



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-S-22-RZ
4-L-22-SP

AGENDA ITEM #: 26
AGENDA DATE: 4/14/2022

▶ **APPLICANT:** TERRY E. ROMANS
OWNER(S): Jimmy Webb

TAX ID NUMBER: 111 05602 [View map on KGIS](#)
JURISDICTION: Commission District 9
STREET ADDRESS: 1826 E. Governor John Sevier Hwy.
▶ **LOCATION:** East side of E. Governor John Sevier Highway, south of French Road
▶ **TRACT INFORMATION:** 2.91 acres.
SECTOR PLAN: South County
GROWTH POLICY PLAN: Rural Area
ACCESSIBILITY: Access is via E. Governor John Sevier Highway, a major arterial with a 43-ft pavement width within a 112-ft right-of-way.
UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Septic
WATERSHED: Holston and French Broad

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** RR (Rural Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Agricultural/forested/vacant

▶ **DENSITY PROPOSED:** 3 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Transportation/communications/utilities/ LDR (Low Density Residential), CI (Civic Institutional)/ A (Agricultural)
South: Rural Residential/ AG (Agricultural)/ A (Agricultural)
East: Rural Residential & agricultural/forestry/vacant/ AG (Agricultural)/ A (Agricultural)
West: Single family residential/ LDR (Low Density Residential)/ PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: The area is predominantly agricultural or forested with sparse single family detached dwelling units.

STAFF RECOMMENDATION:

► **Approve the sector plan amendment to RR (Rural Residential) because of changing conditions in the area.**

► **Approve PR (Planned Residential) zoning at 2 du/ac because it is consistent with development trends in the area, subject to 3 conditions:**

1) Preserve a 50-ft depth buffer yard for tree and vegetation planting along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.

2) A planting plan for the 50-ft buffer yard along the frontage of Governor John Sevier Highway is required to be submitted as part of the Concept Plan and/or Use on Review.

3) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.

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 subject property is located across E. Governor John Sevier Highway from a recently developed residential subdivision, which has brought sewer lines to the area.

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

1) Sewer utilities have expanded to the area since the 2012 South County Sector Plan was adopted, making development and the RR (Rural Residential) land use designation more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1) There is no obvious or significant error or omission in the sector plan related to the subject property.

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

1) There is a residential subdivision zoned PR at 3 du/ac across from the subject property. This subdivision, Serenity River, represents a transition from agricultural to low density residential land uses in the area.

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 proposed rezoning is consistent with utility expansion and residential rezonings in the area occurring since the early 2000s.

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

1) The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

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) There is a TVA transmission line easement and guy wire easement present on the subject property. The PR zone would enable flexibility regarding development concentration to accommodate these constraints on the buildable area of the parcel.

3) With consideration for surrounding residential character and intensity of land use, as well as the electrical easement constraints described, a density no greater than 2 du/ac is recommended over the requested 3

du/ac.

3) PR zoning requires 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, compatibility with neighborhood character and other development concerns can be addressed.

