

# REZONING REPORT

► **FILE #:** 2-C-22-RZ

**AGENDA ITEM #:** 11

**AGENDA DATE:** 2/10/2022

► **APPLICANT:** RON HODGE

OWNER(S): Nina & Thomas L. Berkley

TAX ID NUMBER: 68 J A 010

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 837 Murray Dr.

► **LOCATION:** North side of Murray Dr., east of Lacy Rd.

► **APPX. SIZE OF TRACT:** 2.3 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Murray Drive, a major collector road with an 18-ft pavement width within a 65-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek and Third Creek

► **PRESENT ZONING:** A (Agricultural)

► **ZONING REQUESTED:** PR (Planned Residential)

► **EXISTING LAND USE:** Rural Residential

► **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)

South: Single-family residential - RN-2 (Low-Density Residential)

East: Single-family residential - A (Agricultural)

West: Single-family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located in a transitional area with a mix of residential and commercial uses in the immediate vicinity and Clinton Highway nearby to the west. There are several large undeveloped lots located nearby.

## STAFF RECOMMENDATION:

► Approve PR zoning with up to 5 du/ac because it is consistent with the Northwest City Sector Plan and surrounding residential development.

## 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. There are no substantial changes in conditions that would warrant a rezoning. However, this property is located approximately 1,000-ft from Clinton Highway, a major arterial road capable of handling high volumes of traffic and that is a major commercial corridor offering employment opportunities.

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

1. The regulations established in the PR zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of the development plans.

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. This property is transitional in character with a church and several commercial properties located to the south and east, and single family residential located to the east and across the street. The transitional nature of this property lends itself to a higher density than the A (Agricultural) zone would allow.
2. If the requested density of 5 du/ac is approved, the development could yield up to approximately 11 dwellings. These are preliminary calculations and do not take into consideration road infrastructure or stormwater facilities.
3. This property is located within the Hillside and Ridgetop Protection Area and has some steep topography. A slope analysis was completed, and of the total 2.34 acres, it recommends a maximum disturbance area of 1.74 acres. In addition, the slope analysis recommends that density be limited to 3.52 du/ac. However, based on the location of the hillside and surrounding area, staff recommend that 5 du/ac is appropriate at this location.
4. This property is approximately 1,000 feet from a KAT bus stop, so residents of a development on this property have nearby access to public transit.

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 Northwest County Sector Plan's LDR (Low Density Residential) designation supports up to 5 du/ac in the County's Planned Growth Area and is compatible with the context of this property.
2. The proposed amendment is not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: 142 (average daily vehicle trips)

