



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-M-22-RZ
4-G-22-SP

AGENDA ITEM #: 20
AGENDA DATE: 4/14/2022

▶ **APPLICANT:** I-75 LAND PARTNERS, LLC
OWNER(S): Anne W. Kinnanane, Trustee

TAX ID NUMBER: 12 209 [View map on KGIS](#)
JURISDICTION: Commission District 8
STREET ADDRESS: 7921 & 7923 Thompson School Rd.
▶ **LOCATION:** **535' +- to intersection of Karnes Drive**
▶ **TRACT INFORMATION:** **108 acres.**
SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Rural Area
ACCESSIBILITY: Access is via Thompson School Road, a major collector, with a pavement width of 20-ft within a right-of-way width of 60-ft.
UTILITIES: Water Source: Northeast Knox Utility District
Sewer Source: Northeast Knox Utility District
WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **AG (Agricultural), HP (Hillside Protection) & SP (Stream Protection) / A (Agricultural)**
▶ **PROPOSED PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential), HP (Hillside Protection) & SP (Stream Protection) / PR (Planned Residential)**
▶ **EXISTING LAND USE:** **Agriculture/forestry/vacant**
▶ **DENSITY PROPOSED:** **up to 5 du/ac**
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, LDR and PR are adjacent to the south.
HISTORY OF ZONING REQUESTS: None noted.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Agriculture/forestry/vacant / AG (Agricultural) & HP (Hillside Protection) & SP (Stream Protection) / A (Agriculture)
South: Single family residential, Rural residential / LDR (Low Density Residential) / PR (Planned Residential), A (Agriculture)
East: Agriculture/forestry/vacant, Rural residential, Single family residential / AG (Agricultural) & HP (Hillside Protection) /
West: Agriculture/forestry/vacant, Rural residential, Single family residential / AG (Agricultural) & HP (Hillside Protection) & SP (Stream Protection) /

NEIGHBORHOOD CONTEXT: This area of Gibbs consists of primarily single family residential neighborhoods and large agricultural zoned lots.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to RR (Rural Residential), HP (Hillside Protection) and SP (Stream Protection) because it is compatible with the surrounding development.**

- ▶ **Approve PR (Planned Residential) zoning up to 2 du/ac because it consistent with the surrounding development.**

COMMENTS:

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

CHANGES OF CONDITION WARRANTING AMENDMENT OF THE LAND USE PLAN:

1) This area has been transitioning from rural, agricultural land to single family residential neighborhoods since 2007 when the Gibbs Elementary School was built. A new middle school was also constructed in 2019, spurring additional interest in residential activity in this area.

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

1) Road improvements have occurred in Gibbs in the last decade including the improvements and realignment at Thompson School Road / Fairview Road and E Emory Road intersection.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1) There doesn't appear to be an obvious or significant error or omission in the plan, because the subject property remains in the Rural Area of the Growth Policy Plan.

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

1) The expansion of new schools in Gibbs has prompted additional residential growth.

2) Utilities have been extended to service these newer residential areas as well.

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) The subject property is served by the new Gibbs schools in this area as well as the utility extensions that have occurred in this general area to serve the adjacent newer residential properties.

2) Road improvements have occurred in Gibbs in the last decade including the ongoing improvements and realignment at Thompson School Road / Fairview Road and E Emory Road intersection.

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

1) The PR zone provides optional methods of land development which encourage more imaginative solutions to environmental design problems, such as steep sloped forested areas, which dominate the northern portion of the property.

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 will require Planning Commission use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

2) Any residential development that generates 750 daily trips may be required to submit a transportation impact study with the subsequent use on review application.

3) The revised TIL (Transportation Impact Letter) submitted by Fulgham MacIndoe & Associates on March 21, 2022 noted the following concerns based on a possible maximum build out of 3.2 du/ac or 300 single family

lots:

- a) Karnes Drive, which currently provides a shorter trip to the Gibbs School complex, does not meet the minimum recommended pavement width for a local road and low volume street, which is 18 feet per AASHTO's A Policy on Geometric Design of Highways and Street. It currently varies between 15.5-ft and 16-ft.
- b) A boulevard entrance or a roadway connection to the nearby subdivision at Bill Keaton Drive should be considered to provide alternate means of access.

