

# REZONING REPORT

► **FILE #:** 12-P-22-RZ

**AGENDA ITEM #:** 29

**AGENDA DATE:** 12/8/2022

► **APPLICANT:** SHAWN SMITH

OWNER(S): Tariq Hamdan & Shorman Mahmoud

TAX ID NUMBER: 118 I F 002.01

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 HIGH MEADOW DR

► **LOCATION:** North side of High Meadow Drive, east side of Lovell Rd.

► **APPX. SIZE OF TRACT:** 1.21 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Rd, a minor arterial, with a pavement width of 70-ft within a right-of-way width of 100-ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

► **PRESENT ZONING:** RA (Low Density Residential), TO (Technology Overlay), PC (Planned Commercial)

► **ZONING REQUESTED:** PR (Planned Residential), TO (Technology Overlay)

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

► **DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: 11-F-04-RZ: A/TO, RA/TO to OB/TO; 8-A-21-RZ: RA/TO, OB/TO to PC/TO

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - PC/TO (Planned Commercial/Technology Overlay)

South: Right-of-way - RA/TO (Low Density Residential/Technology Overlay)

East: Single family residential - RA/TO (Low Density Residential/Technology Overlay)

West: Single family residential - A/TO (Agriculture/Technology Overlay)

NEIGHBORHOOD CONTEXT: This area of Lovell Road is within a half-mile of the Pellissippi Parkway and is part of the Tennessee Technology Corridor area. It is a mix of single family and multi-family neighborhoods, and some office and commercial uses along the roadway.

## STAFF RECOMMENDATION:

► **Approve the PR/TO (Planned Residential/Technology Overlay) zone with up to 4 du/ac because it is consistent with the Northwest County Sector Plan's MU-SD, NWCO-4 land use classification.**

## 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. This area is a mix of commercial and office, adjacent to an RA zoned residential neighborhood. Recent rezonings have occurred to accommodate commercial development along Lovell Road adjacent to this property to the north.

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 less environmentally sensitive areas of a property.
2. The PR zone allows a range of housing types from single-family to multi-family residential, however, PR up to 4 du/ac will limit the maximum number of dwelling units to 4 for the subject property.
3. The proposed PR up to 4 du/ac is similar to the residential development density permitted under the RA zone district that has a minimum lot size of 10,000 square feet.

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 PR zone district requires review of a development plan by the Planning Commission to address any site design challenges and/or mitigate any impacts to adjacent properties.

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 4 du/ac is consistent with the MU-SD NWCO-4 (Mixed Use Special District - Saddlebrook) designation of the Northwest County Sector Plan.
2. The rezoning is not in conflict with any other adopted plans or policies.

ESTIMATED TRAFFIC IMPACT: 99 (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.

