



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 12-A-22-RZ
12-D-22-SP

AGENDA ITEM #: 18
AGENDA DATE: 12/8/2022

► **APPLICANT:** JOHN BOLTON
OWNER(S): John Bolton

TAX ID NUMBER: 30 15201,15307,15308 [View map on KGIS](#)
JURISDICTION: Commission District 8
STREET ADDRESS: 0 RIDGEVIEW RD (6702, 6706 RIDGEVIEW RD)
► **LOCATION:** Southeast side of Ridgeview Rd, southwest of Wise Springs Rd
► **TRACT INFORMATION:** 9.6 acres.
SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Rural Area
ACCESSIBILITY:
UTILITIES: Water Source: Northeast Knox Utility District
Sewer Source: Knoxville Utilities Board
WATERSHED:

► **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural), HP (Hillside Protection) / A (Agricultural)
► **PROPOSED PLAN DESIGNATION/ZONING:** HP (Hillside Protection);RR (Rural Residential) / PR (Planned Residential)
► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Single Family Residential

► **DENSITY PROPOSED:** 2 du/ac
EXTENSION OF PLAN DESIGNATION/ZONING: No
HISTORY OF ZONING REQUESTS: None noted.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - AG (Agricultural), HP (Hillside Protection) - A (Agriculture)
South: Agriculture/forestry/vacant - AG (Agricultural), HP (Hillside Protection) - A (Agriculture)
East: Single family residential, Rural residential - AG (Agricultural), HP (Hillside Protection) - A (Agriculture)
West: Single family residential - AG (Agricultural), HP (Hillside Protection) - A (Agriculture)
NEIGHBORHOOD CONTEXT: This a rural, agricultural area with steep forested slopes and some single family residential dwellings on lots mostly an acre in size or larger.

STAFF RECOMMENDATION:

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

- ▶ Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with the surrounding development.

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. Though there have been no major changes in this area in the last few decades, the location criteria for RR (Rural Residential) is met by this location because it is characterized by very low density residential land uses, in a rural area and has some steep slope topography.

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

1. There have not been significant new roads in this area, however, the development intensity recommended under the RR land use classification is very similar to the existing AG classification, both of which are mean for areas of very low residential densities and agricultural land.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There isn't a significant error or omission in the plan.

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 housing and this plan amendment could enable additional opportunities for additional residential development.

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. This area along Ridgeview Road has remained rural with a mix of agricultural land and single family residential dwellings on lots an acre in size for the last few decades.
2. There have been no major changes in the area, however, the PR zone district at 1 du/ac would allow for a similar number of dwelling units as the existing and surrounding Agricultural zoning, but allow the development to be concentrated outside of the steeper portions of the site.

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

1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in the less environmentally sensitive areas of the property.
2. The PR zone is well-suited for parcels with steep slopes, such as a the subject property and any proposed development will require of a development plan by the Planning Commission.

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 are no negative impacts anticipated from the proposed rezoning.
2. The development review process required by the PR zone will provide an opportunity to address potential impacts by the Planning Commission.

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 PR zone at 1 du/ac is consistent with the recommended amendment to the Northeast County Sector Plan with the RR classification.
2. The proposed rezoning is compatible with the subject property's location in the Rural Area of the Growth Policy Plan.
3. Rezoning is not in conflict with any other adopted plans or policies.

ESTIMATED TRAFFIC IMPACT: 219 (average daily vehicle trips)

