



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 12-J-22-RZ
12-B-22-SP

AGENDA ITEM #: 24
AGENDA DATE: 12/8/2022

► **APPLICANT:** BO CROSS
OWNER(S): Chuong Williams

TAX ID NUMBER: 130 088 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 1100 N CAMPBELL STATION RD

► **LOCATION:** North of N Campbell Station Rd, west of Campbell Park Ln

► **TRACT INFORMATION:** 0.97 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Farragut Urban Growth Boundary

ACCESSIBILITY: Access is via N Campbell Station Rd, a minor arterial with a 20-ft pavement width within a 88-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

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

► **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RA (Low Density Residential)

► **EXISTING LAND USE:** Single Family Residential

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, LDR is adjacent.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North:	Multi-family, Rural residential, Agricultural/Forestry/Vacant - PR (Planned Residential), A (Agricultural), RA (Low Density Residential)
South:	Single family residential, Rural residential, Agricultural/Forestry/Vacant - FAR: R-1 (Rural single-family residential district), PR (Planned Residential), A (Agricultural)
East:	Multi-family, Single family residential, Rural residential, Agricultural/Forestry/Vacant - PR (Planned Residential), FAR: R-1 (Rural single-family residential district)
West:	Multi-family, Single family residential, Rural residential, Agricultural/Forestry/Vacant - FAR: R-2 (General single-family)

residential district), FAR: R-1 (Rural single-family residential district), PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The area is adjacent to the Town of Farragut and is comprised of mostly single family residential neighborhoods, with limited attached residential uses. A few large agricultural tracts still exist in the area as well.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to LDR (Low Density Residential) because it is consistent with the development in the area.**

- ▶ **Approve the RA (Low Density Residential) zone because it is consistent with the surrounding area.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Since the last sector plan update in 2016, new developments have been built on abutting properties as a result of sector plan amendments/rezonings to the east (3-C-19-SP / 3-I-19-RZ) and (4-G-17-SP / 4-H-17-RZ) to the west.

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

1. Since the adoption of the 2016 sector plan amendment, sector plan amendments and rezonings have occurred to accommodate the adjacent residential development that relies on utility infrastructure.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. LDR could have been considered for this parcel during the last sector plan update since adjacent residential development had been recently approved.

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

1. There are plans for widening N Campbell Station Rd a minor arterial street within the next decade.
2. Population growth in the Northwest County Sector continues to be higher than other parts of Knox County and warrants reconsideration of the original plan proposal for this area to allow more opportunities for increased density.

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 COUNTY GENERALLY:

1. Local data sources and national data trends note an increased demand for a range of housing opportunities, rezoning to RA could permit additional residential dwellings.
2. This property is located within the Urban Growth Area of Farragut and is adjacent to other low density residential development.

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

1. This residential zone provides for residential areas with low population densities.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding 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. The area consists primarily of single family residential and multi-family within Farragut's urban growth boundary. This rezoning to RA is consistent with the land uses and development pattern surrounding the subject property.
2. This addition of less than an acre of RA (Low Density Residential) zoning should not have any adverse

effects on any other parts of the county.

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 recommended amendment for the Northwest County Sector Plan to LDR (Low Density Residential) makes the proposed rezoning consistent with the land use plan and all other adopted plans.

