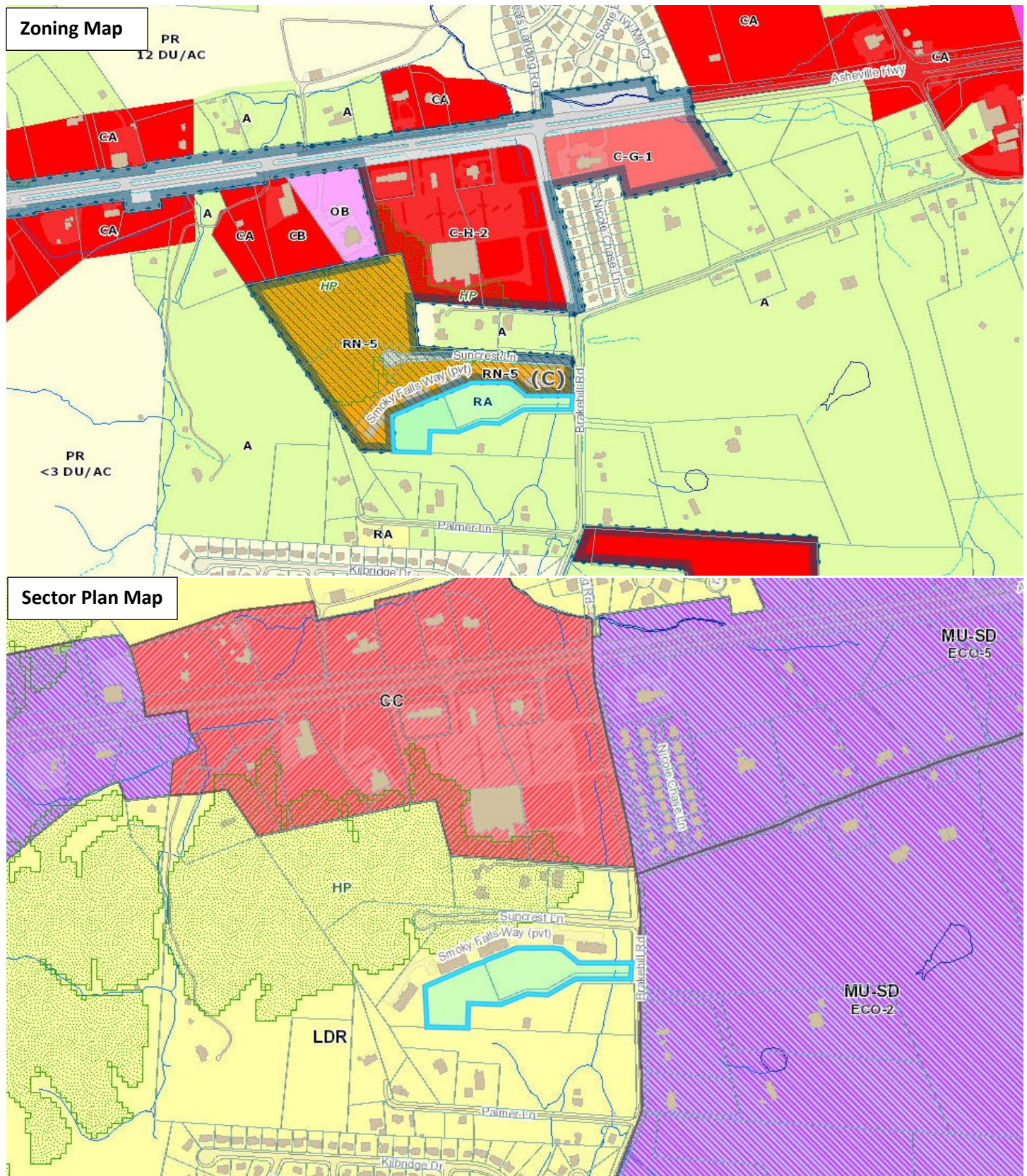


Exhibit A. 4-I-22-RZ / 4-C-21-SP Contextual Images





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

Southern Homes & Farms, LLC

Owner

Applicant Name

Affiliation

2/24/22

~~3/10/22~~

April 14, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

4-I-22-RZ

4-C-22-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Mark Underwood

Southern Homes & Farms, LLC

Name

Company

813-2 Huckleberry LN

Knoxville

TN

37924

Address

City

State

ZIP

865 679 6383

plainomark@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

2.11 ac & 2.11 ac

Property Owner Phone

317 & 319 Brakebill Rd, Knoxville, TN 37924

072DC001.01 & 002

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Brakebill Rd., southwest of Asheville Hwy., north of Palmer Ln.

4.22 acres

General Location

Tract Size

☐ City ☒ County

8th

RA & A

RR & AgForVac

District

Zoning District

Existing Land Use

East County

LDR

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

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

PR

Proposed Zoning _____

☒ Plan Amendment Change

MDR

Proposed Plan Designation(s) _____

10 per acre

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

0324

600.00

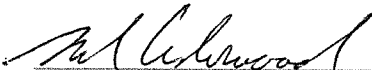
Fee 2

0526

600.00

Fee 3

Total

\$1200.00**AUTHORIZATION**

Applicant Signature

Southern Homes & Farms, LLC

Please Print

2/24/22

Date

865 679 6383

Phone Number

Mark Underwood

Email

 Partner

Property Owner Signature

plainomark@gmail.com

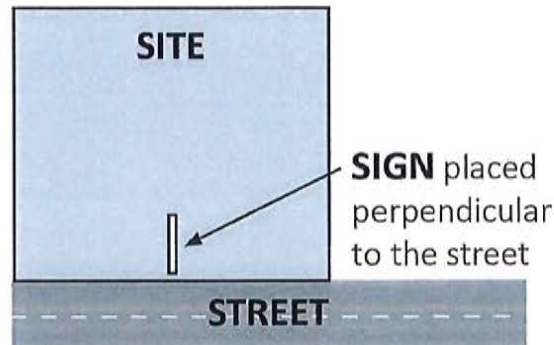
Please Print

2/24/22

Date

SWM 2/24/2022**2/25/2022 swm**

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:

March 30, 2022 and April 15, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Southern Homes Farms, LLC

Date: 2/24/2024

File Number: 4-I-22-RZ / 4-C-22-SP



Sign posted by Staff



Sign posted by Applicant