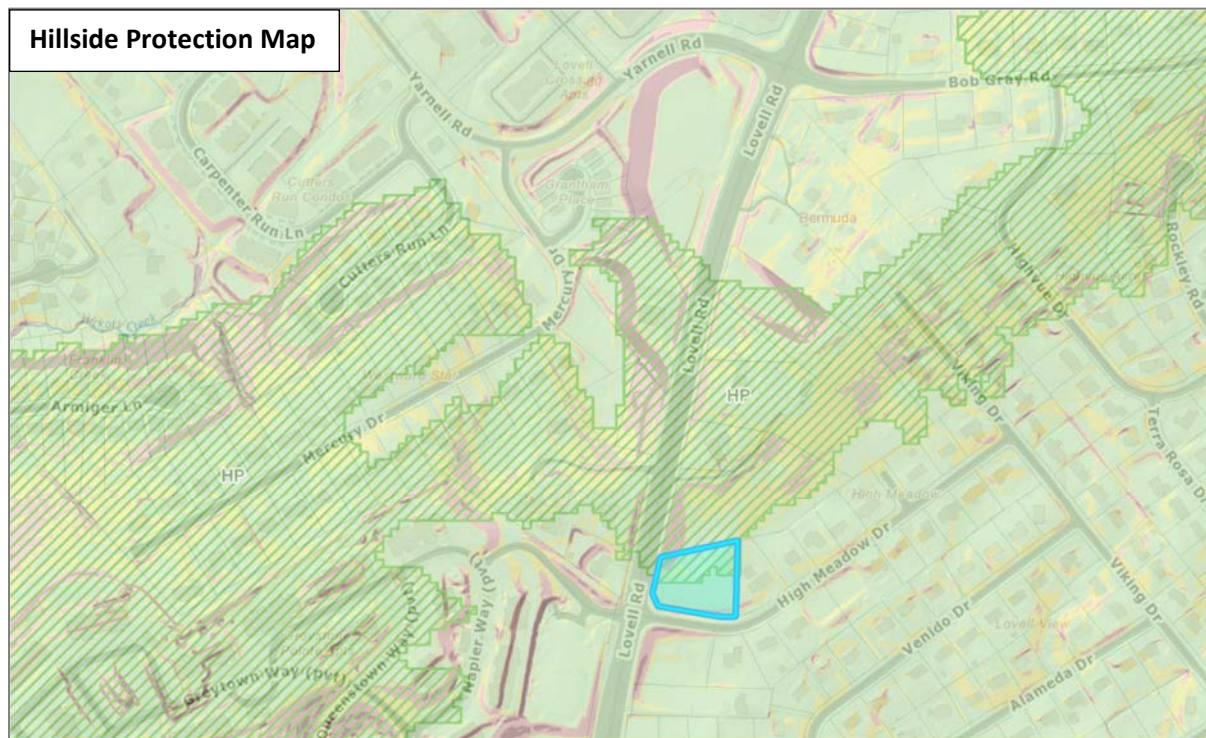
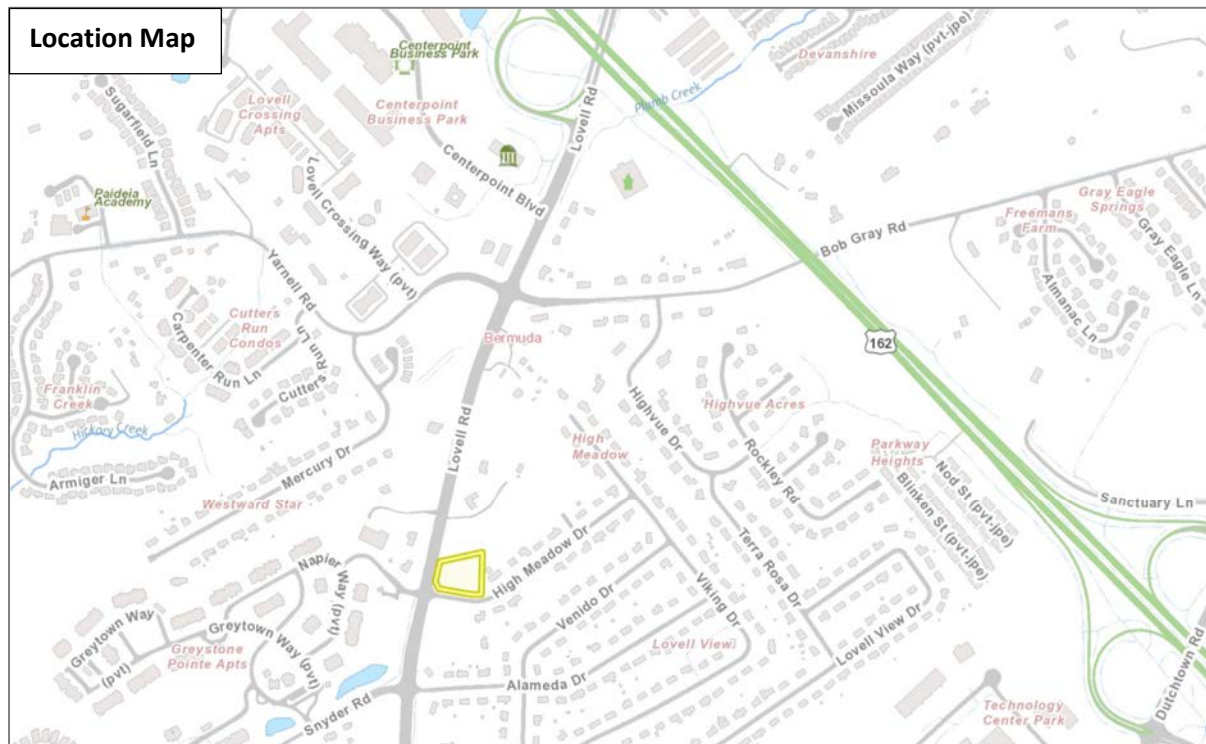
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

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 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.