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 compatible with the recommended amendment to RR in the Northeast County Sector Plan and is in compliance with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 4906 (average daily vehicle trips)

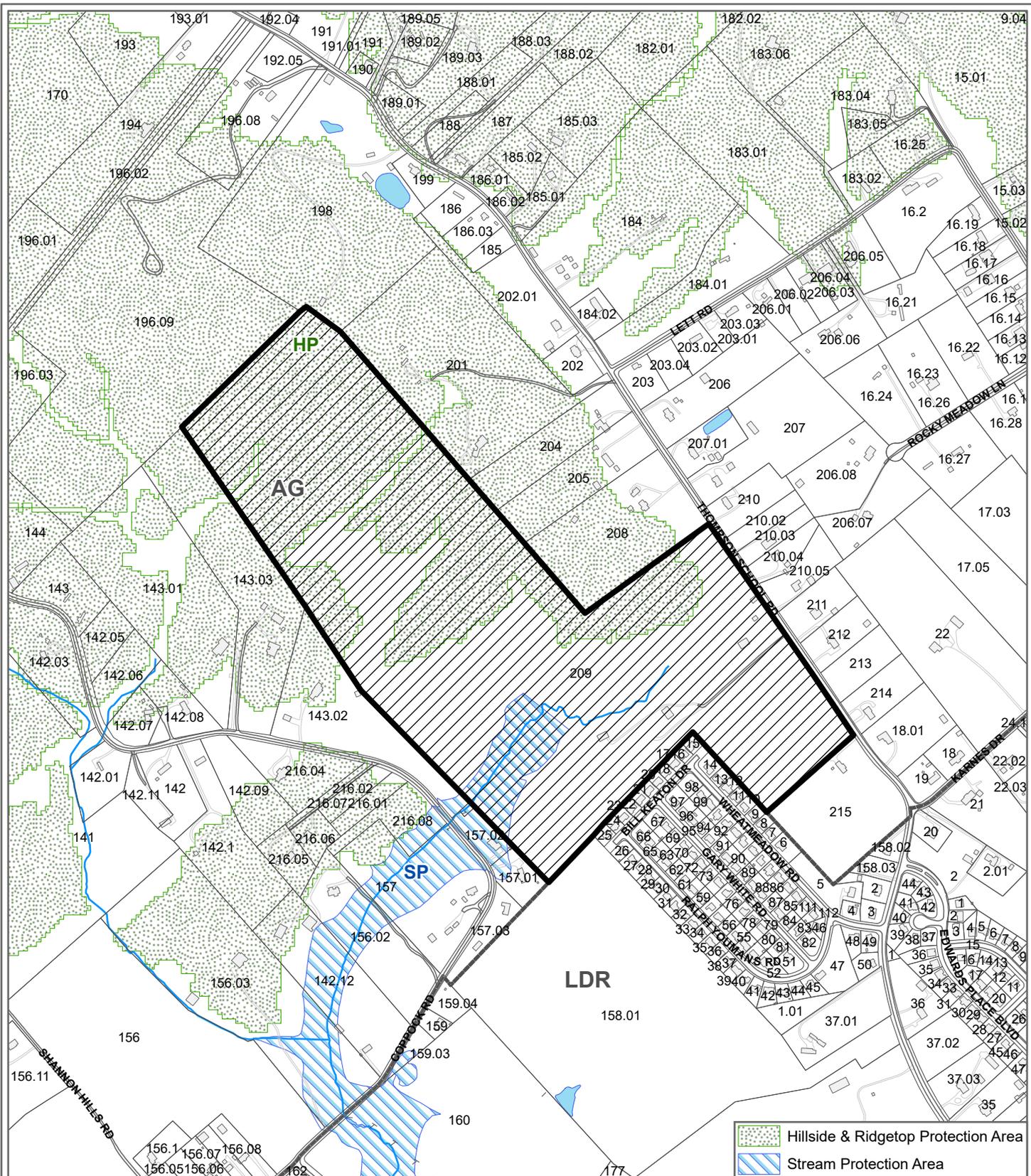
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 229 (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 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-G-22-SP / 4-M-22-RZ
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural), HP (Hillside Protection) & SP (Stream Protection)
 To: LDR (Low Density Residential), HP (Hillside Protection) & SP (Stream Protection)

