



PLAN AMENDMENT REPORT

► **FILE #:** 7-D-22-SP

AGENDA ITEM #: 14

AGENDA DATE: 7/14/2022

► **APPLICANT:** **DOWELL SPRINGS COMPANY**
OWNER(S): White Realty and Service Dowell Springs Co

TAX ID NUMBER: 106 D A 00914 Council [View map on KGIS](#)

JURISDICTION: District 3

STREET ADDRESS: 0 Dowell Springs Blvd.

► **LOCATION:** **Northeast end of Dowell Springs Blvd., north of intersection with Old Weisgarber**

► **APPX. SIZE OF TRACT:** **22.18 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Dowell Springs Boulevard, a local street pavement width of 25-ft within a right-of-way width of 50-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **O (Office) & HP (Hillside Protection) / RN-5 (General Residential Neighborhood), OP & HP**

► **PROPOSED PLAN DESIGNATION:** **MDR/O (Medium Density Residential/Office) & HP (Hillside Protection)**

► **EXISTING LAND USE:** **Agriculture/forestry/vacant**

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: 12-D-97-RZ: A-1 to O-3 / RP-1; 7-D-00-RZ: A-1, O-3 & RP-1 to PC-1, O-1, O-3 & RP-1

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Single family residential, Agriculture/forestry/vacant - LDR (Low Density Residential) / HP (Hillside Protection)

South: Public-quasi/public - O (Office) / HP (Hillside Protection)

East: Industrial, Office, Commercial - LI (Light Industrial) / HP (Hillside Protection)

West: Agriculture/forestry/vacant, Single family residential - LDR (Low Density Residential) / O (Office) / HP (Hillside Protection)

NEIGHBORHOOD CONTEXT This area is a transitional area consisting primarily of office uses between industrial uses along East Weisgarber Rd and single family residential adjacent to Dick Lonas Road.

STAFF RECOMMENDATION:

- **Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transitional land use between the office and industrial uses and the adjacent residential area.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This remains a transitional area between existing industrial uses and low density residential area, MDR/O is an appropriate transitional land use classification and will support additional opportunities for residential development and office development at this location that has remained undeveloped as an Office land use classification.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. This area has utility service and transit already serving the existing area of the Dowell Springs Business Park.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While there is not an error in the plan, this area should be shown as MDR/O because allows for a transitional land use classification that also permits consideration of zone districts that permit a range of housing types. It is well positioned between an employment center, Dowell Springs Business Park, an industrial area, and a low density residential area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This area, while shown as Office on the sector plan, has remained undeveloped as office currently. The demand for additional residential opportunities and need for a transitional land use designation with the adjacent residential area makes MDR/O an appropriate land use designation.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/9/2022 and 8/23/2022. 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.



PLAN AMENDMENT REPORT

► **FILE #:** 7-A-22-PA

AGENDA ITEM #: 14

AGENDA DATE: 7/14/2022

► **APPLICANT:** **DOWELL SPRINGS COMPANY**
OWNER(S): White Realty and Service Dowell Springs Co

TAX ID NUMBER: 106 D A 00914 Council

[View map on KGIS](#)

JURISDICTION: District 3

STREET ADDRESS: 0 Dowell Springs Blvd.

► **LOCATION:** **Northeast end of Dowell Springs Blvd., north of intersection with Old Weisgarber**

► **APPX. SIZE OF TRACT:** **22.18 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Dowell Springs Boulevard, a local street pavement width of 25-ft within a right-of-way width of 50-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **O (Office) & HP (Hillside Protection) / RN-5 (General Residential Neighborhood), OP (Office Park) & (Hillside Protection) Overlay**

► **PROPOSED PLAN DESIGNATION:** **MDR/O (Medium Density Residential/Office) & HP (Hillside Protection)**

► **EXISTING LAND USE:** **Agriculture/forestry/vacant**

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: 12-D-97-RZ: A-1 to O-3 / RP-1; 7-D-00-RZ: A-1, O-3 & RP-1 to PC-1, O-1, O-3 & RP-1

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential, Agriculture/forestry/vacant - LDR (Low Density Residential) / HP (Hillside Protection)

South: Public-quasi/public - O (Office) / HP (Hillside Protection)

East: Industrial, Office, Commercial - LI (Light Industrial) / HP (Hillside Protection)

West: Agriculture/forestry/vacant, Single family residential - LDR (Low Density Residential) / O (Office) / HP (Hillside Protection)

NEIGHBORHOOD CONTEXT This area is a transitional area consisting primarily of office uses between industrial uses along East Weisgarber Rd and single family residential adjacent to Dick Lonas Road.