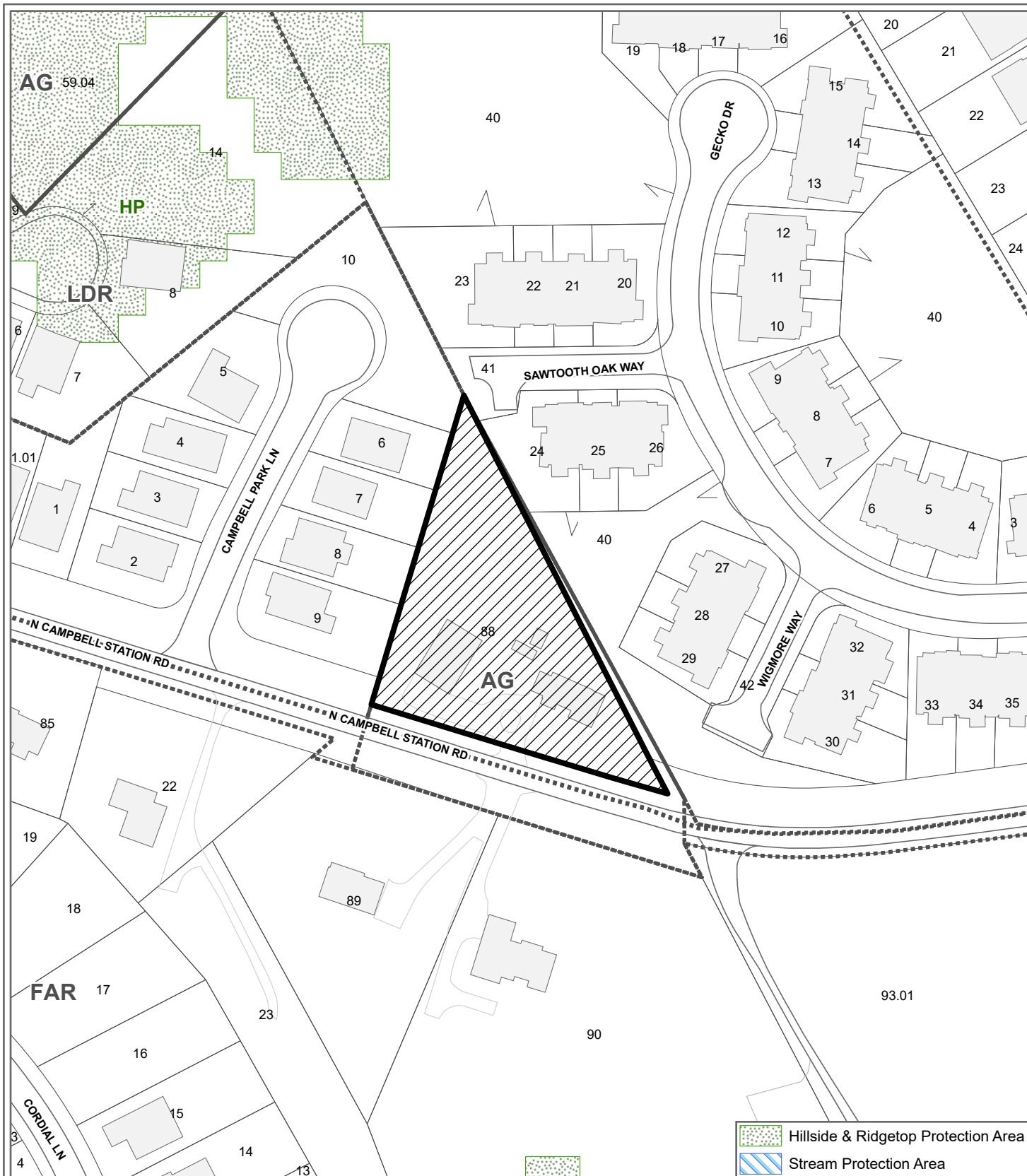
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

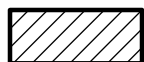
Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- 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 and 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-B-22-SP / 12-J-22-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**



From: AG (Agricultural)

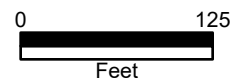
To: LDR (Low Density Residential)

