



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 8-D-22-RZ **AGENDA ITEM #:** 12
8-B-22-SP **AGENDA DATE:** 8/11/2022

▶ **APPLICANT:** TURNER HOMES, LLC
OWNER(S): Hardin Valley Investments, Steve Bethel Hardin Valley Investments

TAX ID NUMBER: 76 007 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 0 JIM JONES LN

▶ **LOCATION:** North side of Jim Jones Ln., abutting Oak Ridge Hwy. to the east

▶ **TRACT INFORMATION:** 9.71 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Highway, a major 4-lane divided arterial. Access is also via Jim Jones Lane, a local street with a pavement width of 13-ft within a right-of-way width of 37-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Clinch River

▶ **PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial) / PC (Planned Commercial)

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: 12-DD-83-RZ: Addition of TO Overlay Zone / 10-U-92-RZ: Removal of TO Overlay Zone

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential - LDR (Low Density Residential) - RA (Low Density Residential)

ZONING South: Commercial - GC (General Commercial) - PC (Planned Commercial)

East: River ROW (TVA) - PP (Public Parks) - A (Agricultural)

West: ROW - MU-SD (Mixed Use Special District) - CA (General Business)

NEIGHBORHOOD CONTEXT: This is a transitional area between a commercial-industrial area adjacent to a railroad and Oak Ridge Highway and a single family residential neighborhood.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to MDR (Medium Density Residential) because it provides a transitional land use classification between a commercial/industrial area and a single family neighborhood.**

- ▶ **Approve the PR (Planned Residential) zone up to 7.25 du/ac because it provides a transitional land use between a commercial and single family residential area.**

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. By 2003, a commercial self-storage facility and a gas station were developed in this area to the south of the subject property. Historically, the area adjacent to the railroad was zoned Industrial, then rezoned to Planned Commercial by the early 1990s. The subject property has remained undeveloped as PC since that time. The property is adjacent to a single family residential neighborhood that began development in the late 1950s and remains today.
2. In March of 2022, an area adjacent to the railroad was rezoned from PC to CB (Business and General Manufacturing). This plan amendment will create an opportunity for a transitional land use adjacent between the commercial zoning and the single family residential neighborhood.

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

1. Improvements to Jim Jones Lane will likely be required during development plan review for the subject property. The applicant is encouraged to contact Knox County Engineering and Public Works to discuss proposed plans for the site.
2. A proposed development generating 750 or more ADT (Average Daily Trips) will require a TIA (Traffic Impact Analysis) during development plan review as required by the requested PR (Planned Residential) zone.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no significant errors or omissions in the sector plan that pertain to this property.
2. The location criteria for MDR is mostly met with the subject property location. It is a transitional area, along a major corridor and a relatively flat site.

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

1. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities, which the MDR designation could enable at this location.

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. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities. A rezoning to PR (Planned Residential) up to 7.25 du/ac at this subject property would permit additional residential development potentially accommodating up to 72 new residential units.

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

1. The required development plan review by the Planning Commission will allow design issues to address constraints related to the proposed development, such as access improvements and landscape screening or buffering of adjacent land uses.

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. Possible impacts resulting from the proposed development may be addressed during the development plan review process, including a Transportation Impact Analysis (TIA), if warranted.

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. This proposed amendment is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 769 (average daily vehicle trips)

