

REZONING REPORT

► **FILE #:** 4-T-22-RZ

AGENDA ITEM #: 27

AGENDA DATE: 4/14/2022

► **APPLICANT:** TERRY E. ROMANS

OWNER(S): RJR Properties GP

TAX ID NUMBER: 137 151

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 W. Governor John Sevier Hwy.

► **LOCATION:** South side of W. Governor John Sevier Hwy., east of South Point Rd.

► **APPX. SIZE OF TRACT:** 4.84 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Governor John Sevier Highway, a major arterial with a 45-ft pavement width within a 150-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: West Knox Utility District

WATERSHED: Stock Creek

► **PRESENT ZONING:** A (Agricultural) & RB (General Residential)

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

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant

► **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)

South: Agriculture/Forestry/Vacant - A (Agricultural)

East: Agriculture/Forestry/Vacant - CB (Business and manufacturing)

West: Rural residential - RB (General Residential), A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is in an area that is predominantly agricultural or forested with some single family detached dwelling units. There is a commercial node approximately 0.7 miles to the north-east.

STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan, subject to 4 conditions:**

1) Maintain a tree buffer with 50-ft of depth 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 landscape plan for the 50-ft buffer yard along the frontage of 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.

4) Provide a vegetated buffer consisting of a "Type B" landscape screen of 20-ft in depth adjacent to the A zoned parcel on the south side of the property.

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. In 2008, road improvements were completed on the W. Governor John Sevier Hwy. These include widening, and the addition of a center turn lane. In addition, during the 1980's some residential development occurred at low densities and a commercial node was developed approximately 0.7 miles north-east at the intersection of W. Governor John Sevier Hwy and Chapman Hwy.

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

1. The regulations established in the PR zone are 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. This area of the County is comprised of a mix of zoning including A, RA, RB, PR, and some CB. The addition of more PR zoning up to 5 du/ac is compatible with the trend of development.

2. If the requested density of 5 du/ac is approved, the development could yield up to approximately 24 dwellings. These are preliminary calculations and do not take into consideration road infrastructure or stormwater facilities.

3. This property has flat topography and no known environmental constraints. It is not anticipated that rezoning the subject property to PR at 5 du/ac will cause any 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 South County Sector Plan's LDR designation supports up to 5 du/ac in the County's Planned Growth Area.

2. The proposed amendment is not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: 280 (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.

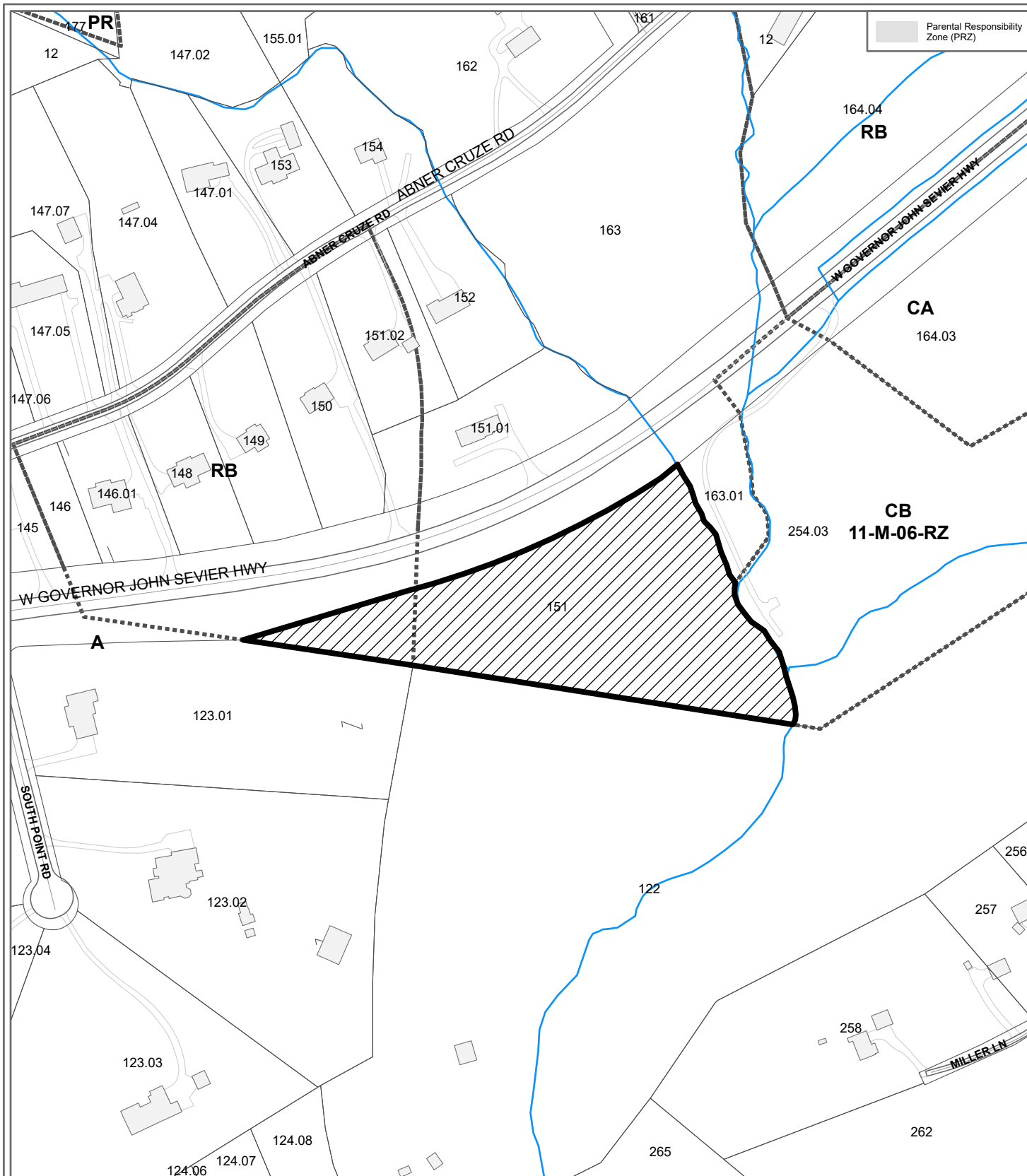
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