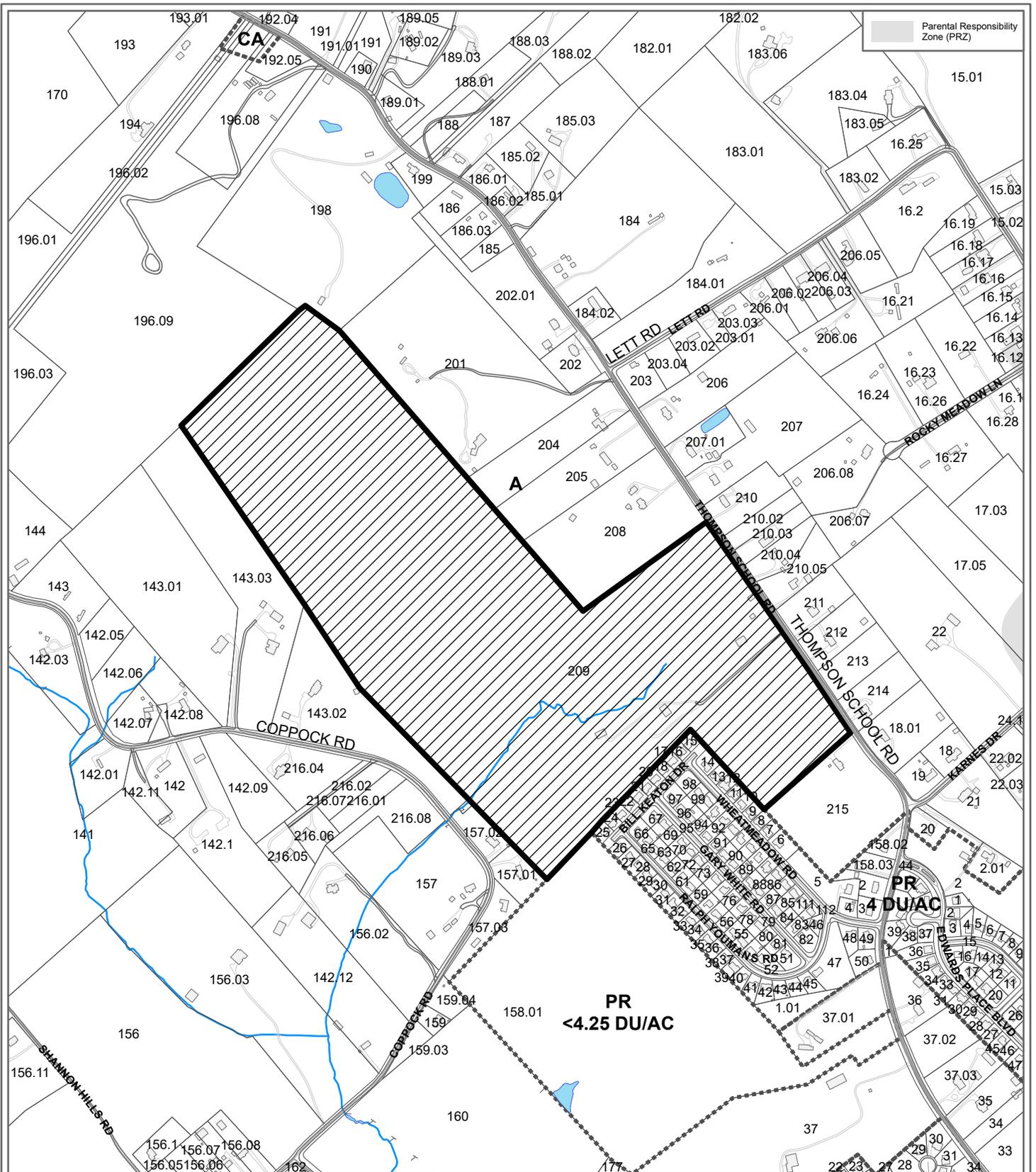


Original Print Date: 3/14/2022 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: I-75 Land Partners, LLC

Map No: 12
 Jurisdiction: County





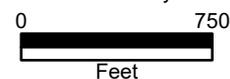
**4-M-22-RZ
REZONING**

From: A (Agricultural)
To: PR (Planned Residential)



Petitioner: I-75 Land Partners, LLC

Map No: 12
Jurisdiction: County



Original Print Date: 3/8/2022 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHEAST COUNTY 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 Northeast County 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, I-75 Land Partners LLC has submitted an application for an amendment to the Northeast County Sector Plan for the property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Agricultural to Rural Residential 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 April 14, 2022, 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 Northeast County Sector Plan, with its accompanying staff report and map, file #4-G-22-SP.