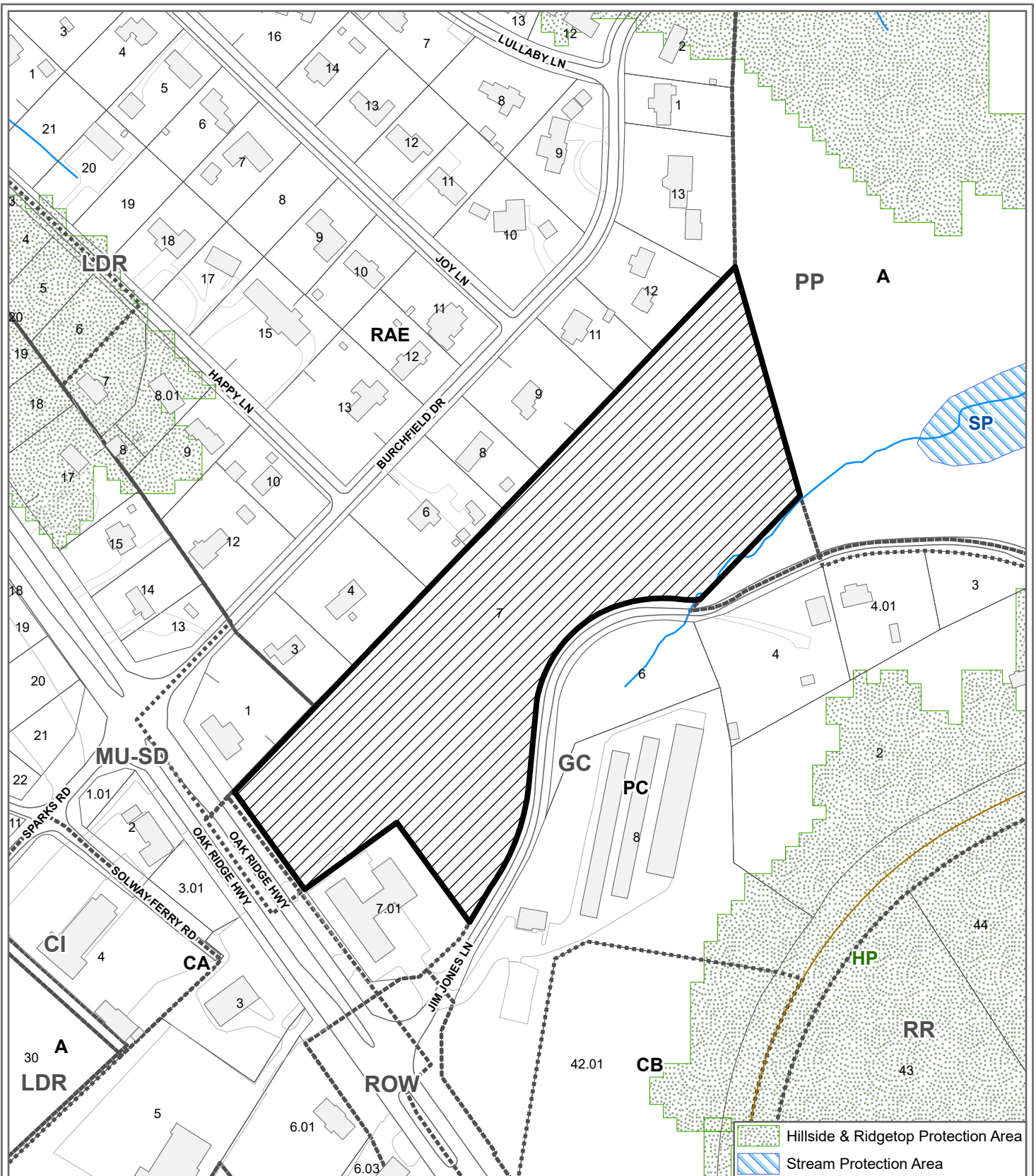
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 30 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Karns High.

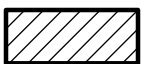
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 9/26/2022. 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.



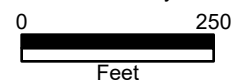
**8-B-22-SP / 8-D-22-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: GC (General Commercial)
To: MDR (Medium Density Residential)