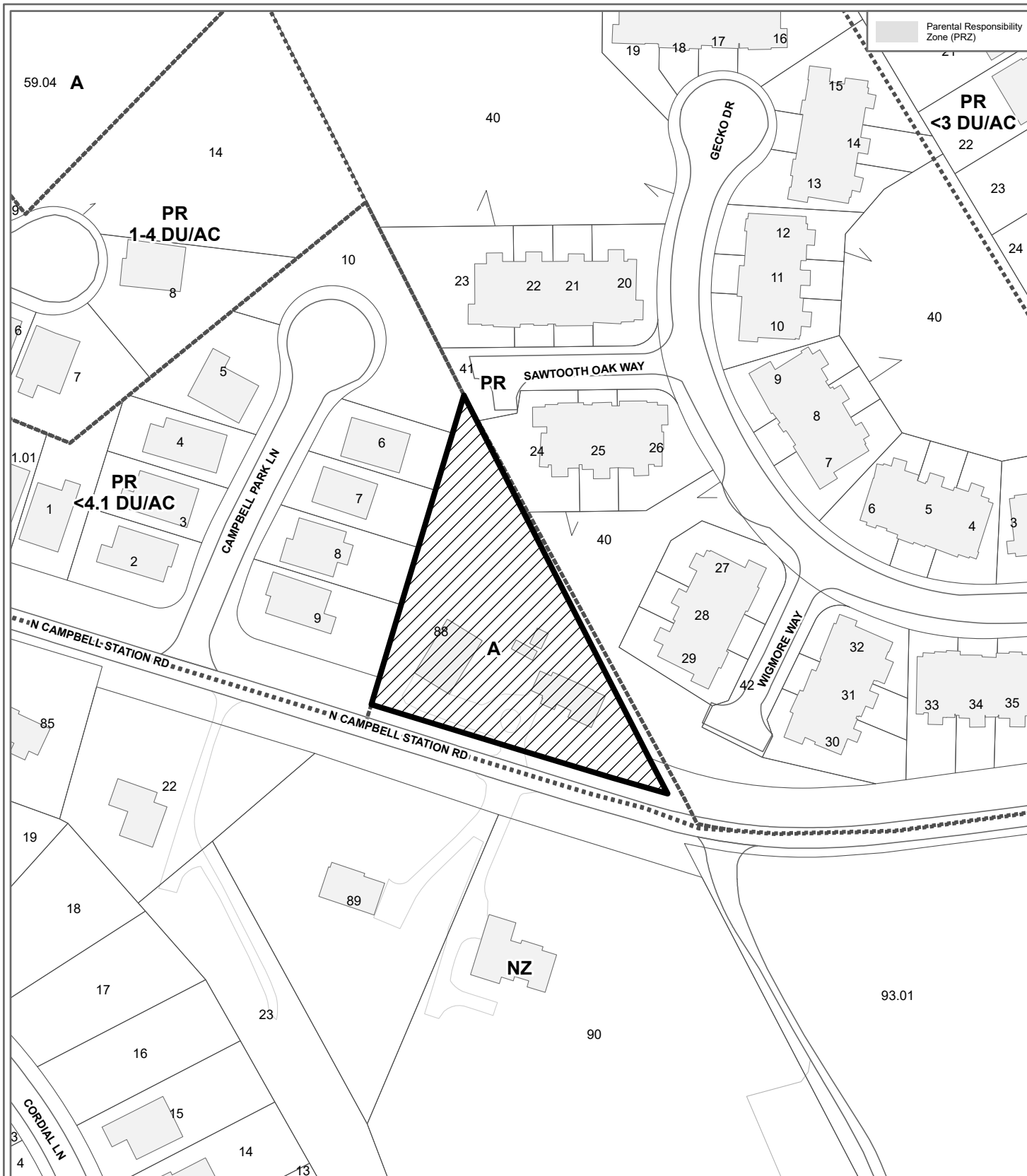
Original Print Date: 11/15/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Bo Cross

Map No: 130

Jurisdiction: County

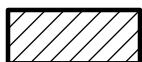




12-J-22-RZ REZONING

From: A (Agricultural)

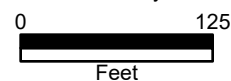
To: RA (Low Density Residential)



Petitioner: Bo Cross

Map No: 130

Jurisdiction: County



Original Print Date: 11/15/2022

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, Bo Cross 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 Agricultural to Low Density Residential is 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 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 Northwest County Sector Plan with its accompanying staff report and map, file #12-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. 12-B-22-SP_12-J-22-RZ Contextual Images