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

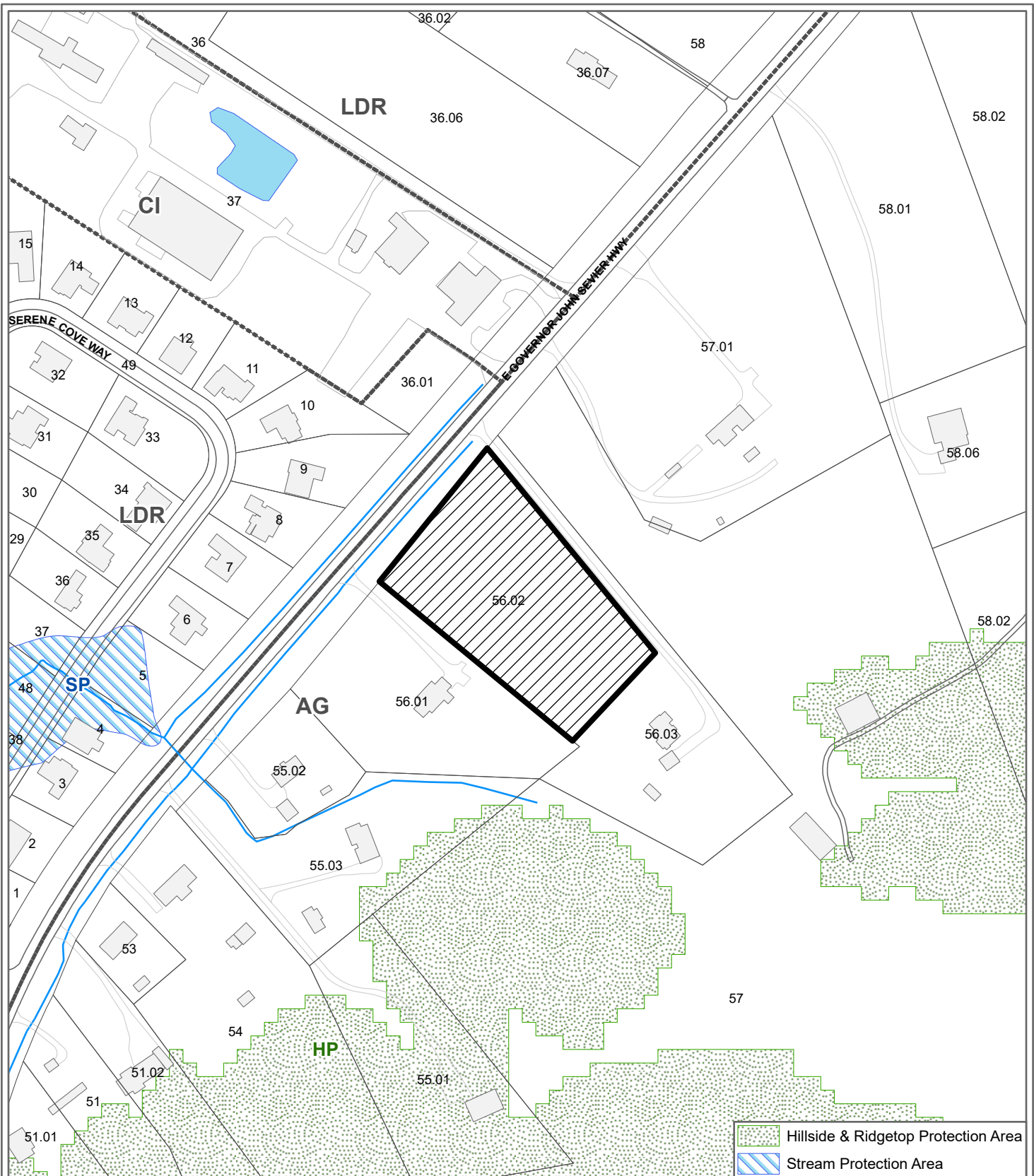
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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.



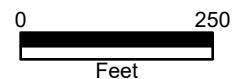
**4-L-22-SP / 4-S-22-RZ
SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural)
To: RR (Rural Residential)