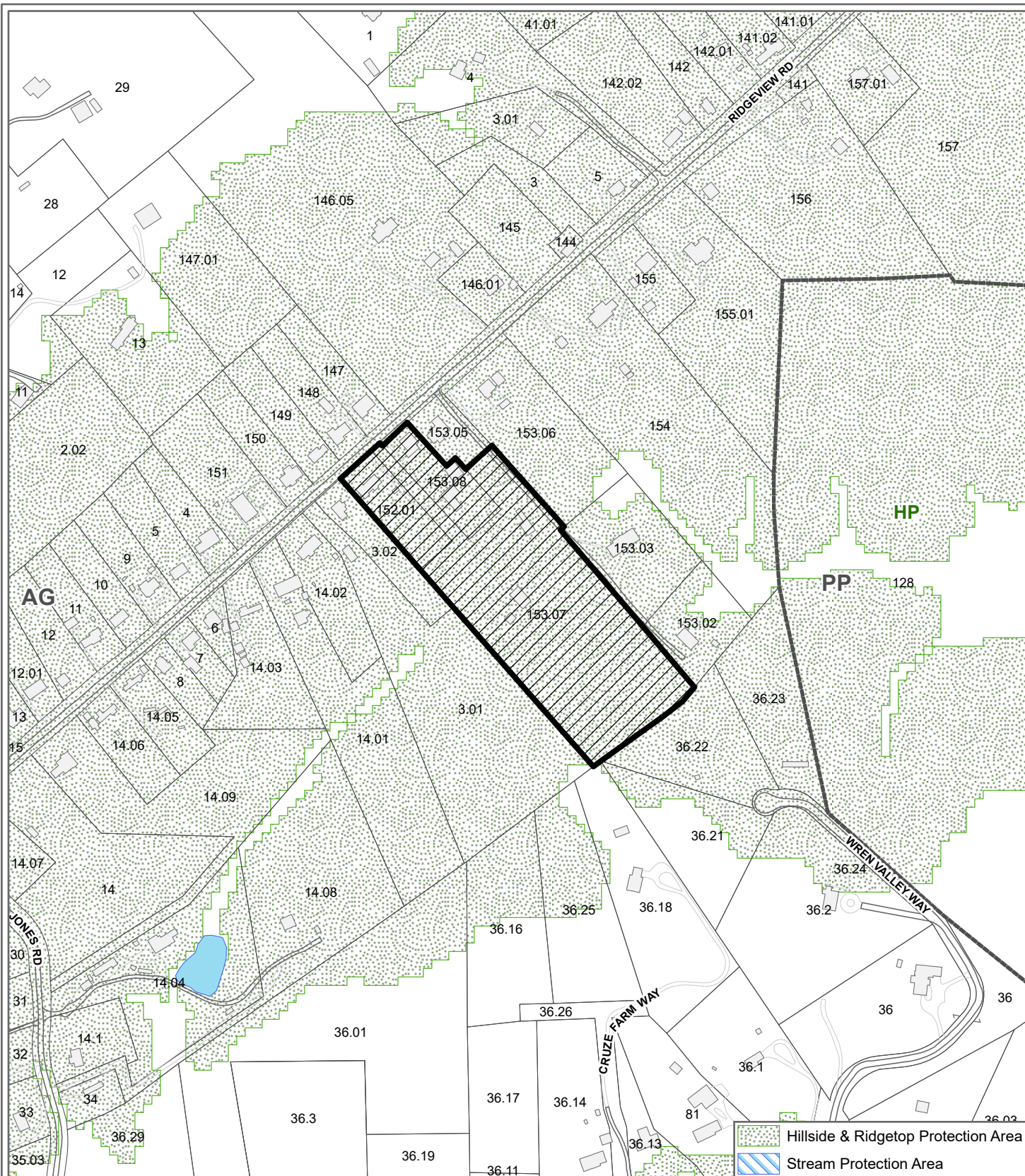
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 8 (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.

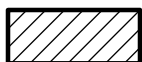
If approved, this item will be forwarded to Knox County Commission for action on 1/23/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**12-D-22-SP / 12-A-22-RZ
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural), HP (Hillside Protection)

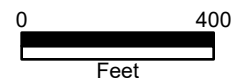
To: HP (Hillside Protection);RR (Rural Residential)