STAFF RECOMMENDATION:

- **Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transitional land use between the office and industrial uses and the adjacent residential area.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

AN ERROR IN THE PLAN:

1. While there is not an error in the plan, this area should be shown as MDR/O because allows for a transitional land use classification that also permits consideration of zone districts that permit a range of housing types. It is well positioned between an employment center, Dowell Springs Business Park, an industrial area, and a low density residential area.
2. This area is also served by transit and sidewalks.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. This area, while shown as Office on the sector plan, has remained undeveloped as office currently. The demand for additional residential opportunities and need for a transitional land use designation with the adjacent residential area makes MDR/O an appropriate land use designation.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would initiate the need for a plan amendment, however, the demand for a variety of housing types across the City of Knoxville and Knox County, particularly in the Northwest County Sector, has been well documented in local development activity data.

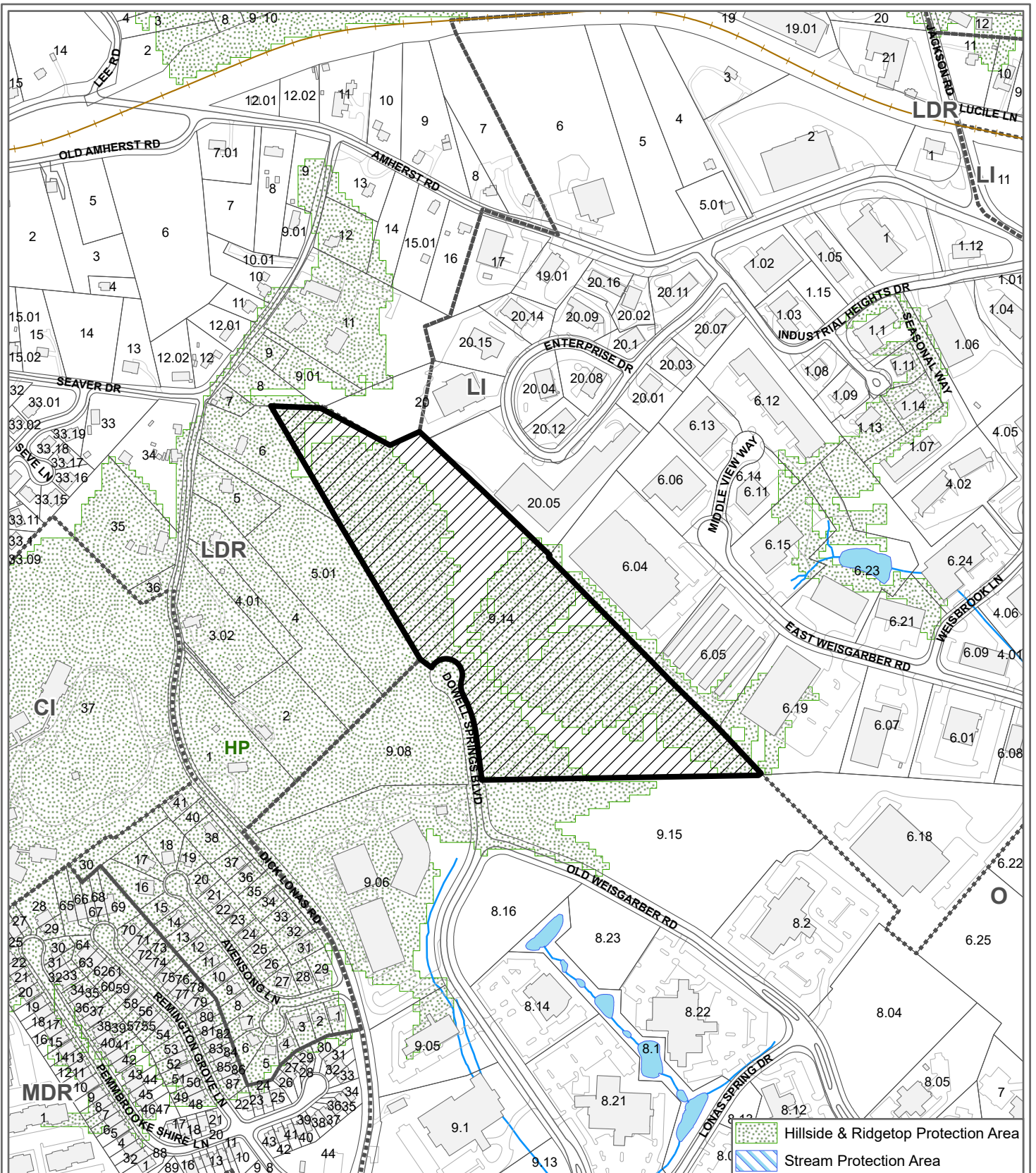
NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information that has been produced by this agency reveals the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities, which an amendment to a transitional land use classification that includes medium density residential zone districts could enable.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

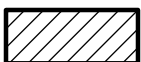
If approved, this item will be forwarded to Knoxville City Council for action on 8/9/2022 and 8/23/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have to appeal a Planning Commission decision in the City.



