

REZONING REPORT

▶ **FILE #:** 2-F-22-RZ

AGENDA ITEM #: 14

AGENDA DATE: 2/10/2022

▶ **APPLICANT:** WARD LAND SURVEYING, LLC (REVISED)

OWNER(S): Shannon Dills

TAX ID NUMBER: 59 O A 012

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3802 Knox Ln.

▶ **LOCATION:** Northeast quadrant of intersection of Valley View Dr. & Knox Ln.

▶ **APPX. SIZE OF TRACT:** 0.65 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Valley View Drive, a major collector with a pavement width of 22-ft within a right-of-way width of 60-ft. Access is also via Knox Lane a local street with a pavement width of 17-ft within a right-of-way width of 40-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood) (C)

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Single family residential

▶
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential / RN-1 and (C)

South: Single family residential / RN-1

East: Single family residential / RN-1 and (C)

West: Single family residential / RN-1 and (C)

NEIGHBORHOOD CONTEXT: This area is at the base of Sharps Ridge in the flatter area along Valley View Drive. It is primarily single family residential lots, with some multifamily dwelling units in the vicinity as well.

STAFF RECOMMENDATION:

▶ **Approve RN-2 (Single-Family Residential Neighborhood) zoning because it consistent with the surrounding development.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

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 GENERALLY:

1. This area along the base of Sharps Ridge is shown as MDR (Medium Density Residential) on the sector plan and one year plan, it is also served by transit and within the Parental Responsibility Zone of Whittle Springs Middle School.

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

1. The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The area is a mix of single family residential and some multi-family residential uses in the area and is shown on the sector plan and one year plan as MDR (Medium Density Residential), which allows consideration of the RN-3 and RN-4 zone districts.

2. RN-2 is a lesser intense zone district than what is allowed in the MDR land use classification and RN-2 zoning is across Valley View Drive.

3. Adverse impacts are not anticipated by the addition of additional RN-2 zoning, that would permit additional single family residential development with minimum lot sizes of 5,000 square feet.

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 proposed amendment is consistent with the East City Sector Plan, the One Year Plan and all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 66 (average daily vehicle trips)