Petitioner: John Bolton

Map No: 30

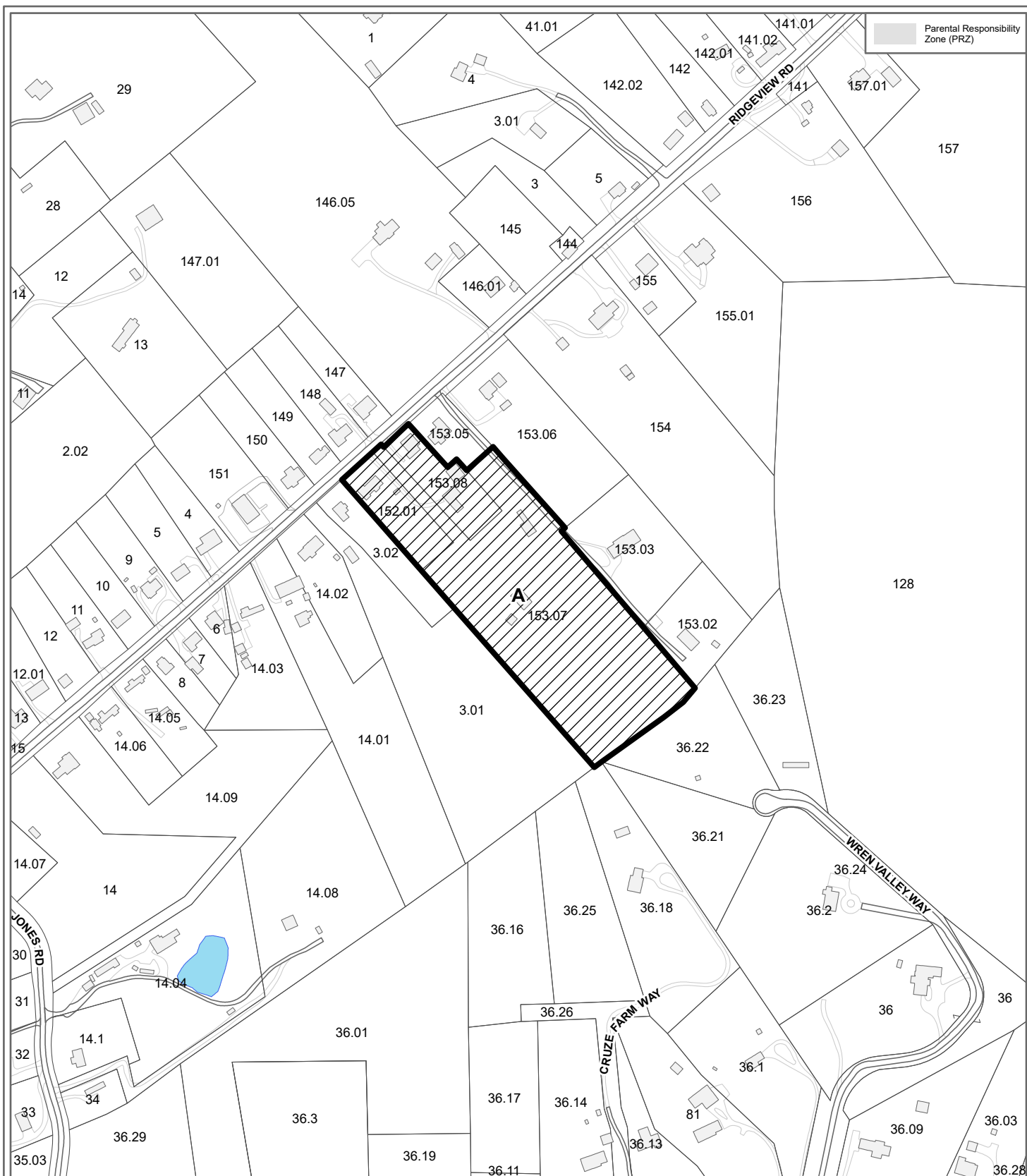
Jurisdiction: County



Original Print Date: 11/15/2022

Revised:

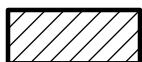
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



**12-A-22-RZ
REZONING**

From: A (Agricultural)

To: PR (Planned Residential)

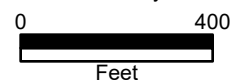


Original Print Date: 11/15/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: John Bolton

Map No: 30

Jurisdiction: County



**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**, John Bolton has submitted an application for an amendment to the Northeast County Sector Plan for property described in the application; and*

***WHEREAS**, the Planning Commission recommends approval of an amendment to the Sector Plan from Agriculture and Hillside Protection to Rural Residential and Hillside Protection 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 December 8, 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 #12-G-22-SP.