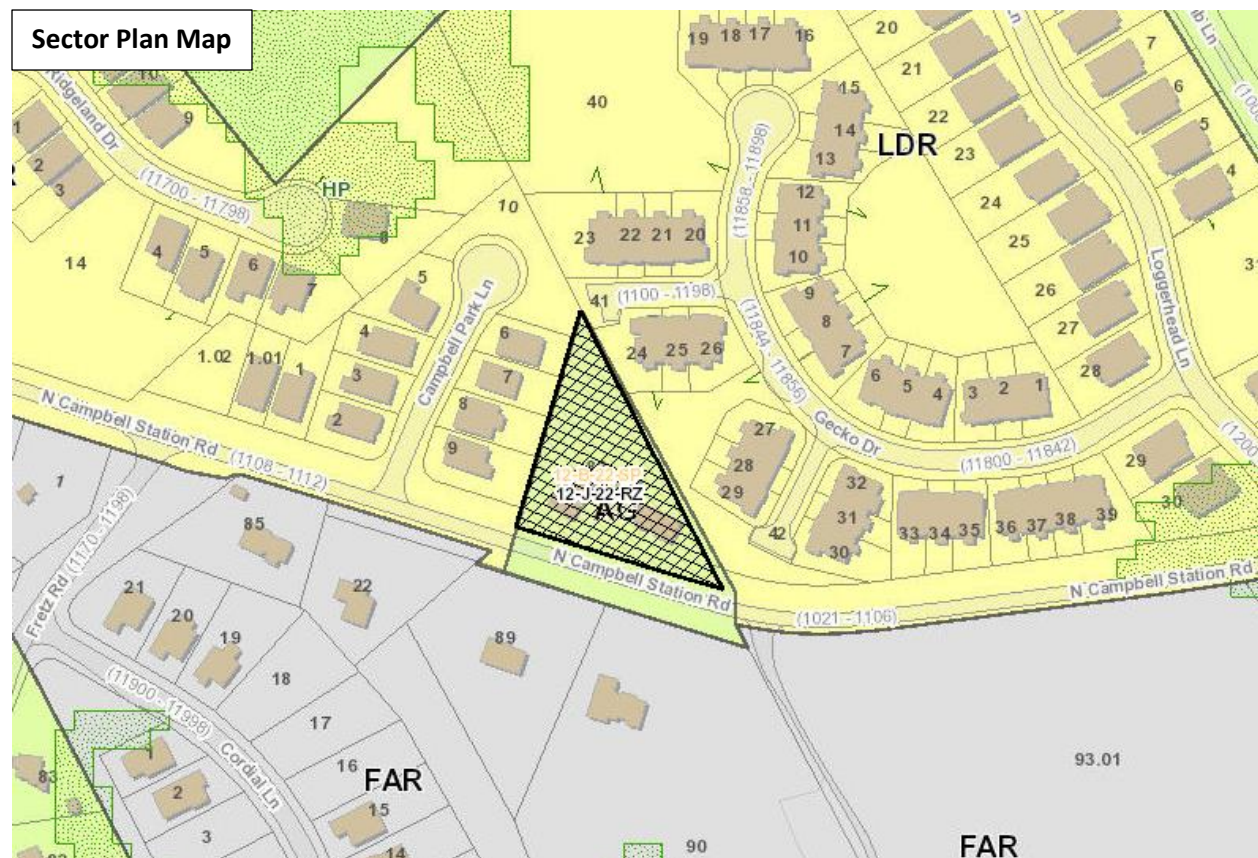
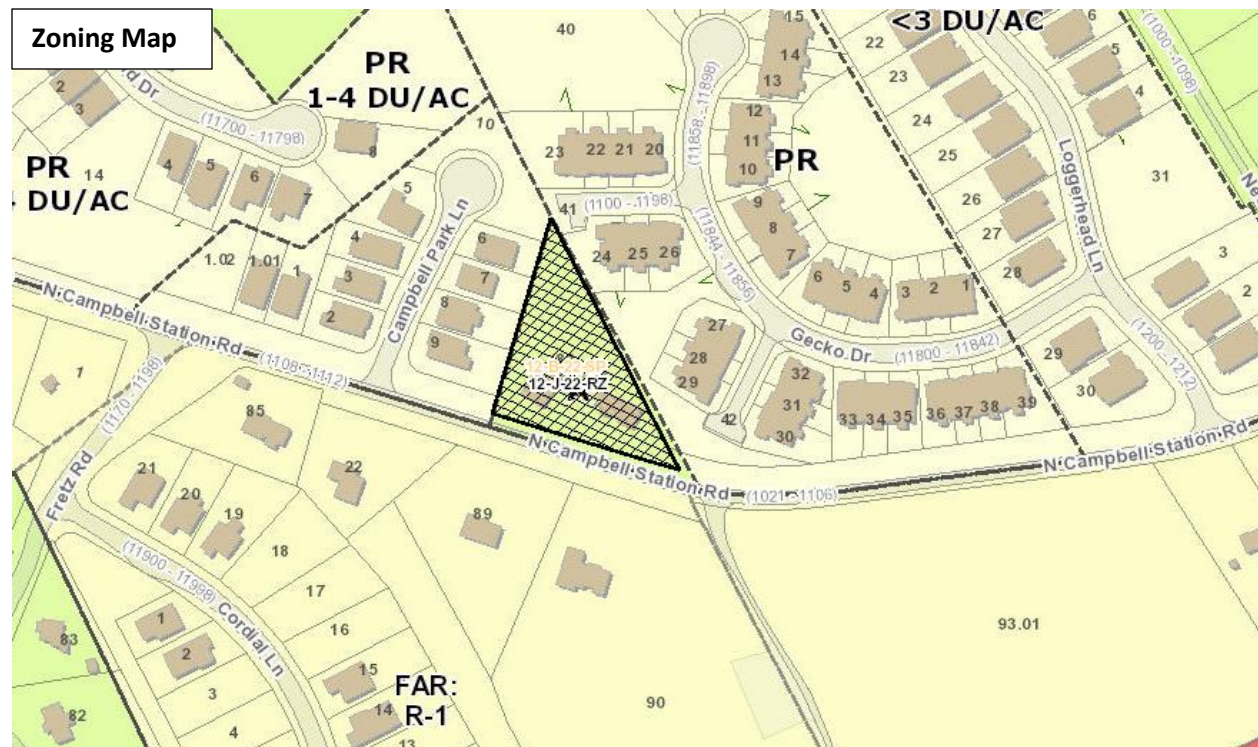
