

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.