

# REZONING REPORT

▶ **FILE #:** 4-Y-22-RZ

**AGENDA ITEM #:** 32

**AGENDA DATE:** 4/14/2022

▶ **APPLICANT:** TARYN SMITH  
OWNER(S): Taryn Smith / RW Investments

TAX ID NUMBER: 90 13701 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2521 Crosslane Rd.

▶ **LOCATION:** West side of Crosslane Road, northwest of Ball Camp Byington Road

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Crosslane Road, a minor collector road with a 22-ft pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** SFR (Single-Family Residential)

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential & multifamily residential - A (Agricultural) & PR (Planned Residential) up to 9 du/ac

South: single family residential - PR (Planned Residential) up to 2.4 du/ac

East: Single family residential & agricultural - PR (Planned Residential) up to 2.4 du/ac

West: Multifamily residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is in an area comprised of residential subdivisions ranging from apartment communities to single-family detached neighborhoods along with parcels of agricultural and forested properties. Approximately a quarter-mile north and west are concentrations of industrial properties.

**STAFF RECOMMENDATION:**

▶ **Approve for PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan.**

**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) The proposed change to PR zoning at 5 du/ac is consistent with residential rezonings occurring in the area since the 1990s.

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. Development shall be compatible with the surrounding or adjacent zones.

2) Staff maintains that PR is an appropriate zoning for the subject property and is compatible with adjacent zones.

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

2) Based on the 1-acre calculated size of the property, the proposed PR zoning at a density of up to 5 du/ac would allow for a maximum of 5 dwelling units on the proposed site. This density is compatible with adjacent density to the east and the south. This maximum density does not take into consideration roads, utilities or other site constraints that would be identified during concept plan review.

3) Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

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) PR zoning is compatible with the existing MDR (Medium Density Residential) land use classification in the Northwest County Sector Plan and is compatible with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 66 (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: 2 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Karns 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-Y-22-RZ  
REZONING**

From: A (Agricultural)

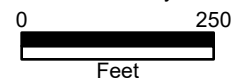
To: PR (Planned Residential)



Petitioner: Smith, Taryn

Map No: 90

Jurisdiction: County

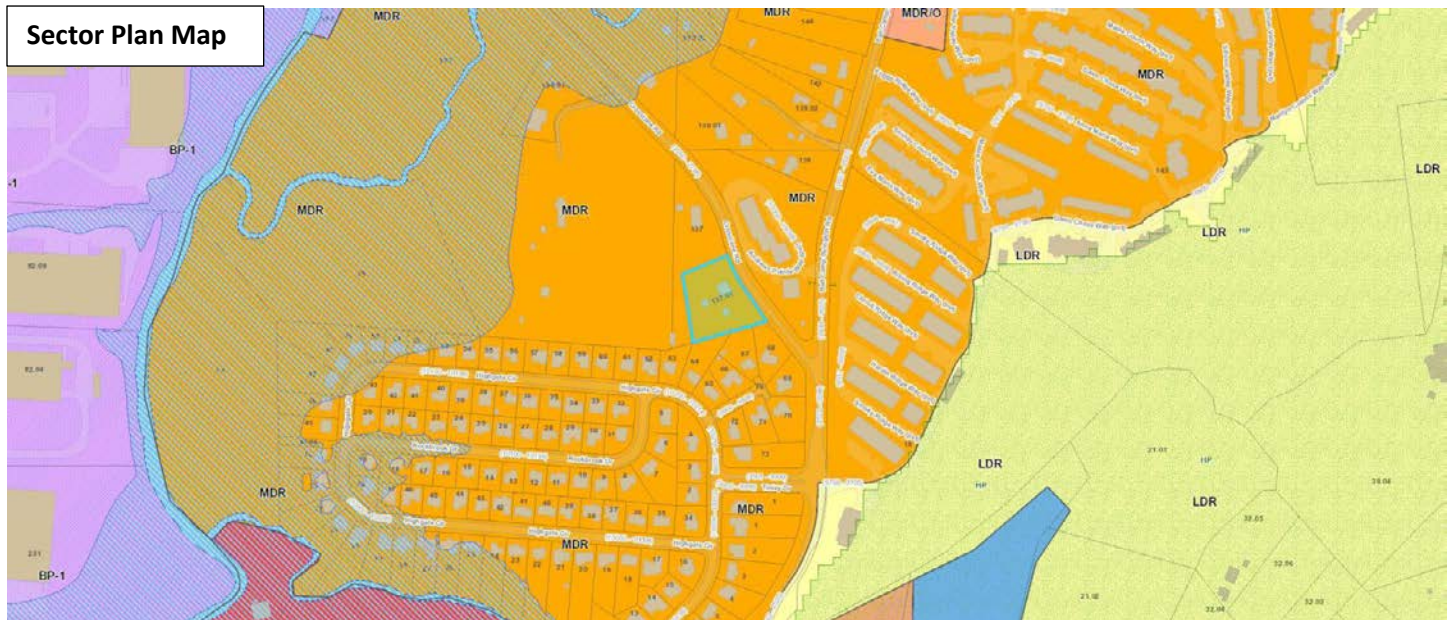
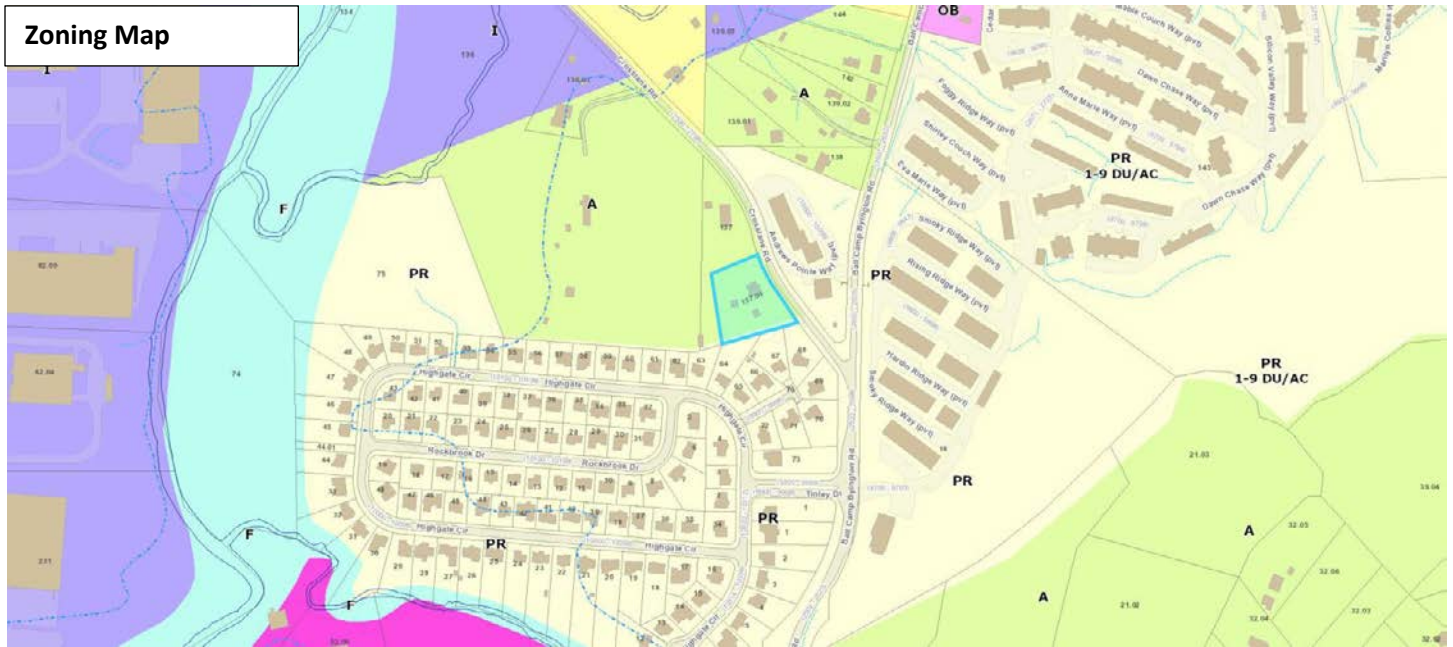