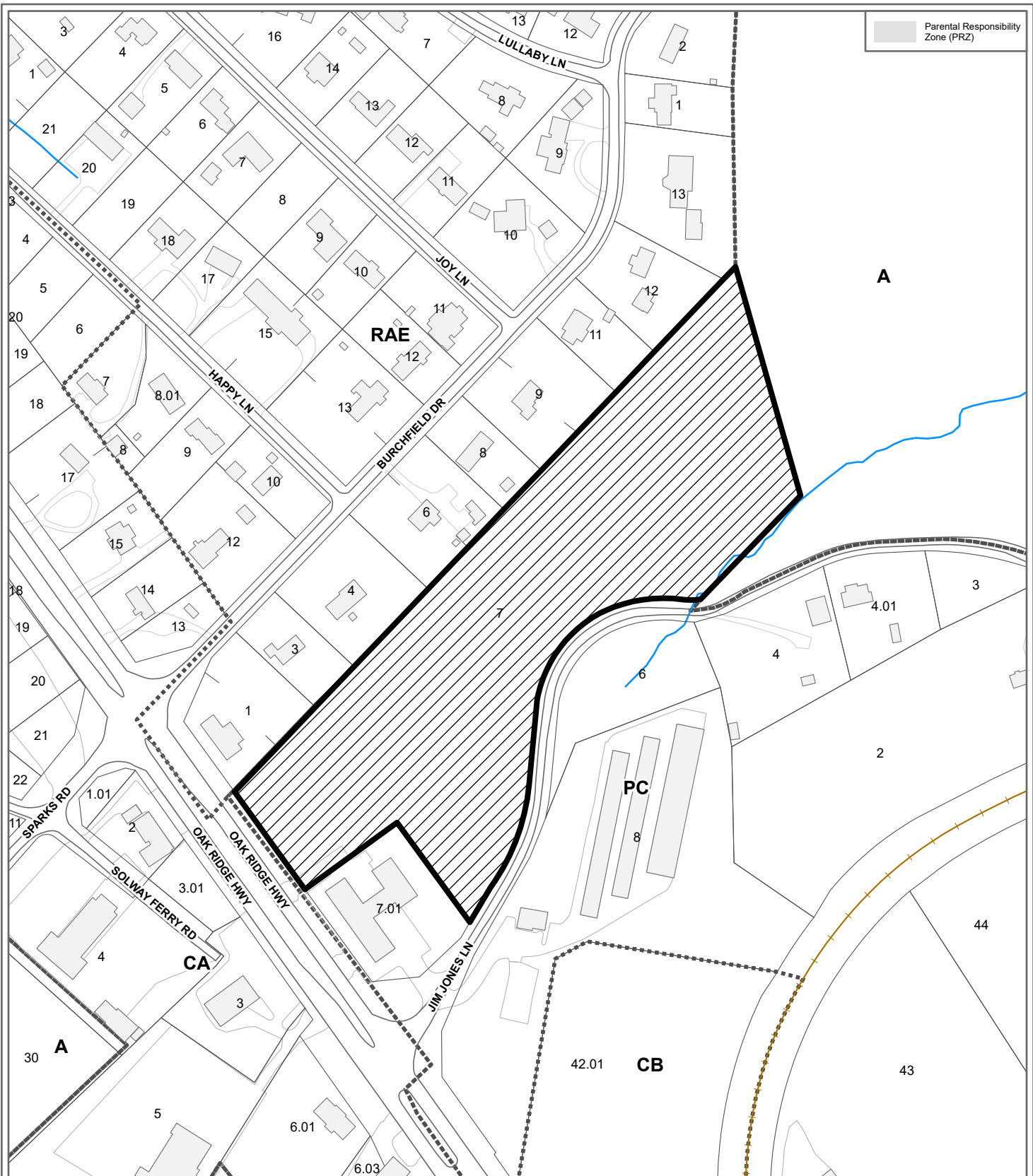


Petitioner: Turner Homes, LLC

Map No: 76
Jurisdiction: County



Original Print Date: 7/21/2022 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



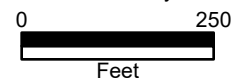
**8-D-22-RZ
REZONING**

From: PC (Planned Commercial)
To: PR (Planned Residential)



Petitioner: Turner Homes, LLC

Map No: 76
Jurisdiction: County



Original Print Date: 7/21/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST 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 Northwest 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, Turner Homes, LLC has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from General Commercial to Medium Density 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 August 11, 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 Northwest County Sector Plan, with its accompanying staff report and map, file #8-B-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 A. 8-D-22-SP_8-B-22-RZ Contextual Images