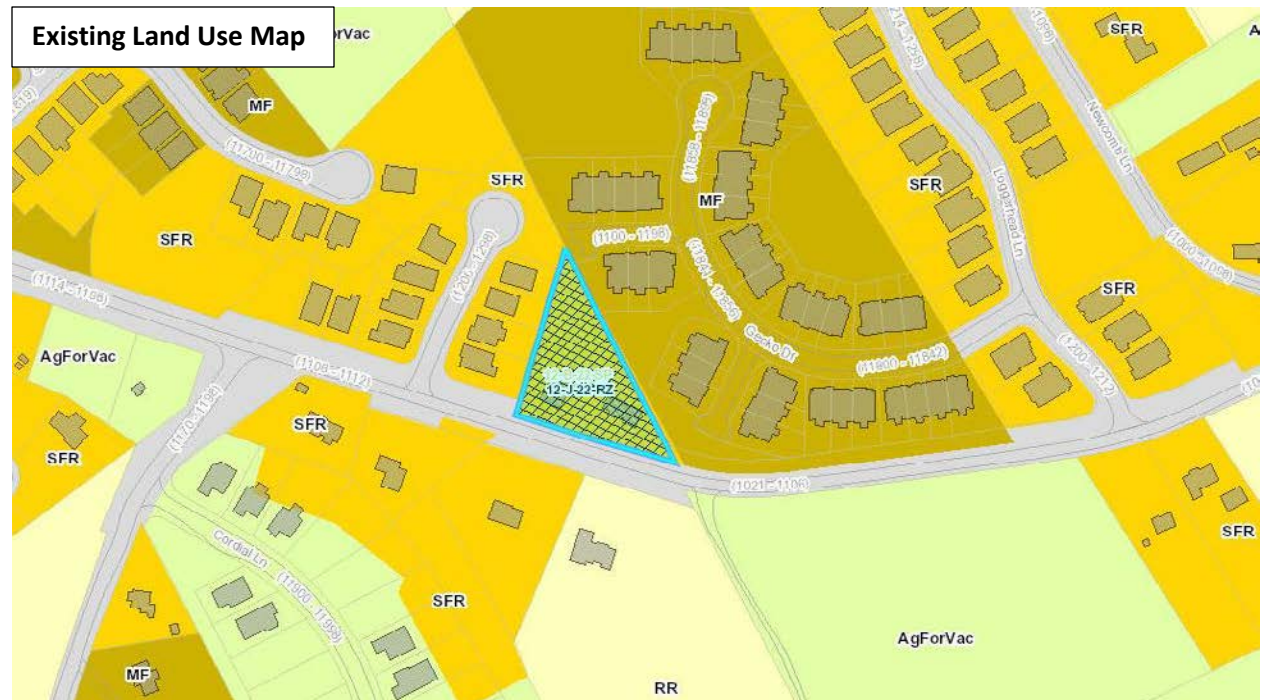