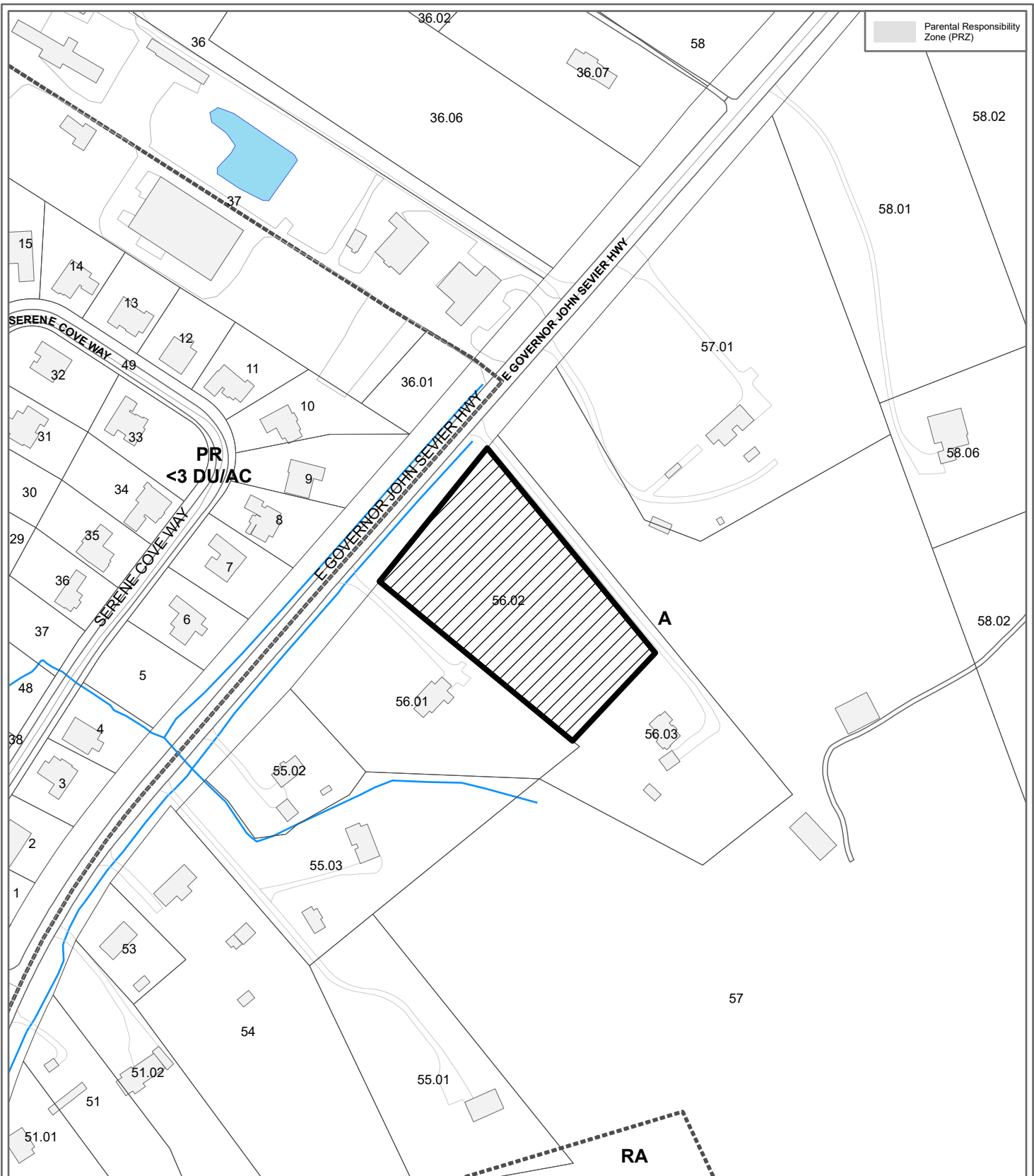


Petitioner: Romans, Terry E.

Map No: 111
Jurisdiction: County

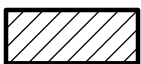


Original Print Date: 3/7/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



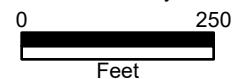
**4-S-22-RZ
REZONING**

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



Petitioner: Romans, Terry E.

Map No: 111
Jurisdiction: County



*KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH 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 South 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, Terry E. Romans has submitted an application for an amendment to the South County Sector Plan for 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, 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 South County Sector Plan, with its accompanying staff report and map, file #4-L-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-S-22-RZ/ 4-L-22-SP Contextual Images