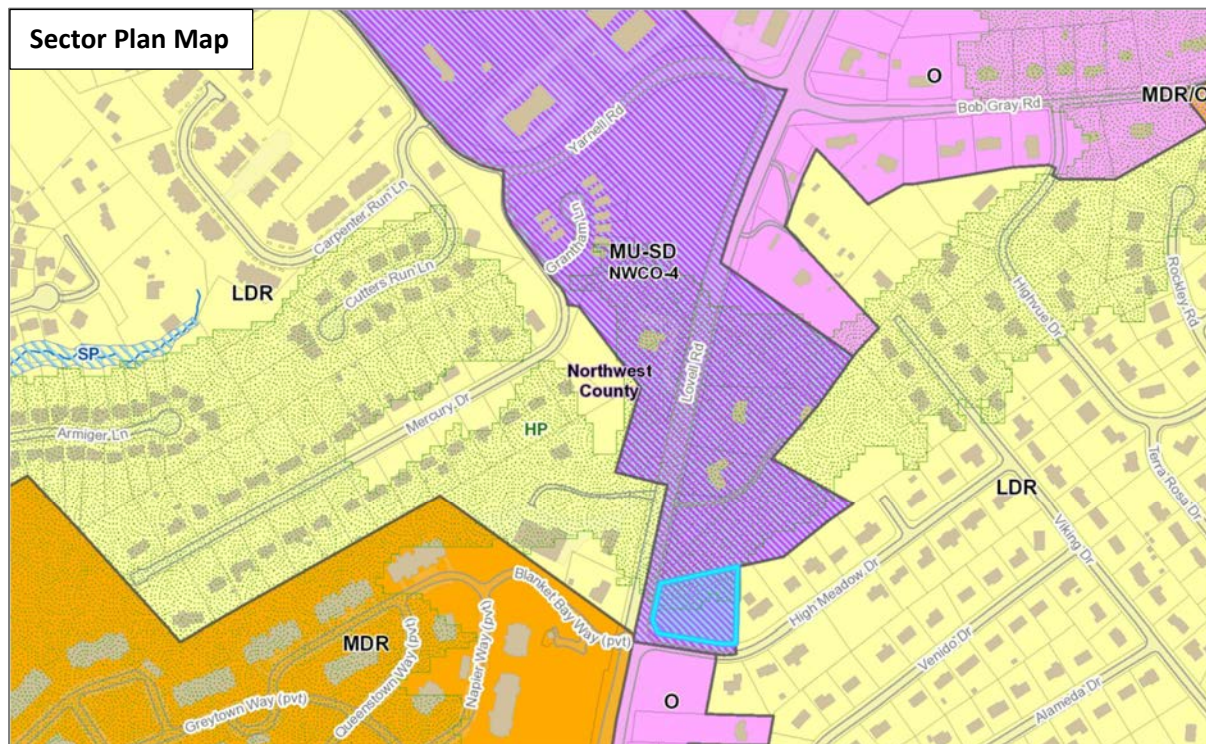
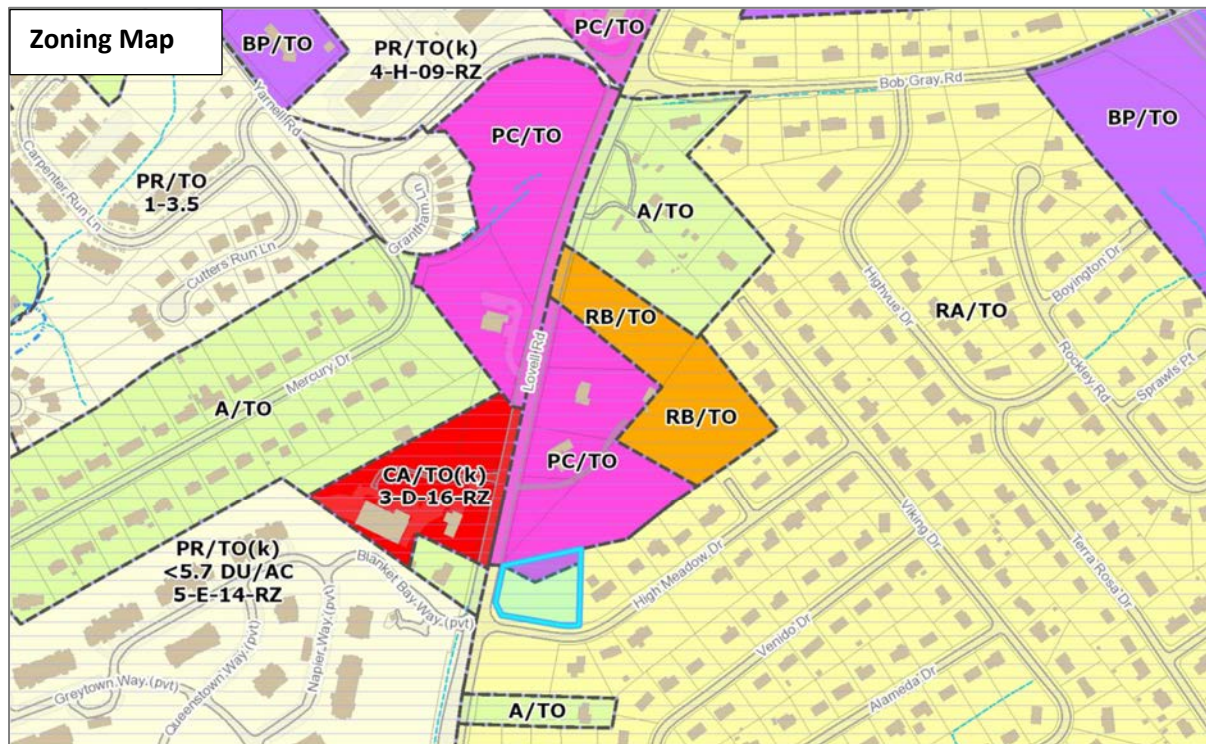
## EXHIBIT A. Contextual Images