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

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

Date

Chairman

Secretary

Exhibit B. 4-M-22-RZ / 4-G-22-SP Contextual Images

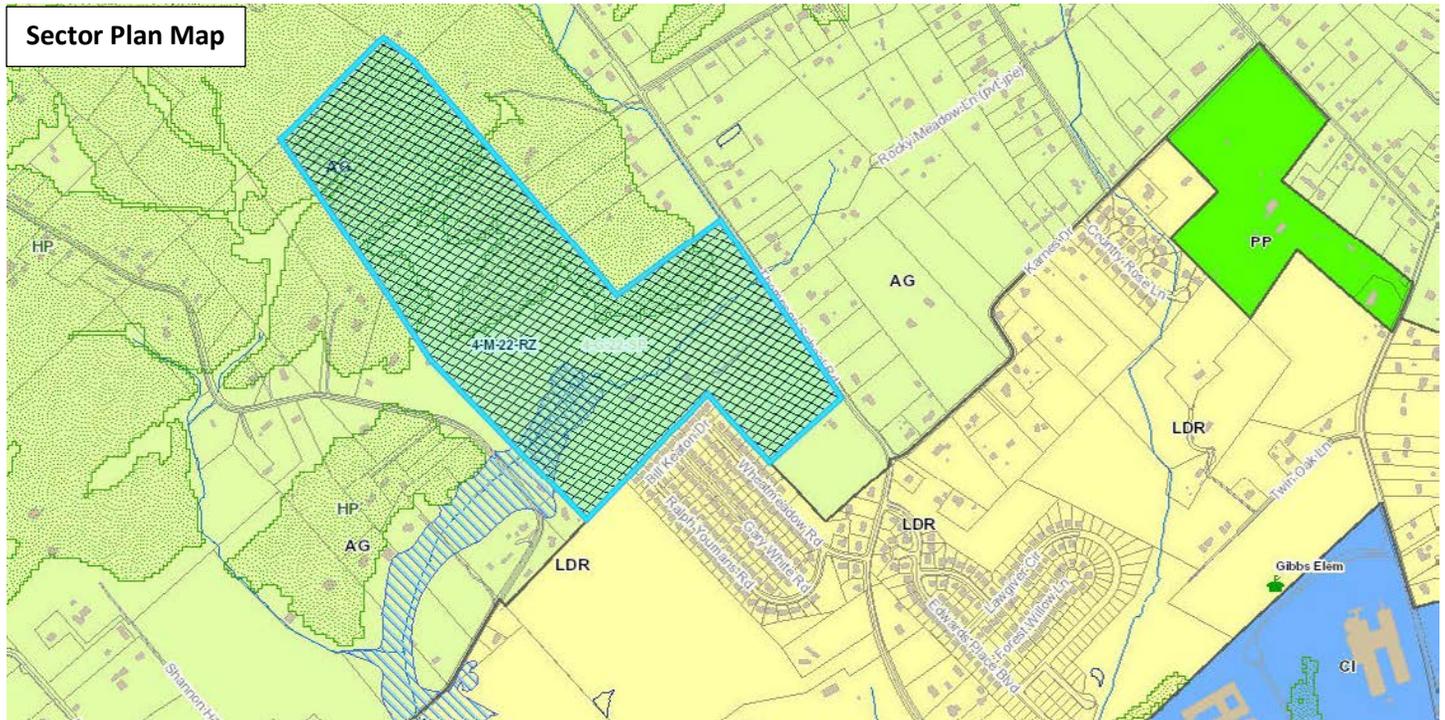
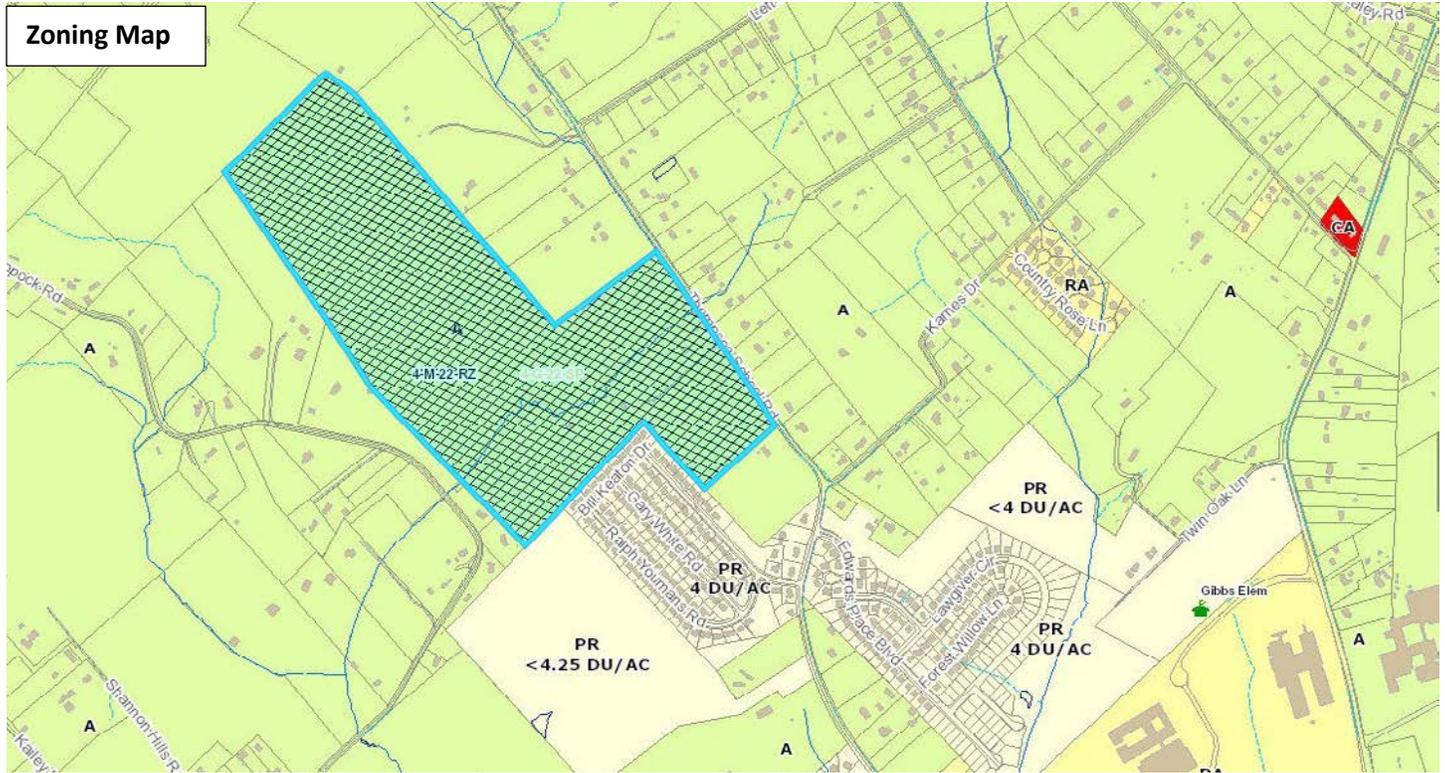