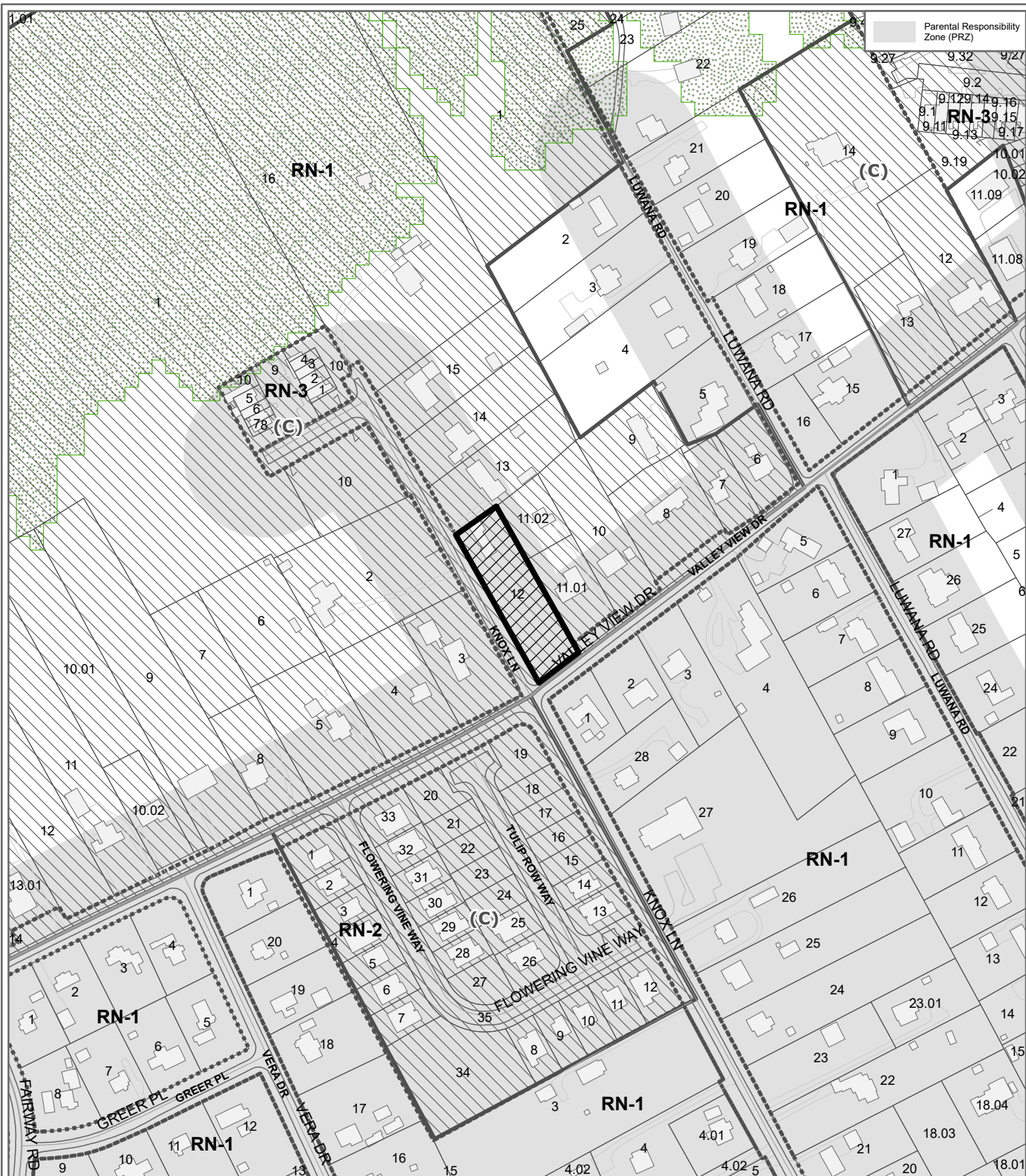
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Spring Hill Elementary, Whittle Springs Middle, and Fulton 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 Knoxville City Council for action on 3/8/2022 and 3/22/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**2-F-22-RZ
REZONING**

From: RN-1 (Single-Family Residential Neighborhood) ©

To: RN-2 (Single-Family Residential Neighborhood)



