

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.