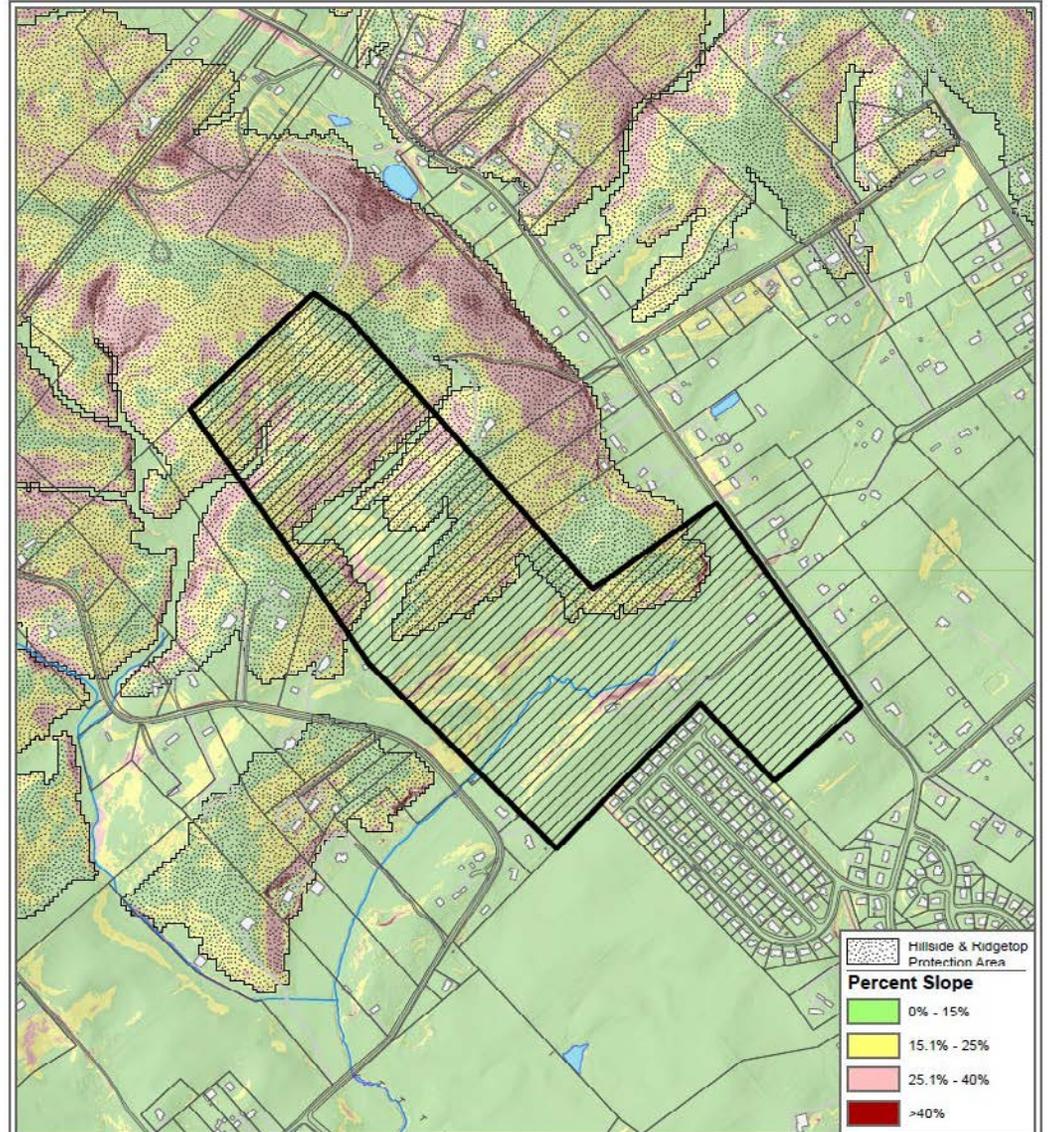
Exhibit B. 4-M-22-RZ / 4-G-22-SP Contextual Images