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

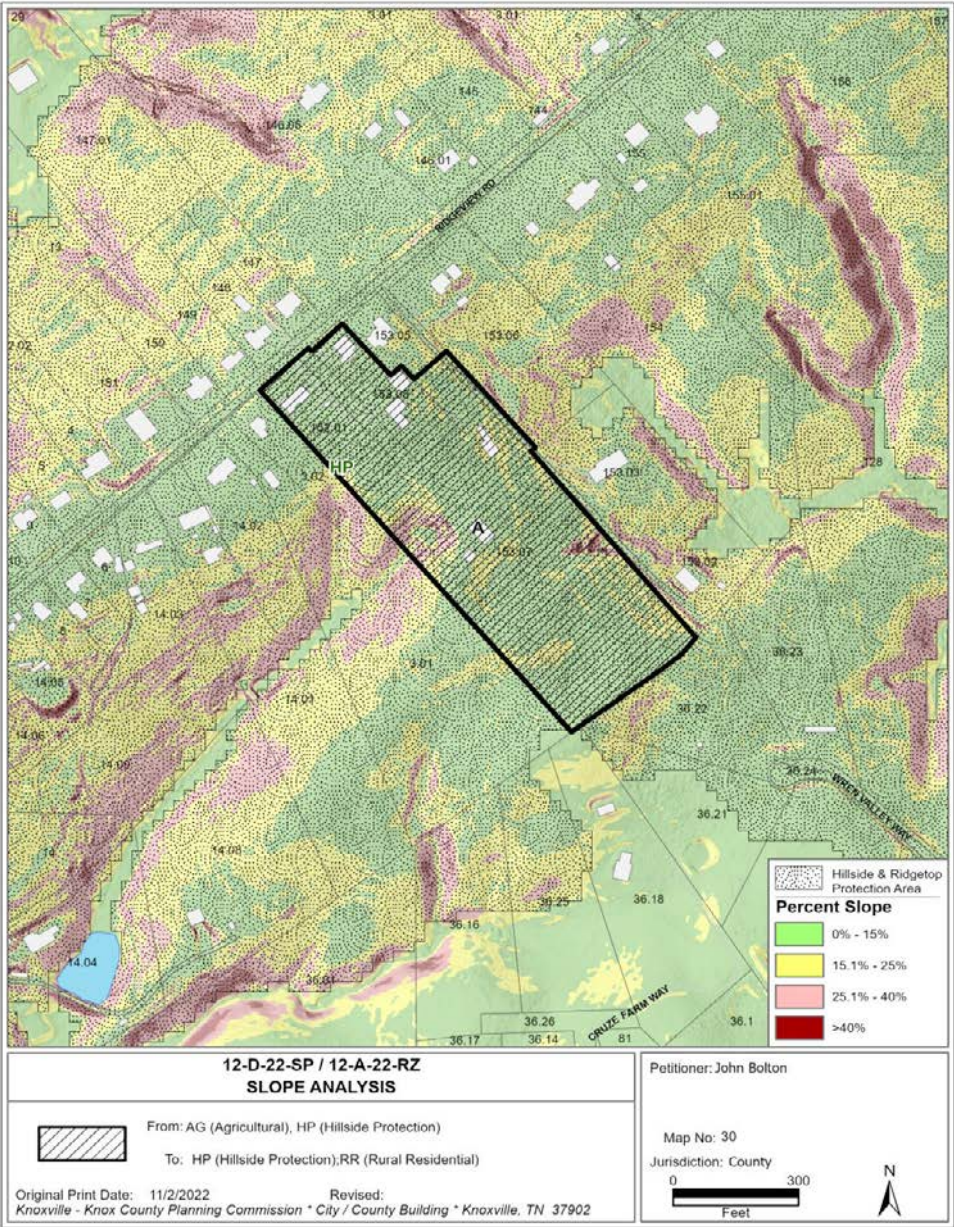
SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	9.56		
Non-Hillside	0.00	N/A	
0-15% Slope	7.58	100%	7.6
15-25% Slope	1.64	50%	0.8
25-40% Slope	0.29	20%	0.1
Greater than 40% Slope	0.06	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	9.56	Recommended disturbance budget within HP Area (acres)	8.5
		Percent of HP Area	0.9