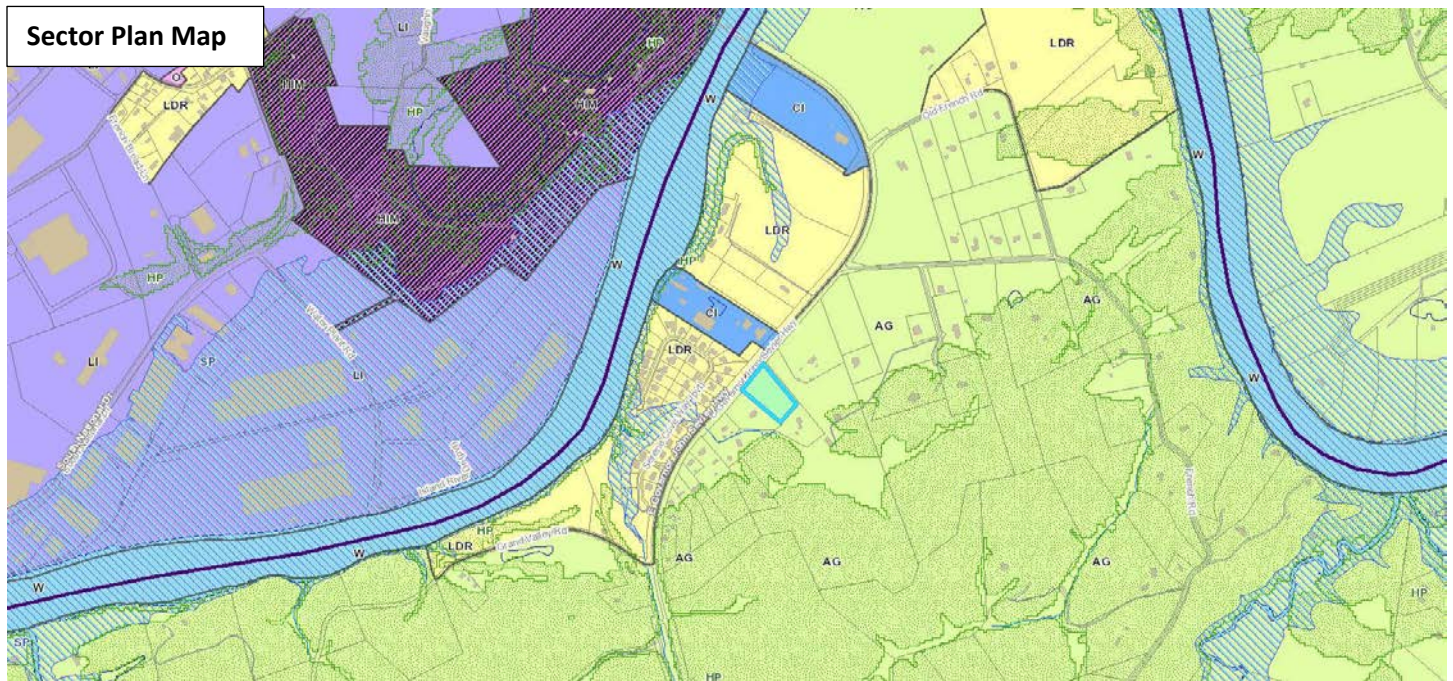
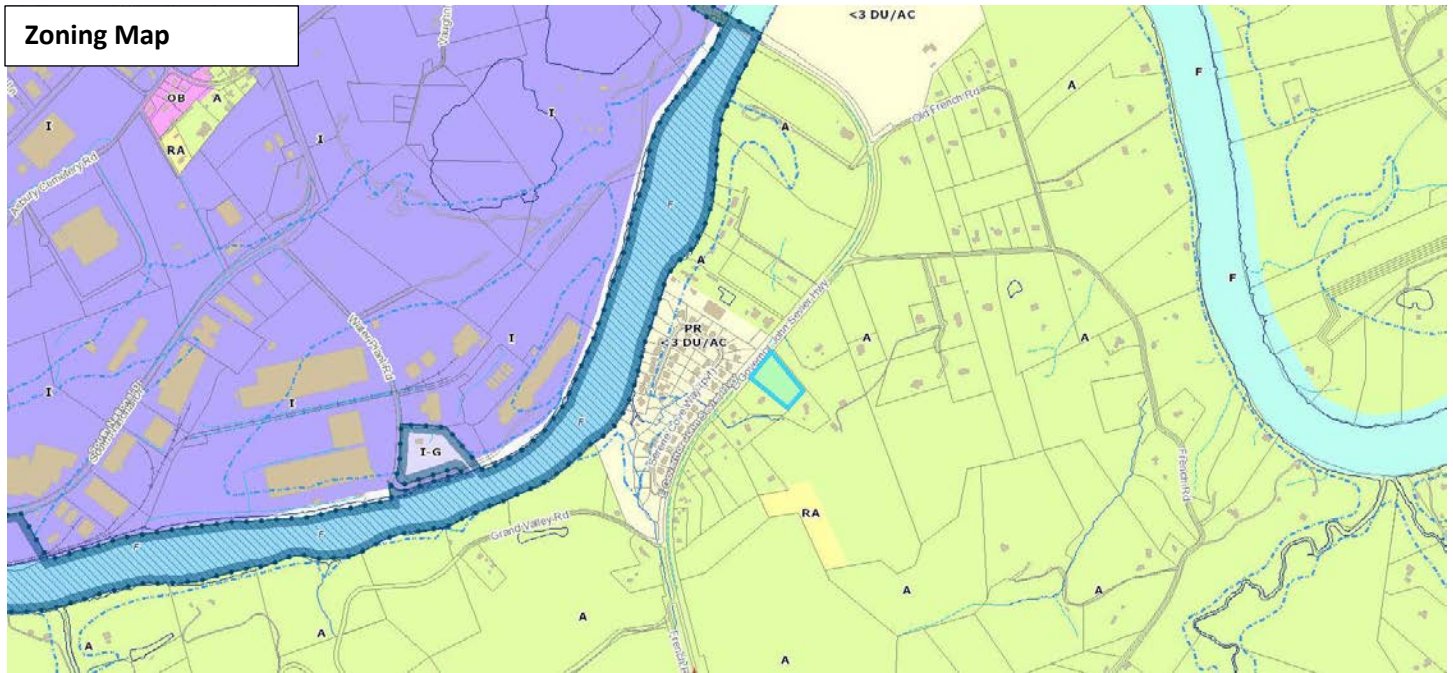