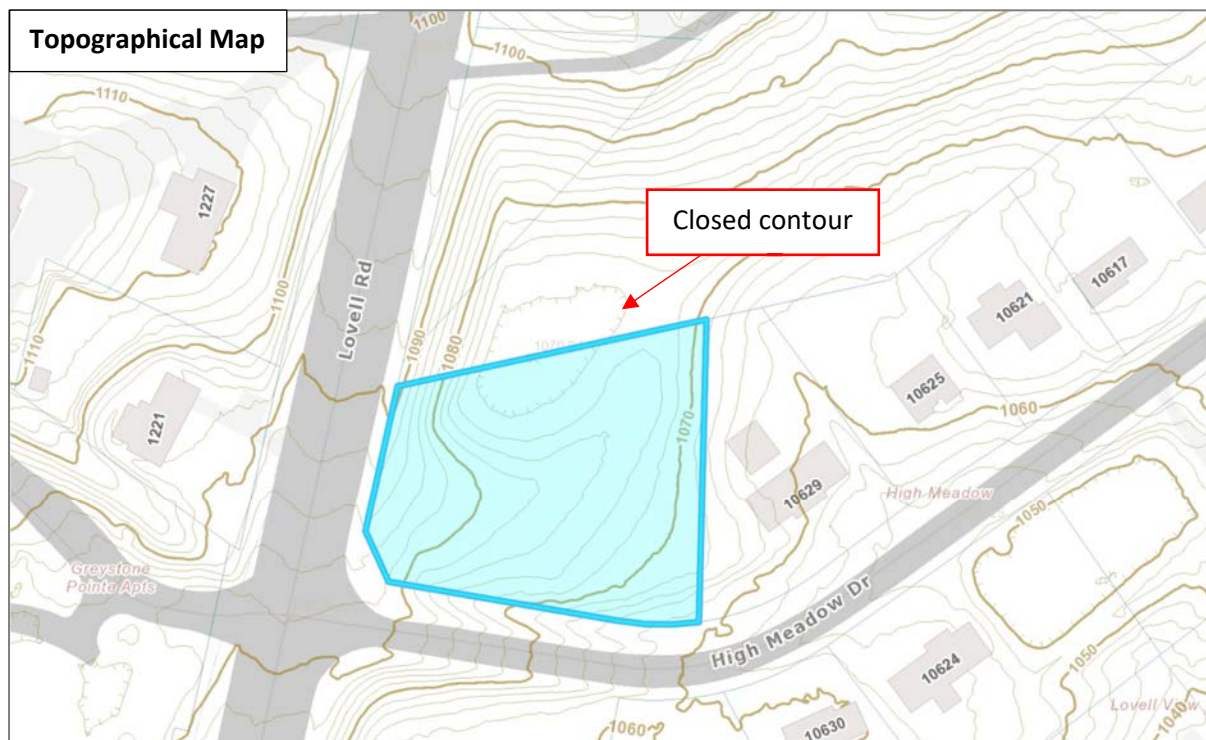
## 6-C-21-RZ

### EXHIBIT A. Contextual Images



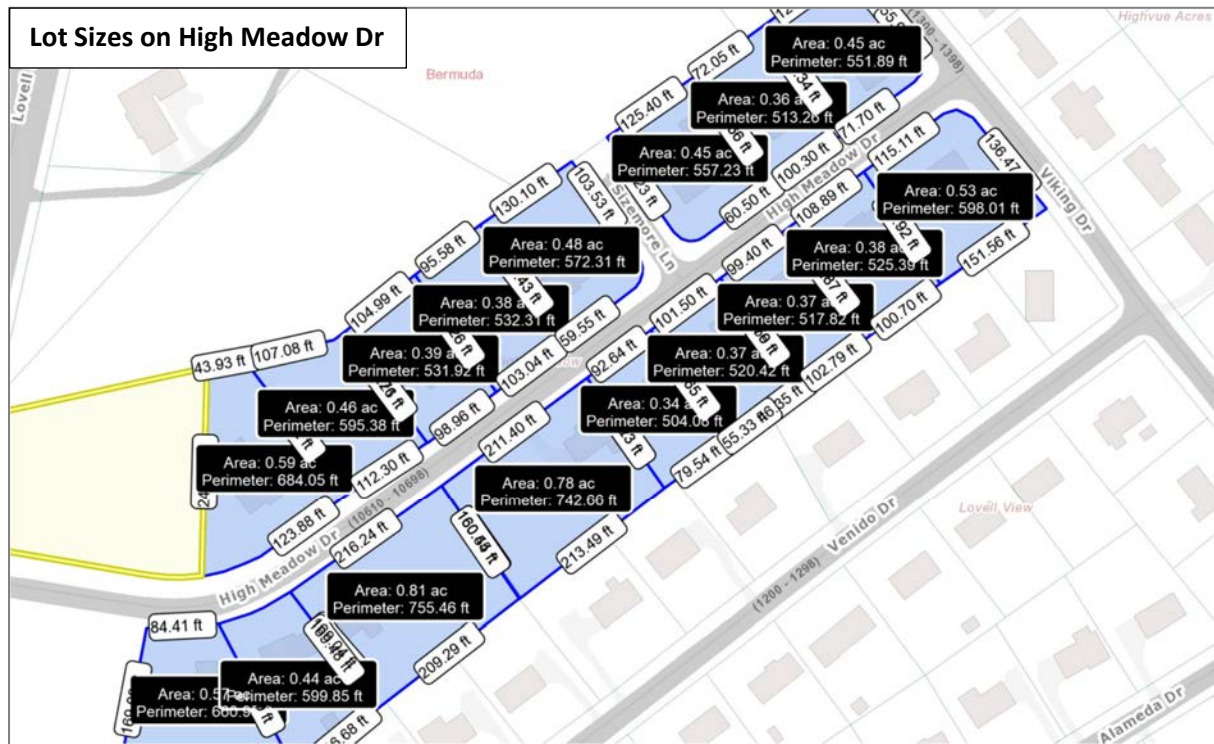


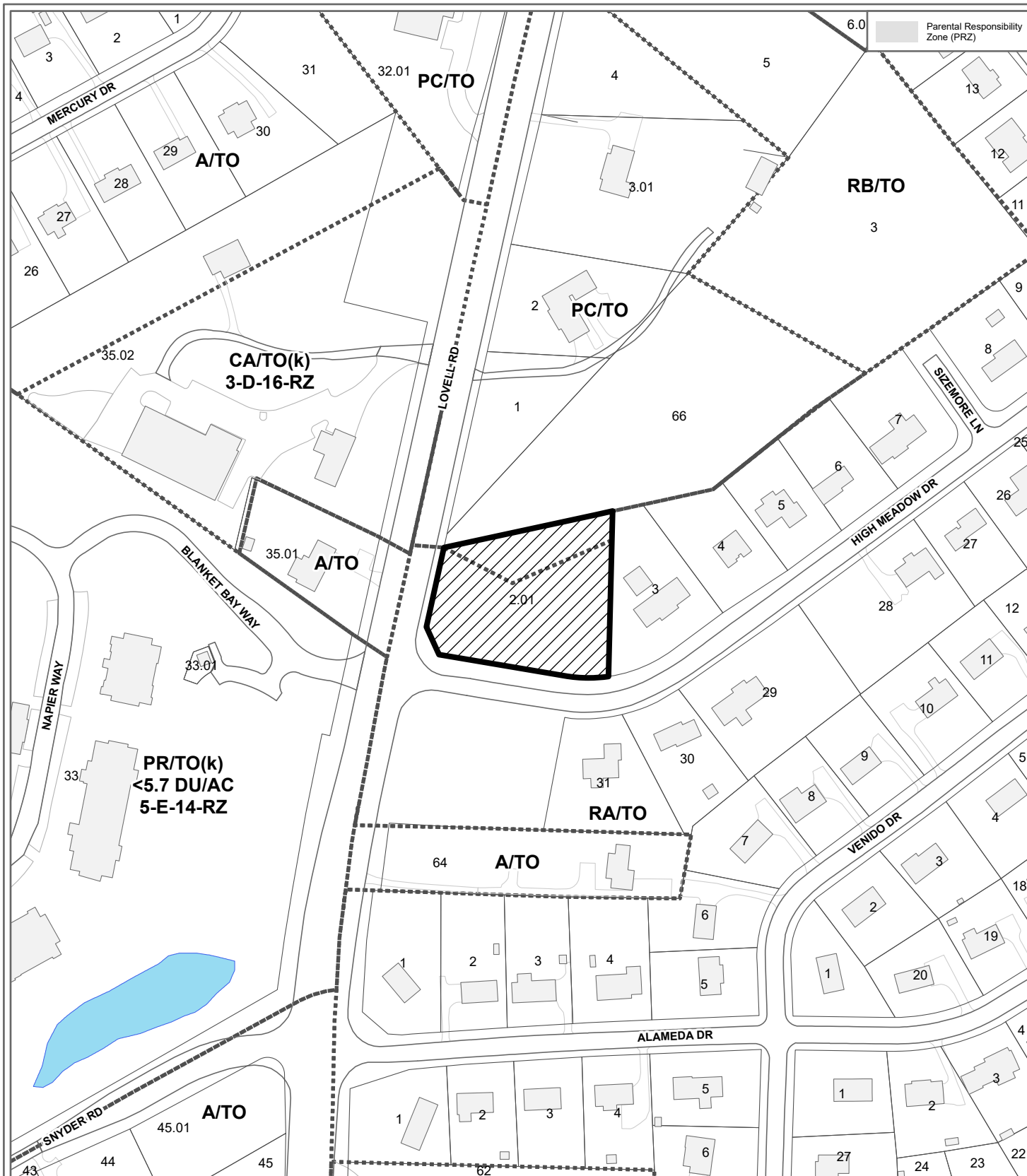
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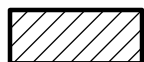
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### EXHIBIT A. Contextual Images





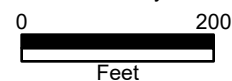
### 12-P-22-RZ REZONING



From: RA (Low Density Residential), TO (Technology Overlay), PC  
(Planned Commercial)  
To: PR (Planned Residential); TO (Technology Overlay)