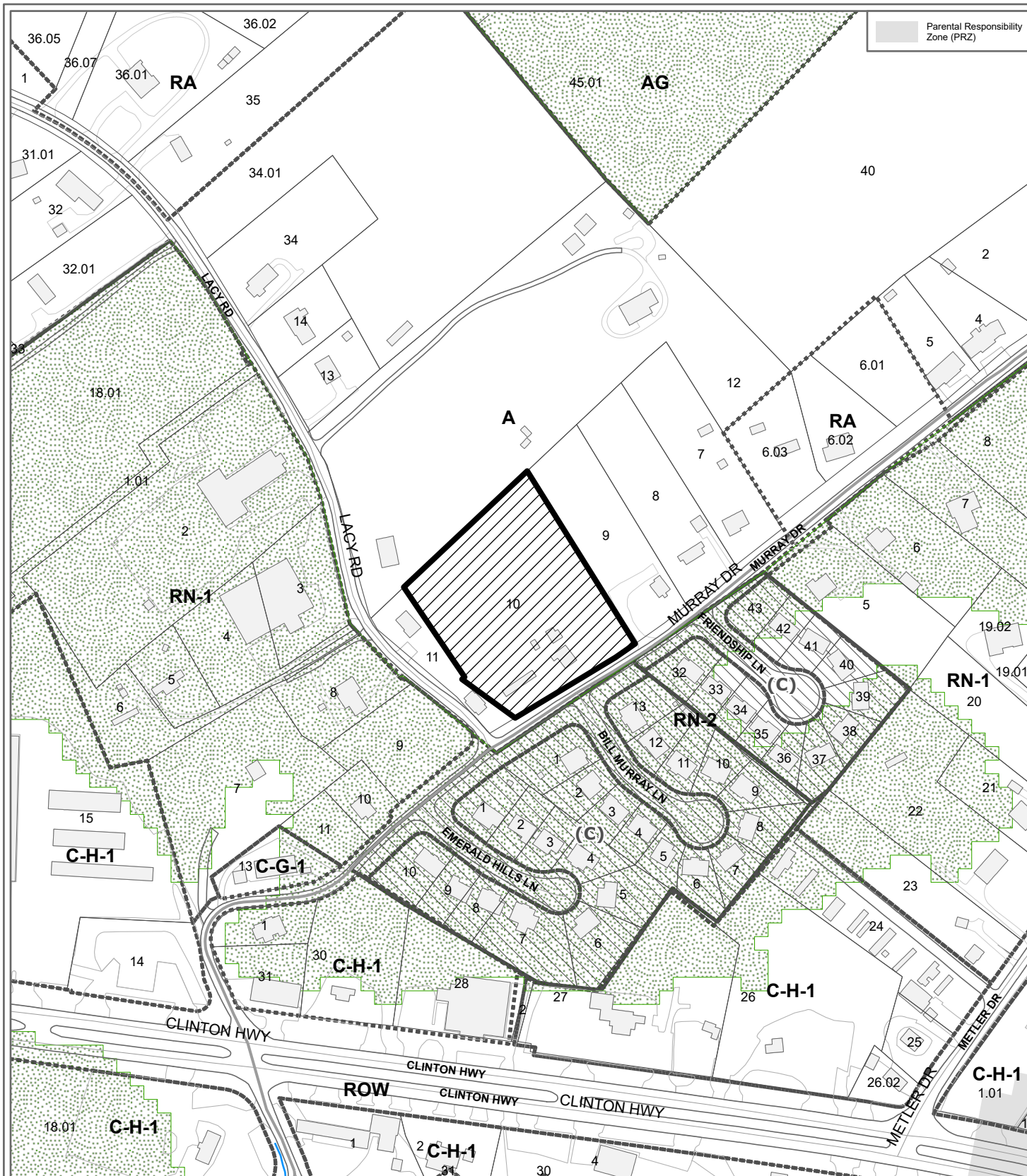
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

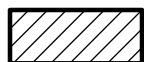
If approved, this item will be forwarded to Knox County Commission for action on 3/28/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



## 2-C-22-RZ REZONING

From: A (Agricultural)

To: PR (Planned Residential)



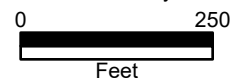
Original Print Date: 1/10/2022  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Hodge, Ron