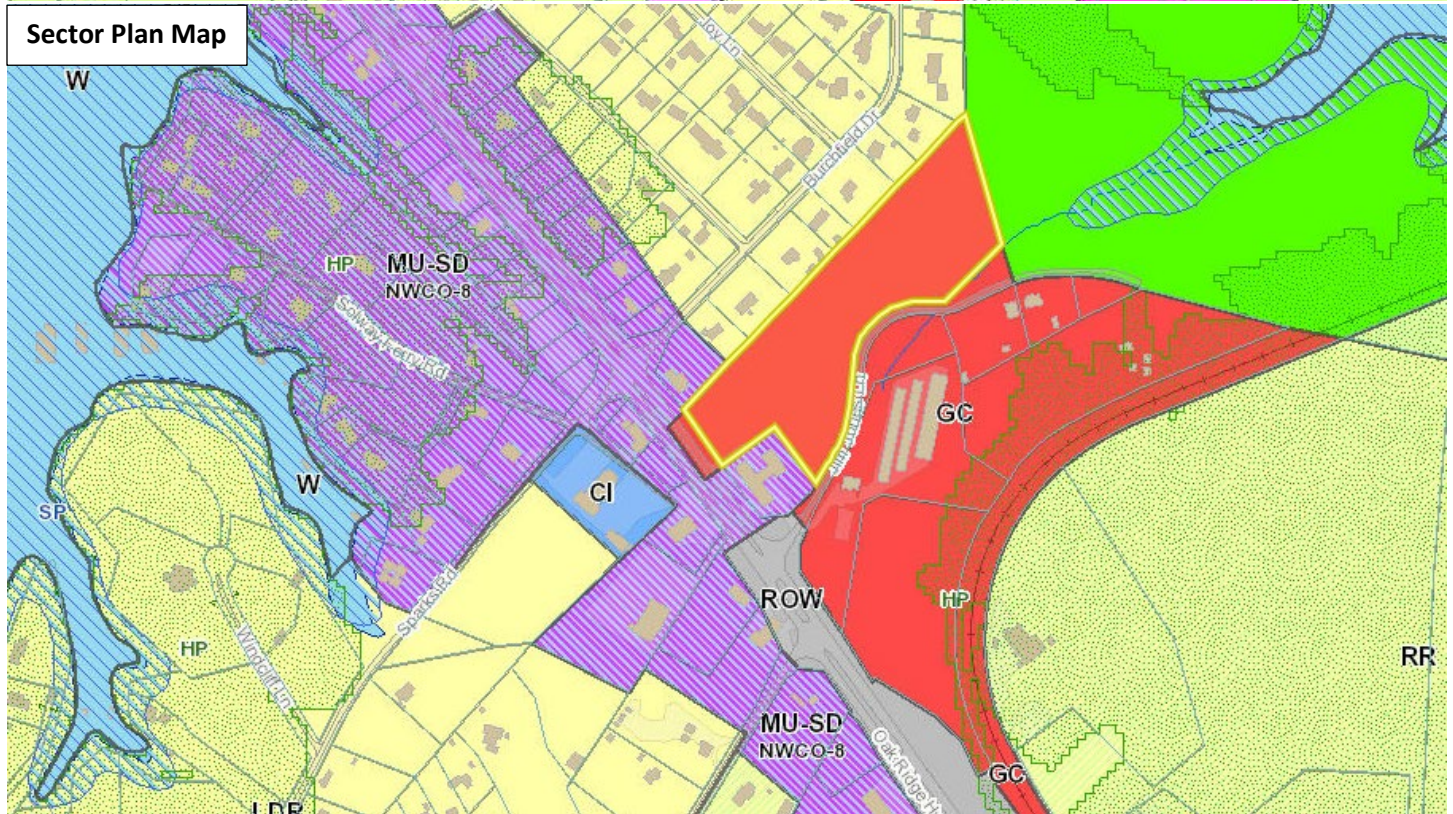