Exhibit A. 12-B-22-SP_12-J-22-RZ Contextual Images





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

Bo Cross

Applicant Name

Affiliation

10/24/2022

Date Filed

12/8/2022

Meeting Date (if applicable)

12-B-22-SP / 12-J-22-RZ

File Number(s)

CORRESPONDENCE

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

Bo Cross Cross Land Services

Name / Company

455 Mytle Ward Rd Philadelphia TN 37846

Address

865-389-8407 / bocross919@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Chuong Williams

Owner Name (if different)

1100 & 1102 N Campbell Station Rd Knoxville TN

Owner Address

865-659-8883

Owner Phone / Email

1100 N CAMPBELL STATION RD

Property Address

130 088

Parcel ID

0.97 acres

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

N of N Campbell Station Rd, west of Campbell Park Ln

General Location

☐ City

Commission District 6

A (Agricultural)

Single Family Residential

☒ Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

AG (Agricultural)

Sector Plan Land Use Classification

Farragut Urban Growth Boundary

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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RA (Low Density Residential)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan **LDR (Low Density Residential)**
Amendment 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

\$1,300.00

Total

Fee 2

Fee 3

AUTHORIZATION

Bo Cross

10/24/2022

Applicant Signature

Please Print

Date

Phone / Email

Chuong Williams

10/24/2022

Property Owner Signature

Please Print

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

Bo Cross

Land Surveyor

Applicant Name

Affiliation

2-21-22

12-8-22

Date Filed

Meeting Date (if applicable)

File Number(s)

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

Bo Cross

Cross Land Services

Name

Company

455 Myrtle Ward Rd.

Philadelphia

TN

37846

Address

City

State

ZIP

865-389-8407

bocross919@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Chuong Williams

1100 & 1102 N. Campbell Station Rd.

865-659-8883

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1100 & 1102 N. Campbell Station Rd.

130 - 088.00

Property Address

Parcel ID

West Knox

KUB

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 _____

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change **RA**
Proposed Zoning☒ Plan Amendment Change **Residential**
Proposed Plan Designation(s)**2 DU per Acre****N/A**

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

Fee 2

Fee 3

AUTHORIZATION

Applicant Signature

Bo Cross

Please Print

10-21-22

Date

865-389-8407

Phone Number

bocross919@gmail.com

Email

Property Owner Signature

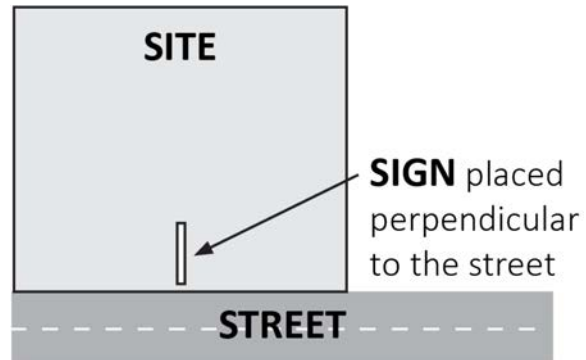
Please Print

10-21-22

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: James Cross

Date: 10/24/22

File Number: 12-J-22-RZ_12-B-22-SP

☒ Sign posted by Staff
☐ Sign posted by Applicant