Map No: 68

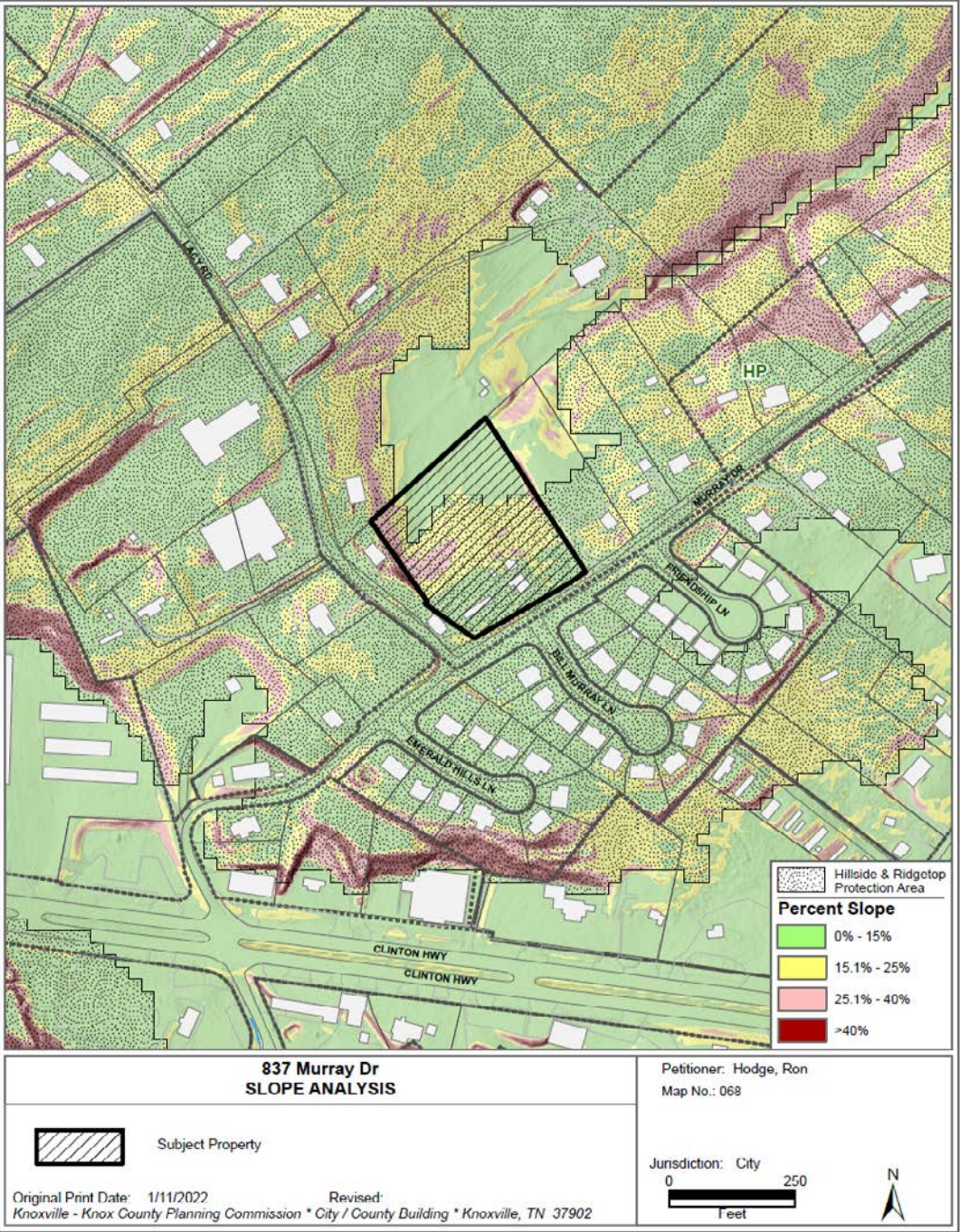
Jurisdiction: County





CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	0.64	100%	0.64
0-15% Slope	0.66	100%	0.66
15-25% Slope	0.79	50%	0.40
25-40% Slope	0.23	20%	0.05
Greater than 40% Slope	0.01	10%	0.00
Ridgetops	0		
Subtotal: Sloped Land	1.69	Recommended disturbance budget within Hillside Protection Area (acres)	1.1
Total Acreage	2.33		1.74