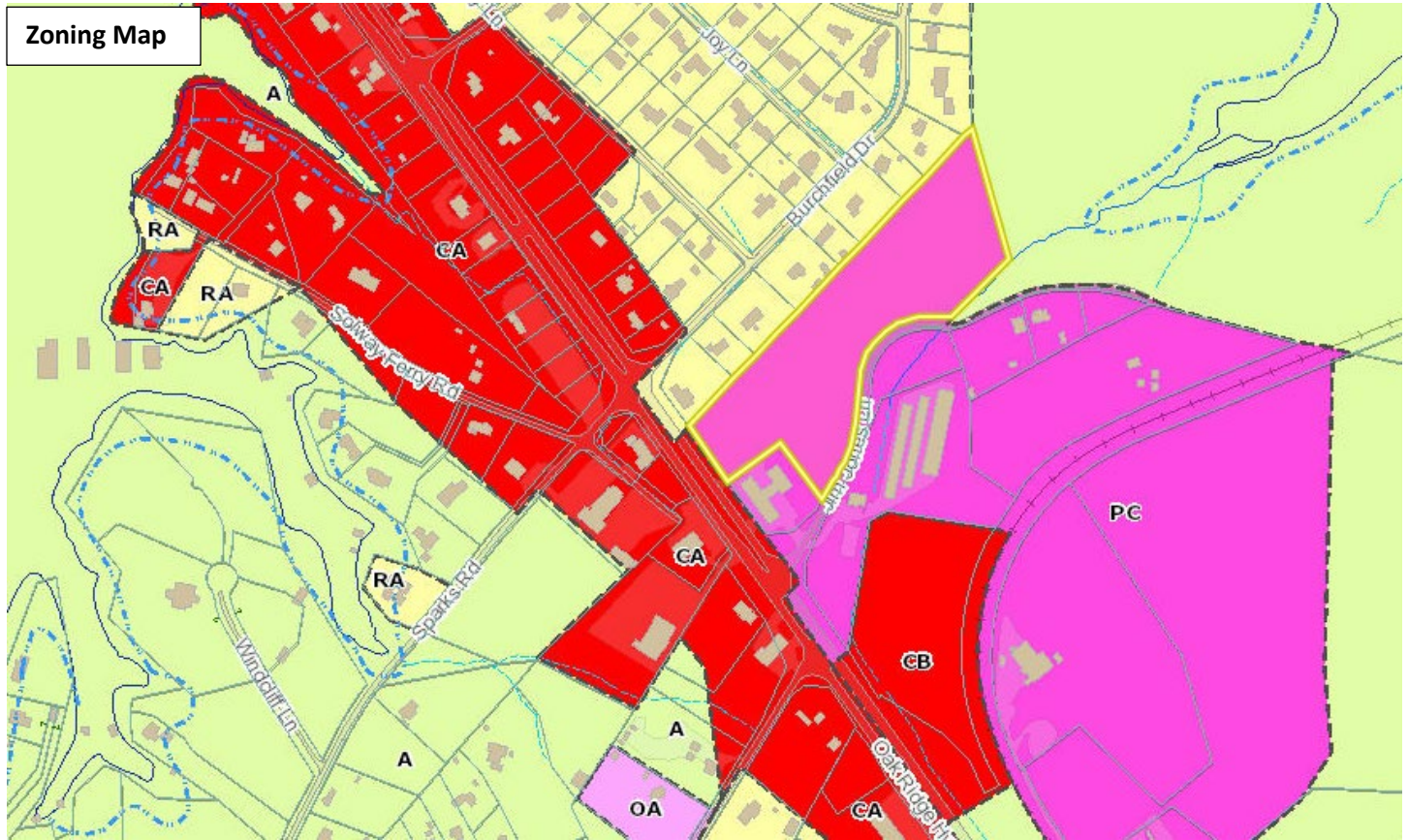