Aerial Map w/ PRZs



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	63.44	100%	63.4
0-15% Slope	15.23	100%	15.2
15-25% Slope	22.14	50%	11.1
25-40% Slope	7.28	20%	1.5
Greater than 40% Slope	0.19	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	44.84	<i>Recommended disturbance budget within Hillside Protection Area (acres)</i>	27.8
Total Acreage	108.28		91.2

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	63.44	2.00	126.9
0-15% Slope	15.23	2.00	30.5
15-25% Slope	22.14	2.00	44.3
25-40% Slope	7.28	0.50	3.6
Greater than 40% Slope	0.19	0.20	0.0
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	44.84		78.4
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	108.28	1.90	205.3
Proposed Density (Applicant)	108.28	5.00	541.4



**4-M-22-RZ / 4-G-22-SP
SLOPE ANALYSIS**

From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 3/25/2022 Revised: Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: I-75 I and Partners, LLC

Map No: 12
Jurisdiction: County

0 750 Feet

N



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

I-75 Land Partners, LLC

Option holder

Applicant Name

Affiliation

2-24-22

4-14-2022

File Number(s)

Date Filed

Meeting Date (if applicable)

4-M-22-RZ

4-G-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

Robert G. Campbell

RGC&A

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

rcampbell@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Anne W. Kinnanne, Trustee

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7921/7923 Thompson School Road

012 209

Property Address

Parcel ID

HPUD

NEKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

535' ± to intersection of Karnes Dr.

108 acres

General Location

Tract Size

City County

District 8

Zoning District A

Existing Land Use

Northeast County

AG, HP & SP

Rural

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

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change PR FROM A TO PR Pending Plat File Number
Proposed Zoning From AG TO LDR, HP & SP
 Plan Amendment Change AG/Rural Area FROM RURAL to Planned Growth
Proposed Plan Designation(s)

5 du/ac

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	Fee 2	Fee 3	Total
0325	5000.00		
0527	800.00		
			\$5800.00

AUTHORIZATION

Mike S. Malicote
Applicant Signature

I-75 Land Partners, LLC

Please Print

01-24-2022

Date

865-567-1725

Phone Number

MIKE.MALICOTE@YAHOO.COM

Email

James W. Keisling, Jr.
Property Owner Signature

ANNE W. KINNANE
Please Print

1-21-22
Date