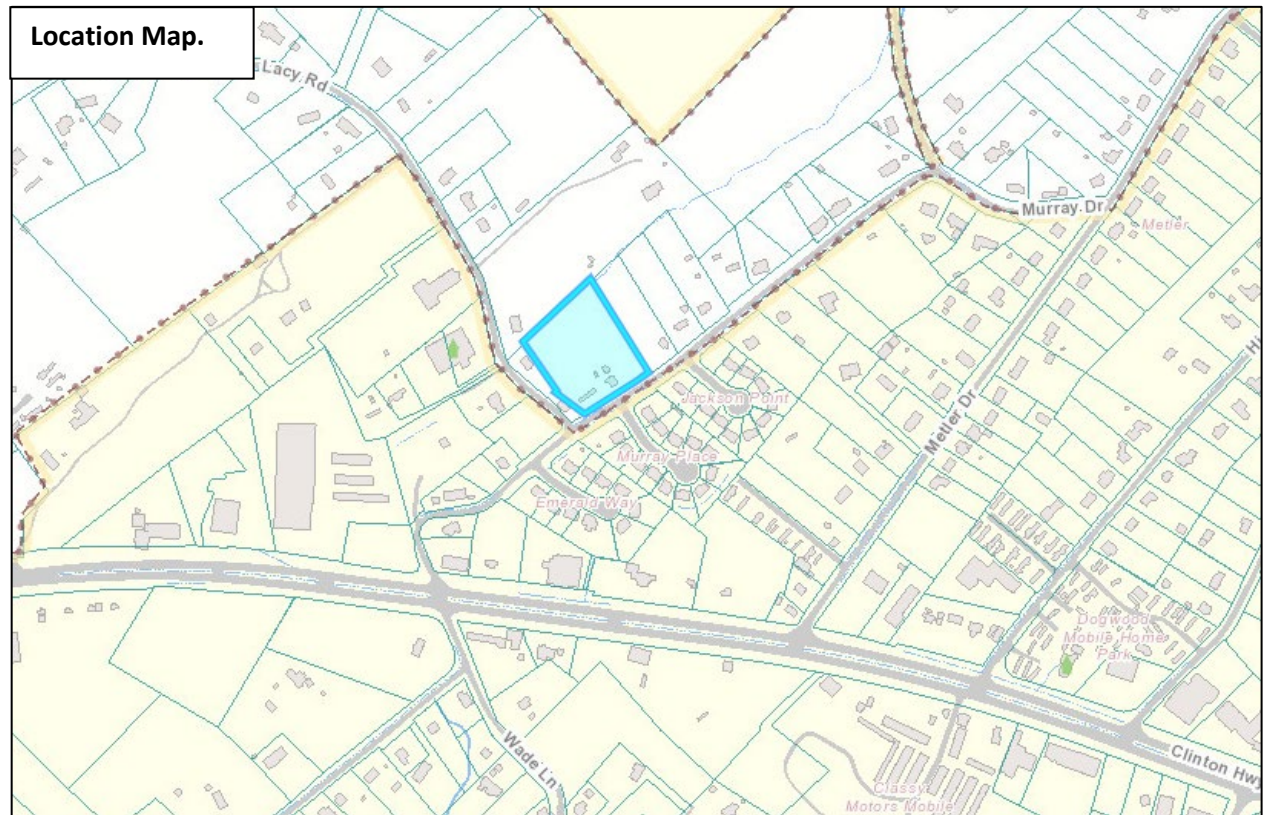
CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.64	5.00	3.2
0-15% Slope	0.66	5.00	3.3
15-25% Slope	0.79	2.00	1.6
25-40% Slope	0.23	0.50	0.1
Greater than 40% Slope	0.01	0.20	0.0
Ridgetops	0	0.00	0.0
Subtotal: Sloped Land	1.69		5.0
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	2.33	3.52	8.2
Proposed Density (Applicant)	2.33	5.00	11.7