Exhibit A. 8-D-22-SP_8-B-22-RZ Contextual Images





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Turner Homes, LLC

Applicant Name

6/24/2022

Date Filed

8/11/2022

Planning Commission Meeting (if applicable)

9/26/2022 (Knox County Commission)

Legislative Meeting (if applicable)

8-B-22-SP / 8-D-22-RZ

File Number(s)

CORRESPONDENCE

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

Stefan Claar Turner Homes, LLC

Name / Company

11543 Kingston Pk. Pk. Knoxville TN 37934

Address

865-777-1700 / stefan.claar@turnerhomes.com

Phone / Email

CURRENT PROPERTY INFO

Hardin Valley Investments, Steve Bethel P.O. Box 325 Athens TN 37371

Owner Name (if different)

Owner Address

Owner Phone / Email

0 JIM JONES LN

Property Address

76 007

Parcel ID

9.71 acres

Tract Size

Part of Parcel (Y/N)?

WEST KNOX SEWER

Sewer Provider

WEST KNOX WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Jim Jones Ln., abutting Oak Ridge Hwy. to the east

General Location

City **Commission District 6 PC (Planned Commercial)**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northwest County

Planning Sector

GC (General Commercial)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development 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

Total Number of Lots Created

Additional Information

- Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- Zoning Change **PR (Planned Residential)**

Proposed Zoning

7.5 du/ac

Proposed Density (units/acre)

Previous Zoning Requests

- Plan Amendment Change

MDR (Medium Density Residential)

Proposed Plan Designation(s)

Additional Information

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1

\$1,885.50

Fee 2

Fee 3

Total

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Stefan Claar Turner Homes, LLC, 11543 Kingston Pk. Pk. Knoxville TN 379

6/24/2022

Application Authorized By

Affiliation

Date

865-777-1700 / stefan.claar@turnerhomes.com

Phone / Email

Michelle Portier

Staff Signature

Please Print

Date Paid



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

Turner Homes, LLC

Option Holder

Applicant Name

Affiliation

6/23/2022

August 11, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

8-D-22-RZ / 8-B-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

Stefan Claar

Turner Homes, LLC

Name

Company

11543 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 777-1700

stefan.claar@turnerhomes.com

Phone

Email

CURRENT PROPERTY INFO

Hardin Valley Investments, LP

P.O. Box 325, Athens, TN 37371

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Jim Jones Lane, Knoxville, TN 37931

076 007

Property Address

Parcel ID

WKUD

WKUD

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

This information recorded on digital application

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

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) Rezoning and Sector Plan Amendment

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

Planned Residential

Proposed Zoning

Plan Amendment Change

Medium Density Residential

Proposed Plan Designation(s)

7.25

12-DD-83-RZ and 10-U-92-RZ

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
0325	\$1,085.50	\$1,885.50
Fee 2		
0527	\$800.00	
Fee 3		

AUTHORIZATION

Applicant Signature

Turner Homes, LLC

Please Print

Date

(865) 777-1700

stefan.claar@turnerhomes.com

Phone Number

Email

(with Hardin Valley Investments)

Property Owner Signature

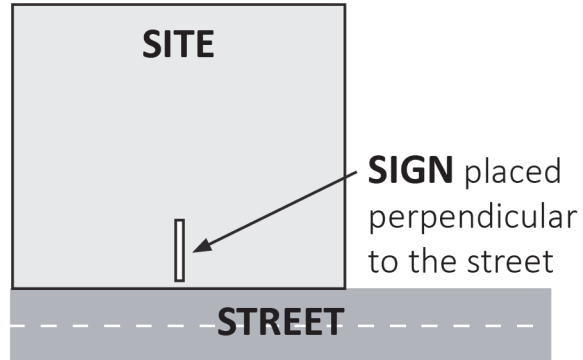
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Date

Accepted by: MMP

pd. 6/24 MMP

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:

_____ 7/27/2022 _____ and _____ 8/12/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Turner Homes, LLC

Date: 6/22/2022

File Number: 8-B-22-Z

- Sign posted by Staff
- Sign posted by Applicant