Petitioner: Shawn Smith

Map No: 118  
Jurisdiction: County



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





# 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

Shawn Smith

Applicant Name

Affiliation

10/26/2022

Date Filed

12/8/2022

Meeting Date (if applicable)

12-P-22-RZ

File Number(s)

## CORRESPONDENCE

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

Shawn Smith Dream House Construction

Name / Company

9051 Executive Park Dr Ste 201 Knoxville TN 37923

Address

865-292-4986 / shawn@mydreamhousebuilder.com

Phone / Email

## CURRENT PROPERTY INFO

Tariq Hamdan & Shorman Mahmoud

Owner Name (if different)

12523 Limerick Ln Knoxville TN 37934

Owner Address

865-654-7949

Owner Phone / Email

0 HIGH MEADOW DR

Property Address

118 I F 002.01

Parcel ID

Part of Parcel (Y/N)?

1.21 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side of High Meadow Drive, east side of Lovell Rd.

General Location

☐ City

Commission District 3

RA (Low Density Residential), TO (Technology Overlay), PC (Planned Commercial)

Agriculture/Forestry/Vacant Land

☒ Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

MU-SD (Mixed Use Special District), HP (Hillside Protecti

Sector Plan Land Use Classification

Planned Growth 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	<b>PR (Planned Residential);TO (Technology Overlay)</b>	Pending Plat File Number
	Proposed Zoning	
<input type="checkbox"/> Plan		
Amendment	Proposed Plan Designation(s)	

**4 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
<b>\$650.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

Shawn Smith	10/26/2022
Applicant Signature	Date

Phone / Email

Tariq Hamdan & Shorman Mahmoud	10/26/2022
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.



# Planning

KNOXVILLE | KNOX COUNTY

## 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

Shawn Smith

Applicant Name

DREAM HOUSE CONSTRUCTION

Affiliation

Bill Allen

File Number(s)

10/24/22

Date Filed

Next

Meeting Date (if applicable)

12-P-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

Shawn Smith

Name

DREAM HOUSE CONSTRUCTION

Company

9051 EXECUTIVE PARK DR SUITE 201 KNOXVILLE, TN 37923

Address

City

State

ZIP

865-292-4986 Shawn E. mydreamhouseknox.com

Phone

Email

### CURRENT PROPERTY INFO

TARIQ HAMDANI / MAHMOUD SHAMSI 12523 Limerick Ln

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 High Meadow Dr Knoxville 1181700201

Property Address

Parcel ID

Kub

West Knox

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) \_\_\_\_\_

Related City Permit Number(s)

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

*To Be Determined*

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels

☒ Divide Parcel

*405*  
Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

**ZONING REQUEST**

☒ Zoning Change

*PR MAX Density*  
Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

*4*  
Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

**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

0801

\$650.00

Total

Fee 2

\$650.00

Fee 3

**AUTHORIZATION**

Applicant Signature

*Shawn Smith*  
*865-292-4986*

Please Print

*Shawn Smith*

Date

*10/24/22*

Phone Number

Email

*Shawn@shawnhouseagents.com*

Property Owner Signature

Please Print

*Mahmoud Shorman*  
*Tarig Hamdan*

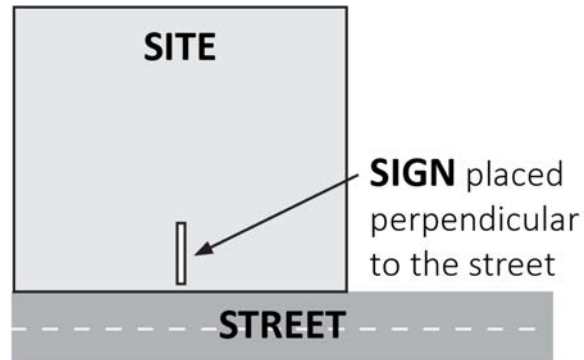
Date

*10/17/22*

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:** Shawn Smith

**Date:** 10/26/22

**File Number:** 12-P-22-RZ

☒ Sign posted by Staff  
☐ Sign posted by Applicant