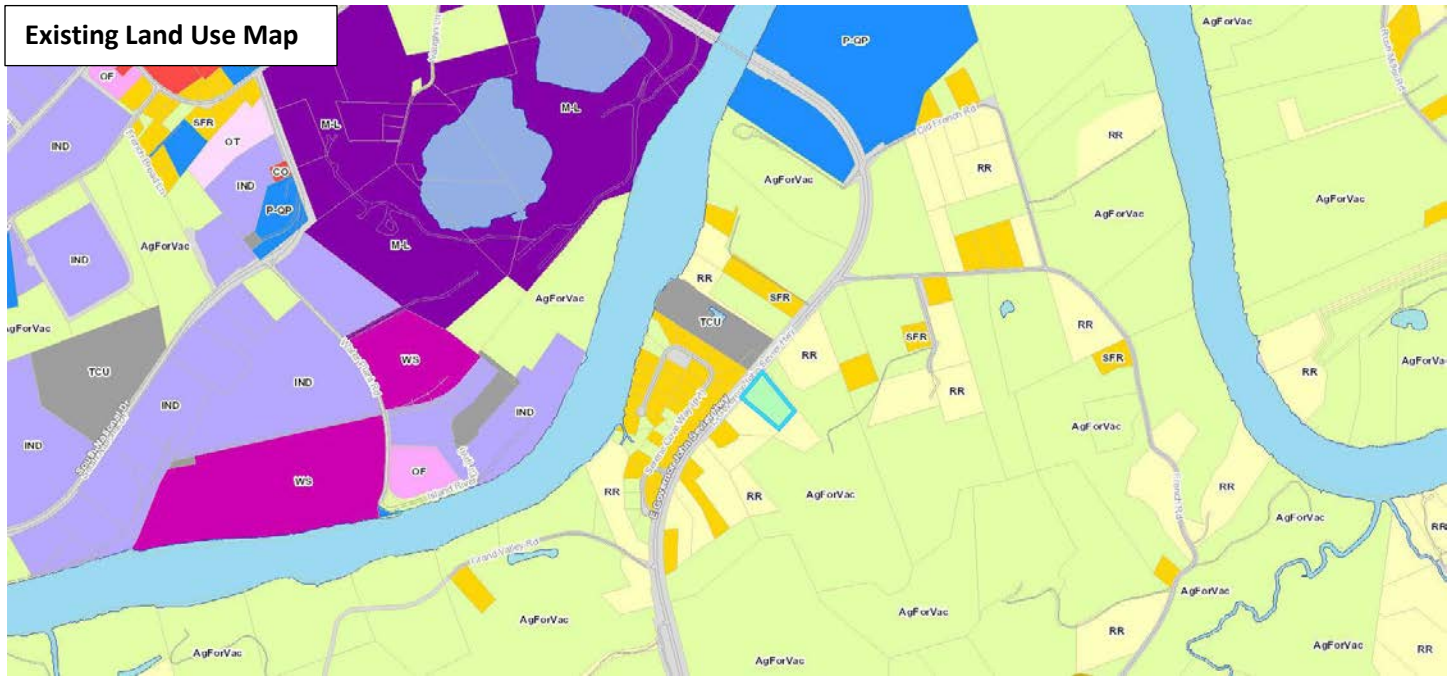