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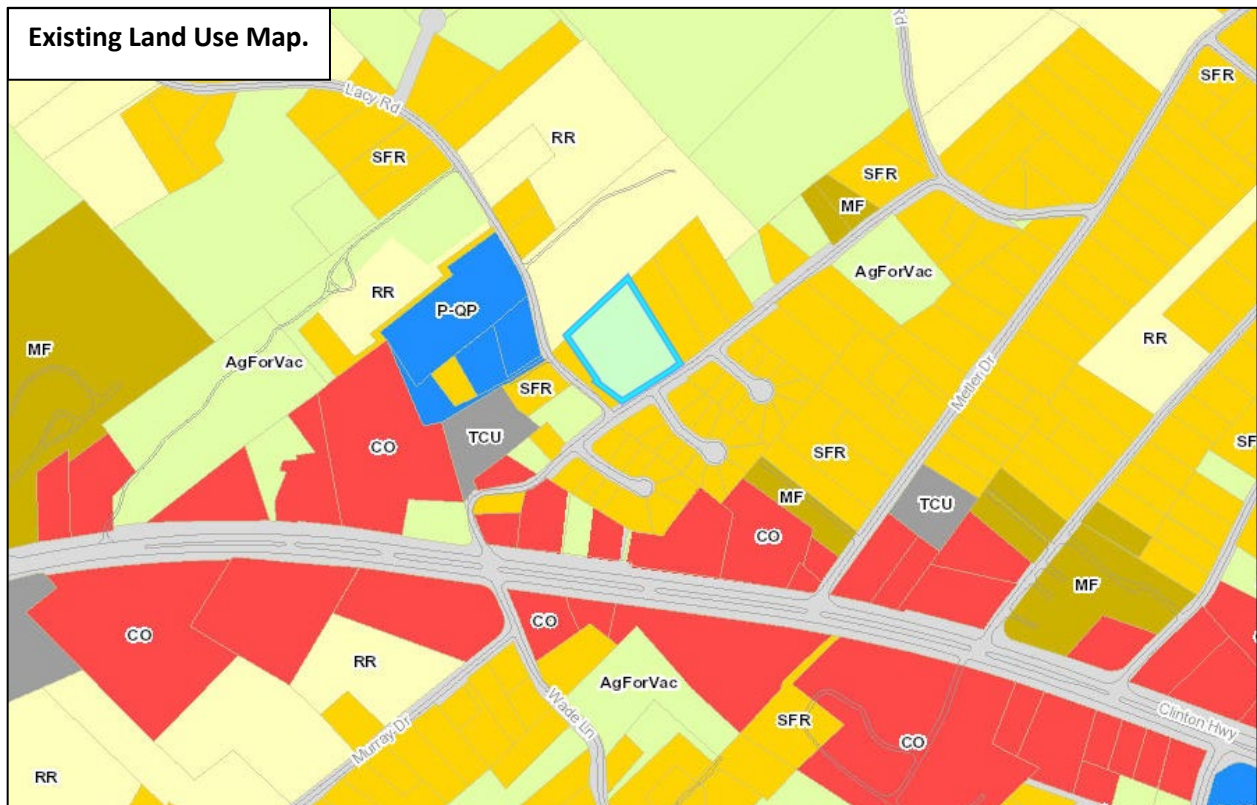