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

Petitioner: Ward Land Surveying, LLC

Map No: 59

Jurisdiction: City

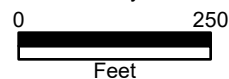


Exhibit A. 2-F-21-RZ Contextual Images

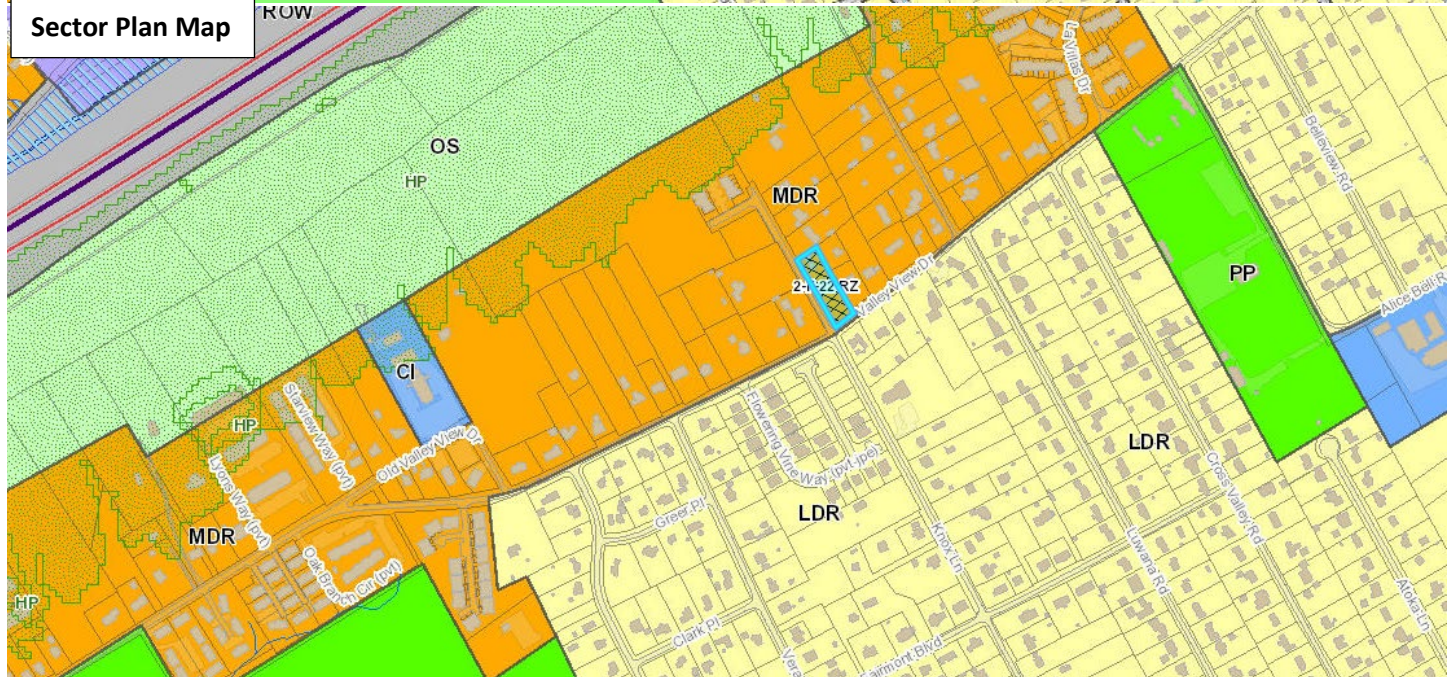
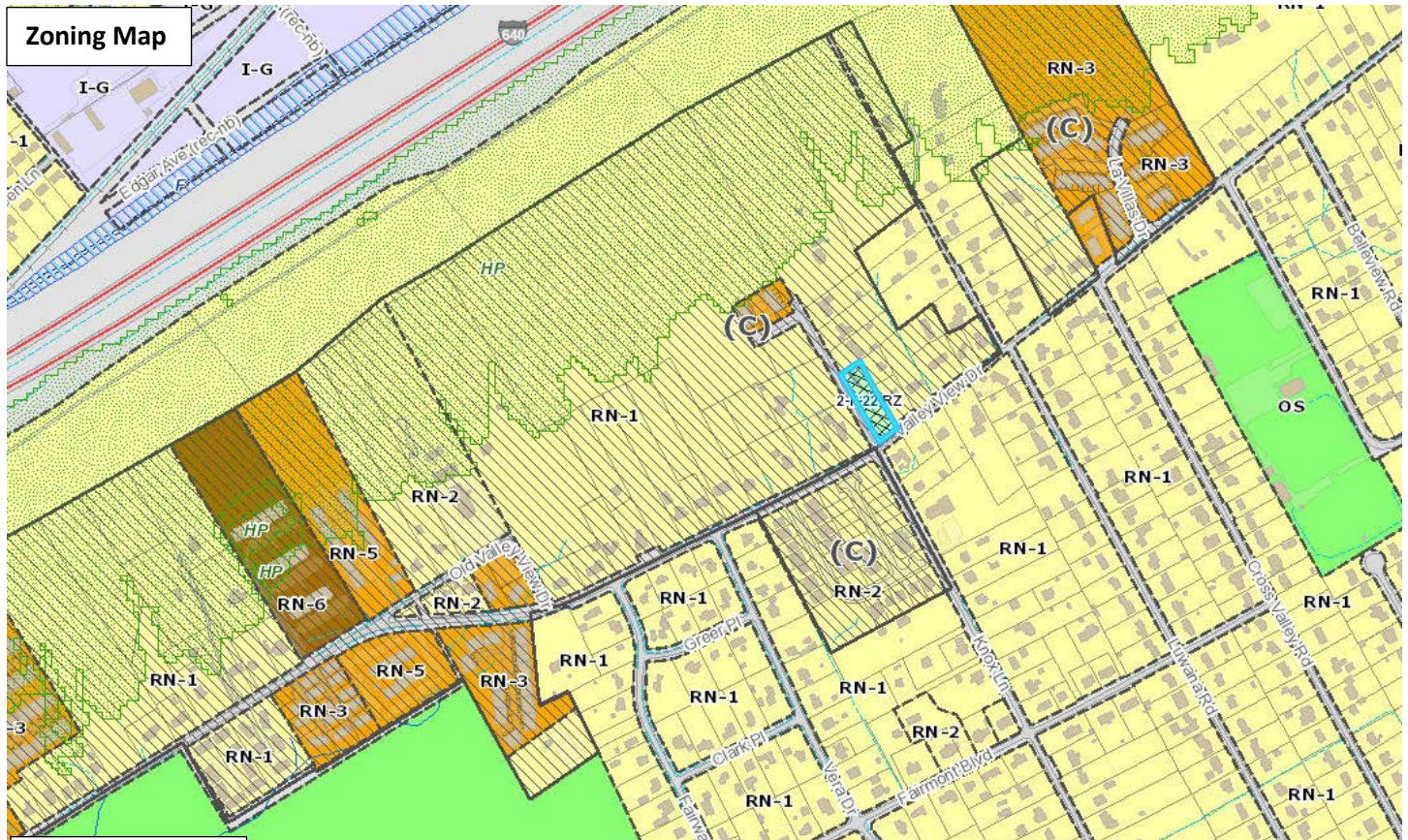
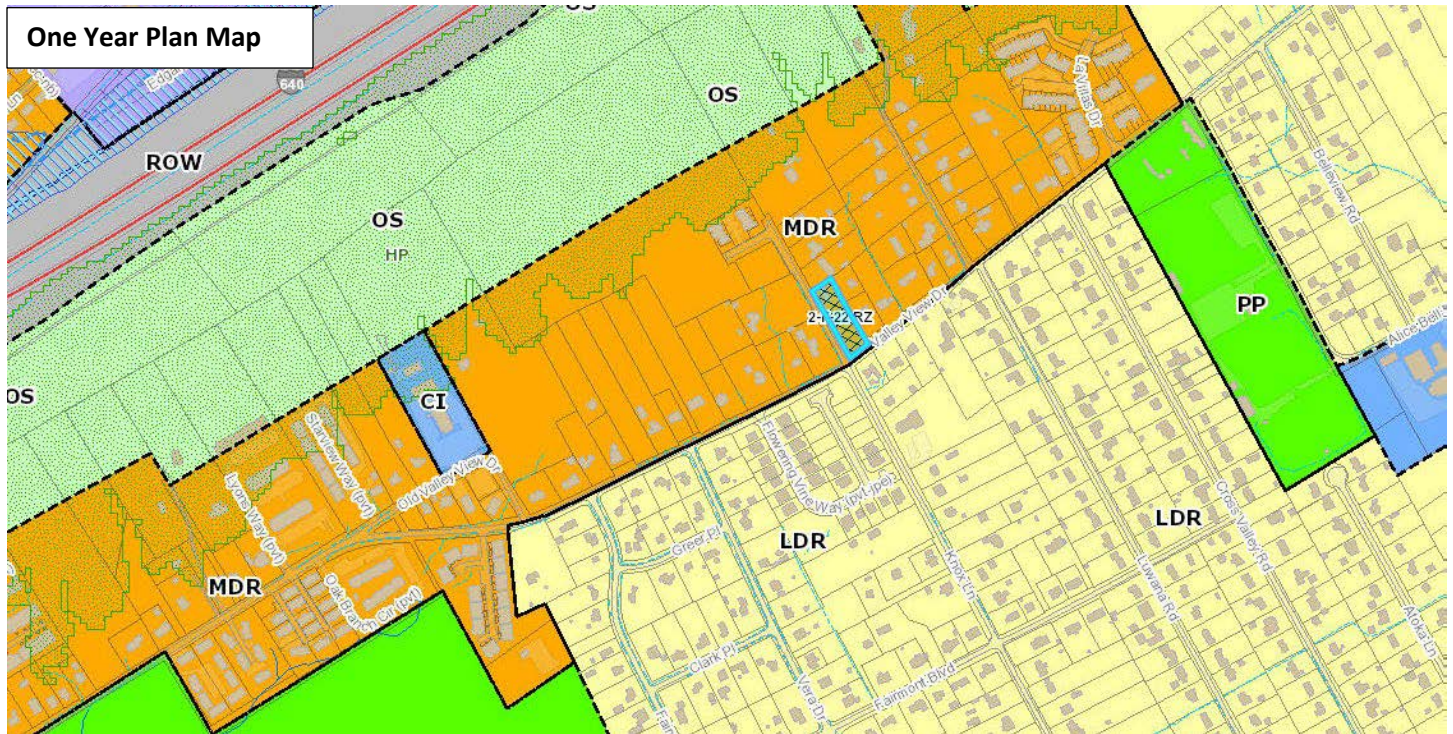