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,

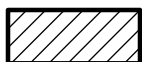
Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



4-T-22-RZ REZONING

From: A (Agricultural) & RB (General Residential)

To: PR (Planned Residential)



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

Revised:

Petitioner: Romans, Terry E.

Map No: 137

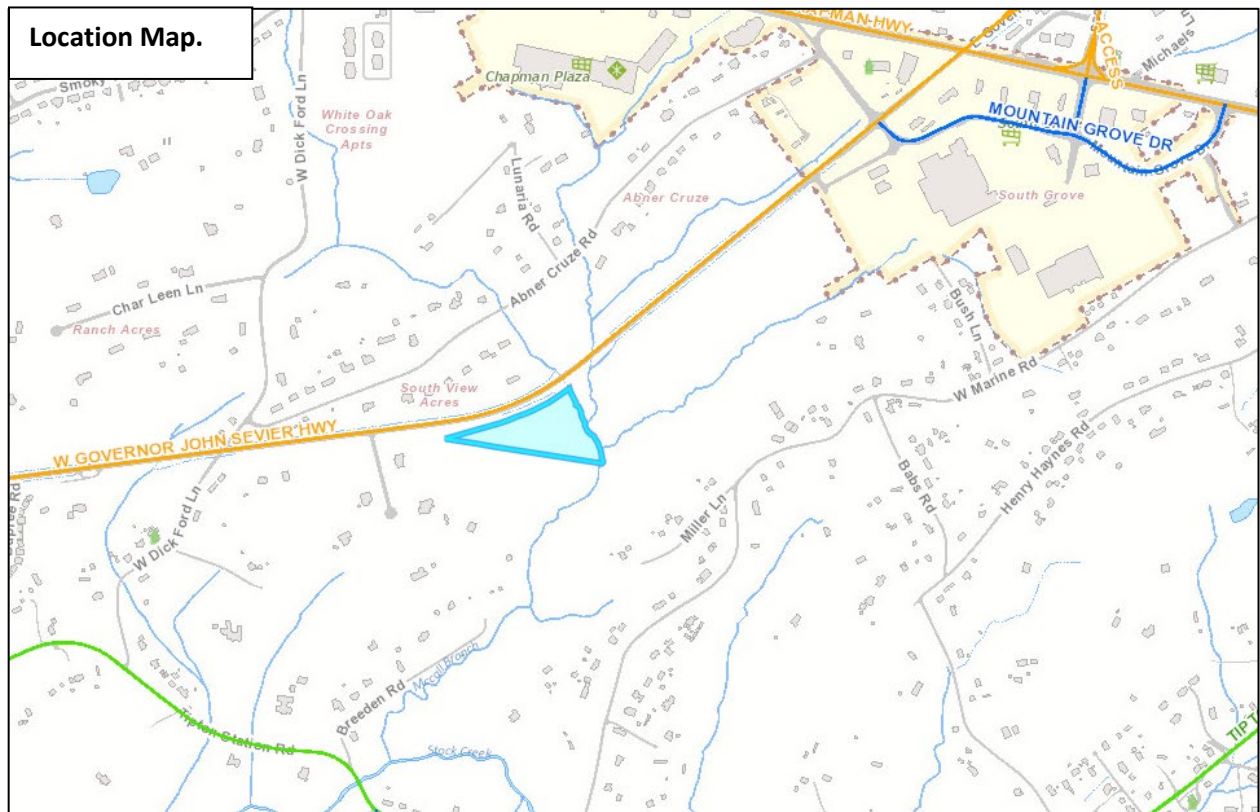
Jurisdiction: County

0 250
Feet

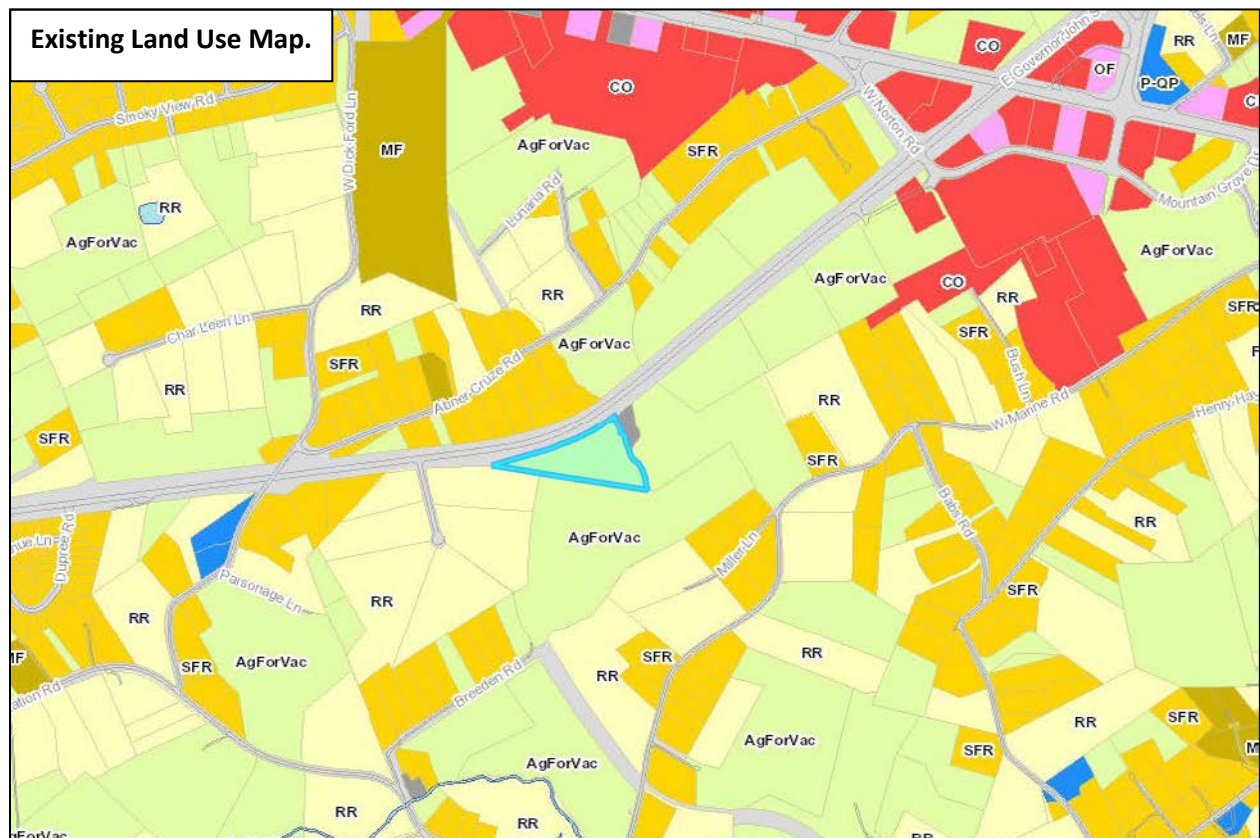


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EXHIBIT A. Contextual Images