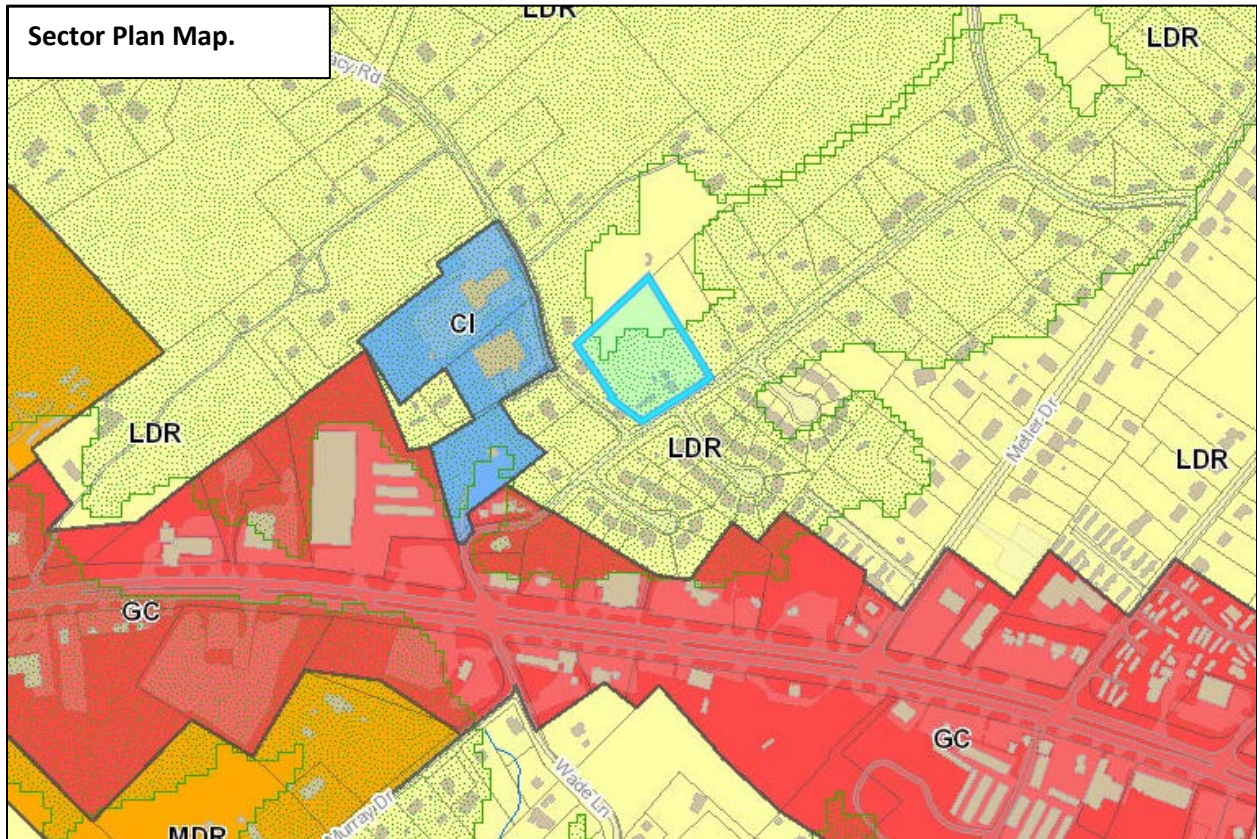
EXHIBIT A. Contextual Images