Exhibit B. 4-S-22-RZ/ 4-L-22-SP Contextual Images





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

Terry E. Romans

Surveyor

Applicant Name

Affiliation

2/28/22

April 14/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

4-S-22-RZ
4-L-22-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

Terry E. Romans

Romans Engineering

Name

Company

1923 Hopewell Rd

Knoxville

TN

37920

Address

City

State

ZIP

(865) 679-5736

romansengineering@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Jimmy Webb

810 E Governor John Sevier Hwy Unit B

865-389-2607

Owner Name (if different)

Owner Address

Owner Phone

1826 E Governor John Sevier Hwy

111 56.02

Property Address

Parcel ID

STAFF USE ONLY

East side of E Governor John Sevier Hwy, South of French Rd.

2.91 acres

General Location

Tract Size

A

Jurisdiction (specify district above)

- City
- County

Zoning District

South County

AG

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Ag/For/Vac

Yes

Knox Chapman Water

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

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 **Change from A to PR 3 DU/AC**
Proposed Zoning _____
- Plan Amendment Change **Change to RR (Rural Residential)**
Proposed Plan Designation(s) _____

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
0324	\$600	
Fee 2		
0526	\$600	\$1,200
Fee 3		

AUTHORIZATION

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

Terry E. Romans Digitally signed by Terry E. Romans
Date: 2022.02.28 09:17:54 -05'00'

Terry E. Romans

02/28/2022

Applicant Signature

Please Print

Date

(865) 679-5736

romansengineering@gmail.com

Phone Number

Email

Levan King Cranston

Levan King Cranston

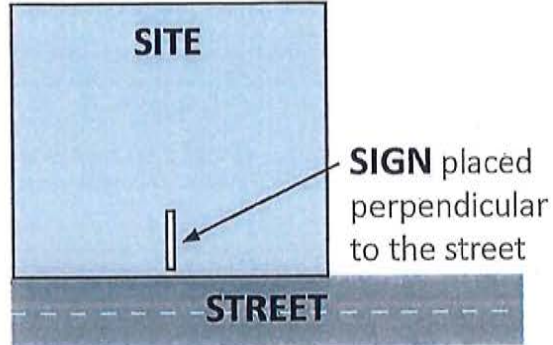
02/28/2022

Staff Signature

Please Print

Date
2/28/2022 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 30/22 and April 15/22
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ally Romans

Date: 3/3/22

File Number: 45-22-RZ

4-L-22-SP

Sign posted by Staff

Sign posted by Applicant