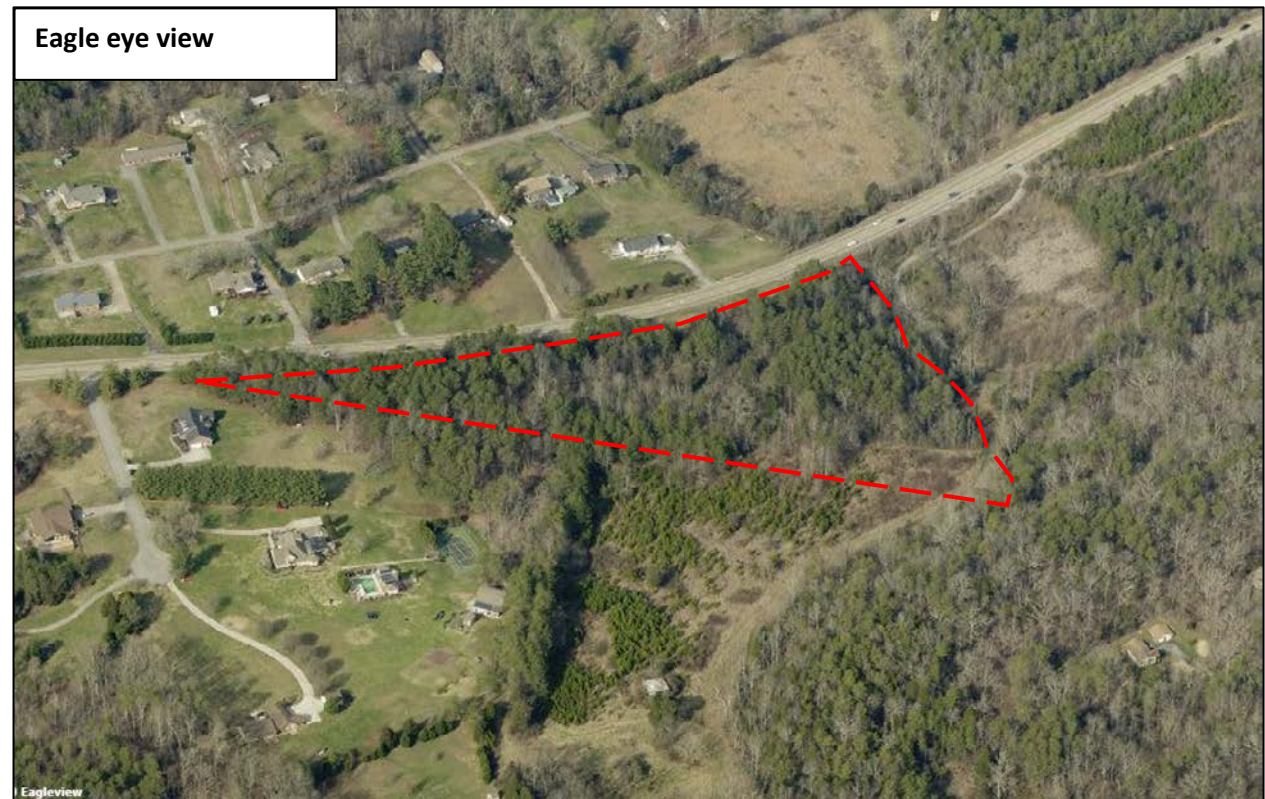


The map displays a detailed land use plan for a specific sector. It features several color-coded zones: red for High Density Residential (MDR/O), orange for Medium Density Residential (MDR), green for General Commercial (GC), yellow for Low Density Residential (LDR), and light green for Heavy Park (HP). A network of roads is shown, including Smoky View Rd, Charleston Pk, and various local streets like W. 5th St and W. 6th St. A blue-shaded area is highlighted in the center, likely representing a water body or a specific project site. The map also shows existing infrastructure like roads and utilities.



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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

Terry E. Romans

Surveyor

Applicant Name

Affiliation

2/28/22

April 14/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

4-T-22-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

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

RJR Properties GP

3305 Bunker Hill Dr

865-389-2607

Owner Name (if different)

Owner Address

Owner Phone

W Governor John Sevier Hwy

137 151

Property Address

Parcel ID

STAFF USE ONLY

South Side of W Governor John Sevier Hwy, East of South Point Rd.

Approximately 4.84 acres

General Location

Tract Size

Jurisdiction (specify district above)

- ☐ City
- ☒ County

A & RB

Zoning District

South County

LDR

Planned Growth

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 5 DU/AC

Proposed Zoning _____

☐ Plan Amendment Change

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 \$600
0324	\$600	
Fee 2		
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 09:16:33 -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

Staff Signature

Levan King Cranston

Please Print

02/28/2022

Date: 2/28/2022 swm