Exhibit A. 2-F-21-RZ Contextual Images





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Ward Land Surveying, LLC

Surveyor

Applicant Name

Affiliation

12/24/2021

02/10/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

2-F-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

Stephen Ward

Ward Land Surveying, LLC

Name	Company		
P.O. Box 30654	Knoxville	TN	37930-0654
Address	City	State	ZIP
865.690.0104	stephen@WardLandSurveying.com		
Phone	Email		

CURRENT PROPERTY INFO

Scott R. & Shannon A. Dills	6310 Crown Hill Drive, Knoxville, TN 37918	865.705.6750
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
3802 Knox Lane, Knoxville, TN 37917	0590A012	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

Northeast quadrant of intersection of Valley View Dr and Knox Ln	06.5 ac (or 28,314 sq. ft.)
General Location	Tract Size
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	Single family residential
4th District	RN-1 (C) Zoning District
East City	MDR Existing Land Use
Planning Sector	Sector Plan Land Use Classification
	Growth Policy Plan Designation
	N/A (within City limits)

0.65 acres

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

~~RN-3~~ RN-2 *SWW*
 Proposed Zoning *1-20-2012*

Plan Amendment Change

Proposed Plan Designation(s)

This property was part of a general rezoning to the RP-1 zone in the 1970s, but no plans were ever submitted.

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
0324 \$600.00	\$600.00
Fee 2	
Fee 3	

AUTHORIZATION

Stephen W. Ward

Digitally signed by Stephen W. Ward
Date: 2021.12.23 17:49:54 -05'00'

Ward Land Surveying, LLC

12/23/2021

Applicant Signature

Please Print

Date

865.690.0104

Stephen@WardLandSurveying.com

Phone Number

Email

Shannon Dills

Shannon Dills

12/24/2021

Property Owner Signature

Please Print

Date

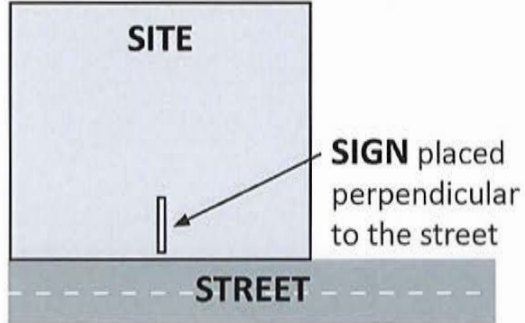
Accepted by: MMP

Scott Dills

Scott Dills

12/24/2021

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, 2021 and Feb 11, 2021
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Scott Drills
 by Steve Ward
 Date: 12/28/21
 File Number: 2-F-22-RZ

- Sign posted by Staff
- Sign posted by Applicant