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

John Bolton

Applicant Name

Affiliation

10/27/2022

Date Filed

12/8/2022

Meeting Date (if applicable)

12-A-22-RZ / 12-D-22-SP

File Number(s)

CORRESPONDENCE

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

John Bolton

Name / Company

5421 Great Lakes Dr S Evansville IN 47715

Address

865-356-0946 / johnsbolton@gmail.com

Phone / Email

CURRENT PROPERTY INFO

John Bolton

Owner Name (if different)

5421 Great Lakes Dr S Evansville IN 47715

Owner Address

865-356-0946 / johnsbolton@g

Owner Phone / Email

0 RIDGEVIEW RD / 6702, 6706 RIDGEVIEW RD

Property Address

30 15201,15307,15308

Parcel ID

Part of Parcel (Y/N)?

9.6 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Ridgeview Rd, southwest of Wise Springs Rd

General Location

☐ City **Commission District 8 A (Agricultural)**

Agriculture/Forestry/Vacant Land, Single Family Residential

☒ Count District Zoning District

Existing Land Use

Northeast County

Planning Sector

AG (Agricultural), HP (Hillside Protection)

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	PR (Planned Residential)	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	RR (Rural Residential), HP (Hillside Protection)	
	Proposed Plan Designation(s)	

2 du/ac

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

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	Total
\$1,972.50	
Fee 2	
Fee 3	

AUTHORIZATION

John Bolton	10/27/2022
Applicant Signature	Date

Phone / Email

John Bolton	10/27/2022
Property Owner Signature	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

John Bolton

Applicant Name

Affiliation

09/28/2022

12/8/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

 12-A-22-RZ
 12-D-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

John Bolton

Name

Company

5421 Great Lakes Drive South

Evansville

IN

47715

Address

City

State

ZIP

865-356-0946

johnsbolton@gmail.com

Phone

Email

CURRENT PROPERTY INFO

John Bolton

5421 Great Lakes Drive South

865-356-0946

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 (Acreage), 6702 & 6706 Ridgeway Rd

030 15301, 030 15201 & 030 15307

Property Address

Parcel ID

N/A

NEKUD

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

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 **PR**
Proposed Zoning

- ☒ Plan Amendment Change

Rural Residential (RR) / HP (Hillside Protection)

Proposed Plan Designation(s)

2 DU/AC~~XXXXXX~~

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
0802	\$1,122.50	already paid \$1,122.50
Fee 2		
0604	\$850.00	needs to pay \$850.00 Paid 10/27/22 TOTAL FEE \$1,972.50
Fee 3		

AUTHORIZATION**M. Jones 9/29/22**

Applicant Signature

John Bolton

Please Print

09/28/2022

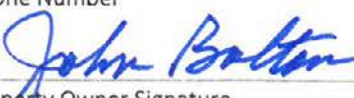
Date

865-356-0946

Phone Number

johnsbolton@gmail.com

Email



Property Owner Signature

John Bolton

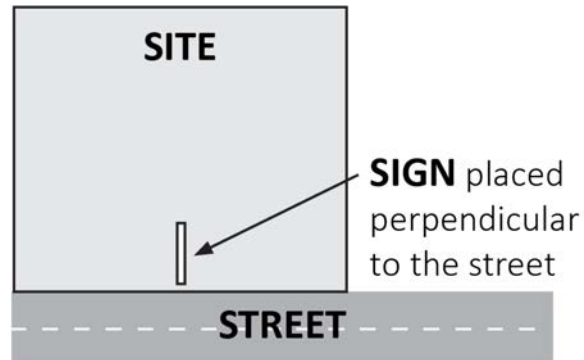
Please Print

09/28/2000

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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:

_____ 11/25/2022 _____ and _____ 12/9/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: John Bolton

Date: 9/29/22

File Number: 12-A-22-RZ _12-D-22-SP

☒ Sign posted by Staff
☐ Sign posted by Applicant