## 2-C-22-RZ

### EXHIBIT A. 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
- ☐ SP ☐ OYP
- ☒ Rezoning

Ron Hodge  
Applicant Name

Hodge Construction  
Affiliation

December 15, 2021  
Date Filed

Feb. 10, 2021  
Meeting Date (if applicable)

File Number(s)

2-C-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

Ron Hodge  
Name

Hodge Construction LLC.  
Company

101 E. Fifth Ave.  
Address

Knoxville  
City

TN  
State

37917  
ZIP

865-755-3287  
Phone

hodgeconstruction@hotmail.com  
Email

## CURRENT PROPERTY INFO

Nina Jean and Thomas L. Berkley  
Property Owner Name (if different)

837 Murray Dr Knoxville  
Property Owner Address

TN 37912  
Property Owner Phone

837 Murray Dr.  
Property Address

068JA010  
Parcel ID

KUB  
Sewer Provider

KUB  
Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side Murray Dr, east of Lacy Rd  
General Location

2.3 acres  
Tract Size

☐ City ☒ County 7th  
District

A  
Zoning District

RR  
Existing Land Use

Northwest City  
Planning Sector

LDR & HP  
Sector Plan Land Use Classification

Urban Growth  
Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA  
☐ Residential ☐ Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify)

☐ Attachments / Additional Requirements

## ZONING REQUEST

☒ Zoning Change

Planned Residential  
Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

5 du/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

Total

Fee 2

Fee 3

\$600.00

## AUTHORIZATION

Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

Date

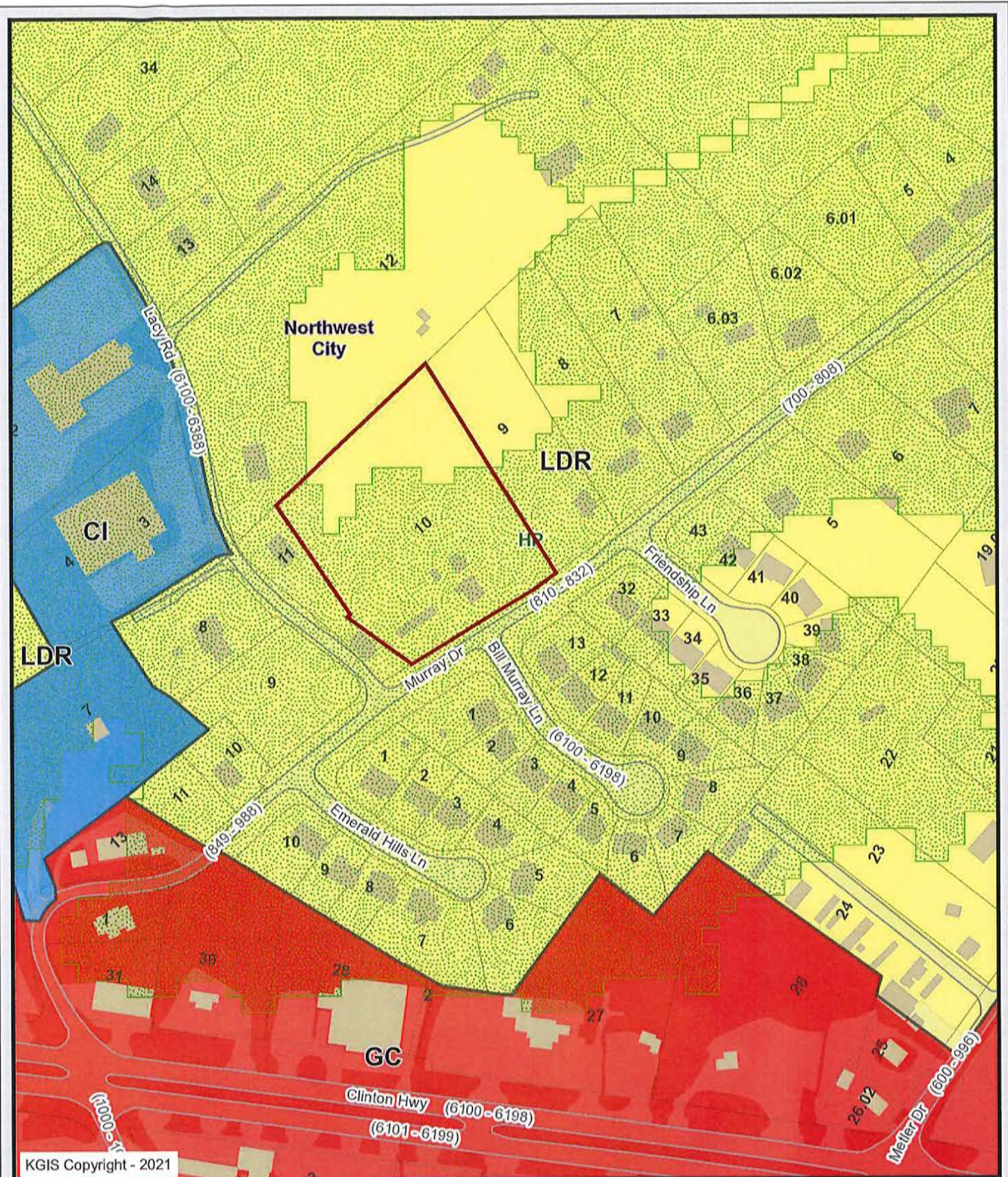
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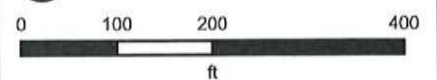


## 837 Murray Dr. - sector map

Knoxville - Knox County - KUB Geographic Information System



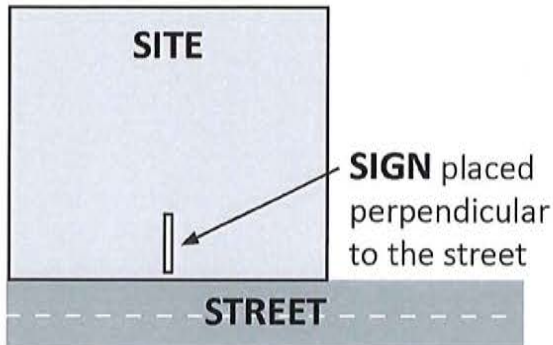
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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:*

Jan 26 and Feb 11  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ron Hodge  
Date: 12/20/2021  
File Number: 2-C-22-RZ

☒ Sign posted by Staff  
☐ Sign posted by Applicant