Original Print Date: 3/9/2022

Revised:

Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902

# Exhibit A. 4-Y-22-RZ Contextual Images



# Exhibit A. 4-Y-22-RZ 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

Taryn Smith

Applicant Name

Affiliation

~~02/28/22~~ 3/1/2022

4/14/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

**4-Y-22-RZ**

### 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

Taryn Smith

RW Investments

Name

Company

1544 Schaeffer Rd.

Knoxville

TN

37932

Address

City

State

ZIP

8656177354

taryn@smithhandymanservice.com

Phone

Email

### CURRENT PROPERTY INFO

1544 Schaeffer Rd. Knoxville, TN 37932

8656177354

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2521 Crosslane Rd. Knoxville, TN 37931

090 13701

Property Address

Parcel ID

LCUB

LCUB

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

West side of Crosslane Rd, northwest of Ball Camp Byington Rd

1 acre

General Location

Tract Size

City  County

6th  
District

A  
Zoning District

Single family residential  
Existing Land Use

Northwest County

MDR

Planned Growth

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

Home Occupation (specify) Request to rezone, subdivide and place a duplex

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   **5 du/ac**  
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	Fee 2	Fee 3	Total
324	Rezoning \$600		<b>\$720</b>
	20% late fee \$120		

MR

  
Applicant Signature

Taryn Smith  
Please Print

02/22/22  
Date

8656177354  
Phone Number

taryn@smithhandymanservice.com  
Email

  
Property Owner Signature

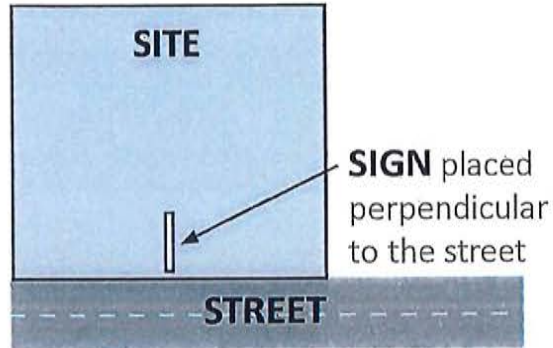
Christopher Smith  
Please Print

02/22/22  
Date



**3/7/2022 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: Jaryn Smith

Date: 3/7/2022

File Number: 4-Y-22-RZ

- Sign posted by Staff
- Sign posted by Applicant