**7-D-22-SP / 7-A-22-PA
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: O (Office) & HP

To: MDR (Medium Density Residential) / O (Office) & HP



Original Print Date: 6/8/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

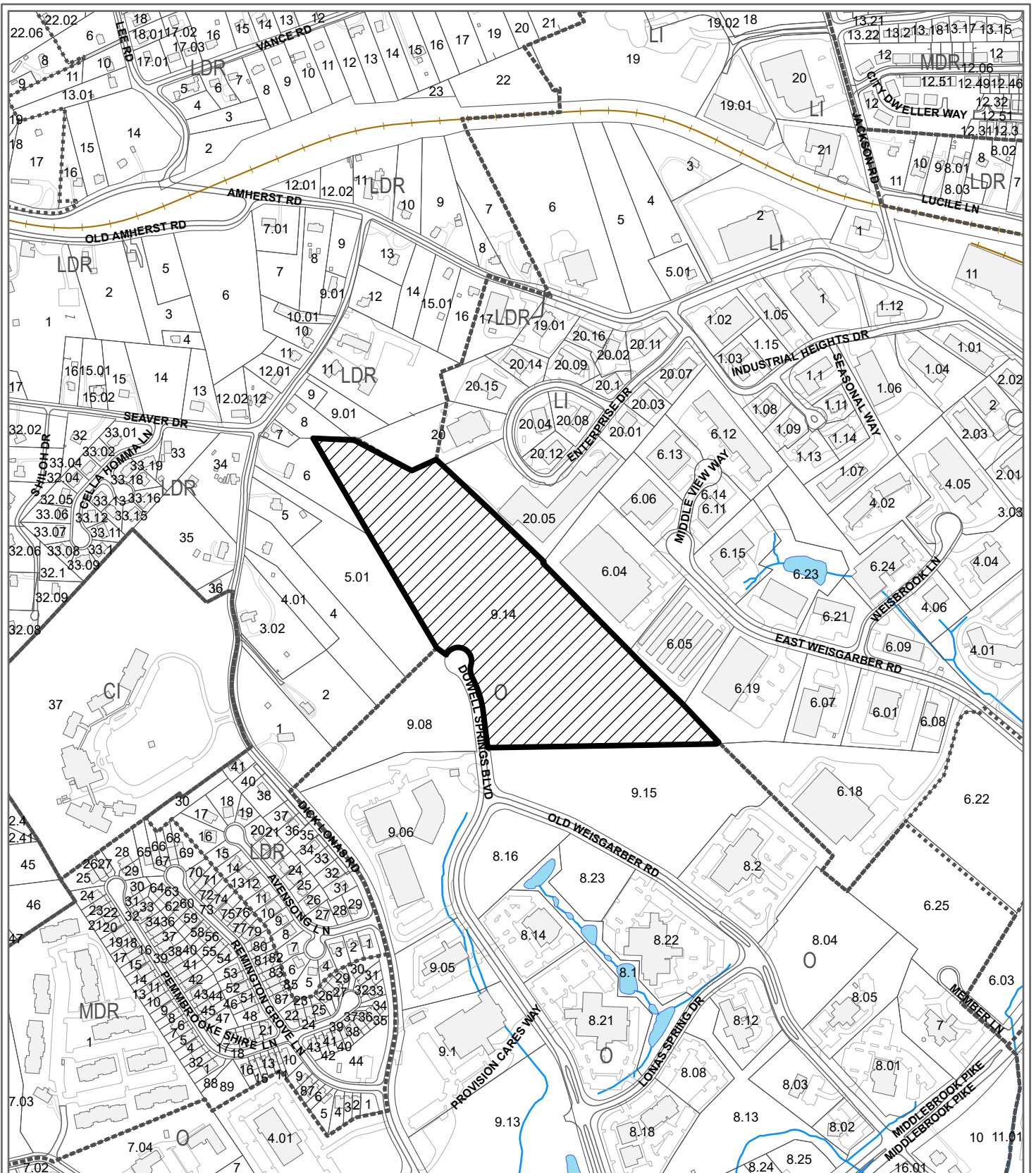
Petitioner: Dowell Springs Company

Map No: 106

Jurisdiction: City

0 500
Feet

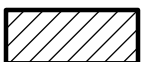




**7-A-22-PA / 7-D-22-SP
PLAN AMENDMENT**

From: O (Office) & HP

To: MDR (Medium Density Residential) / O (Office) & HP

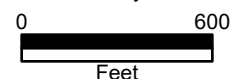


Original Print Date: 6/23/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

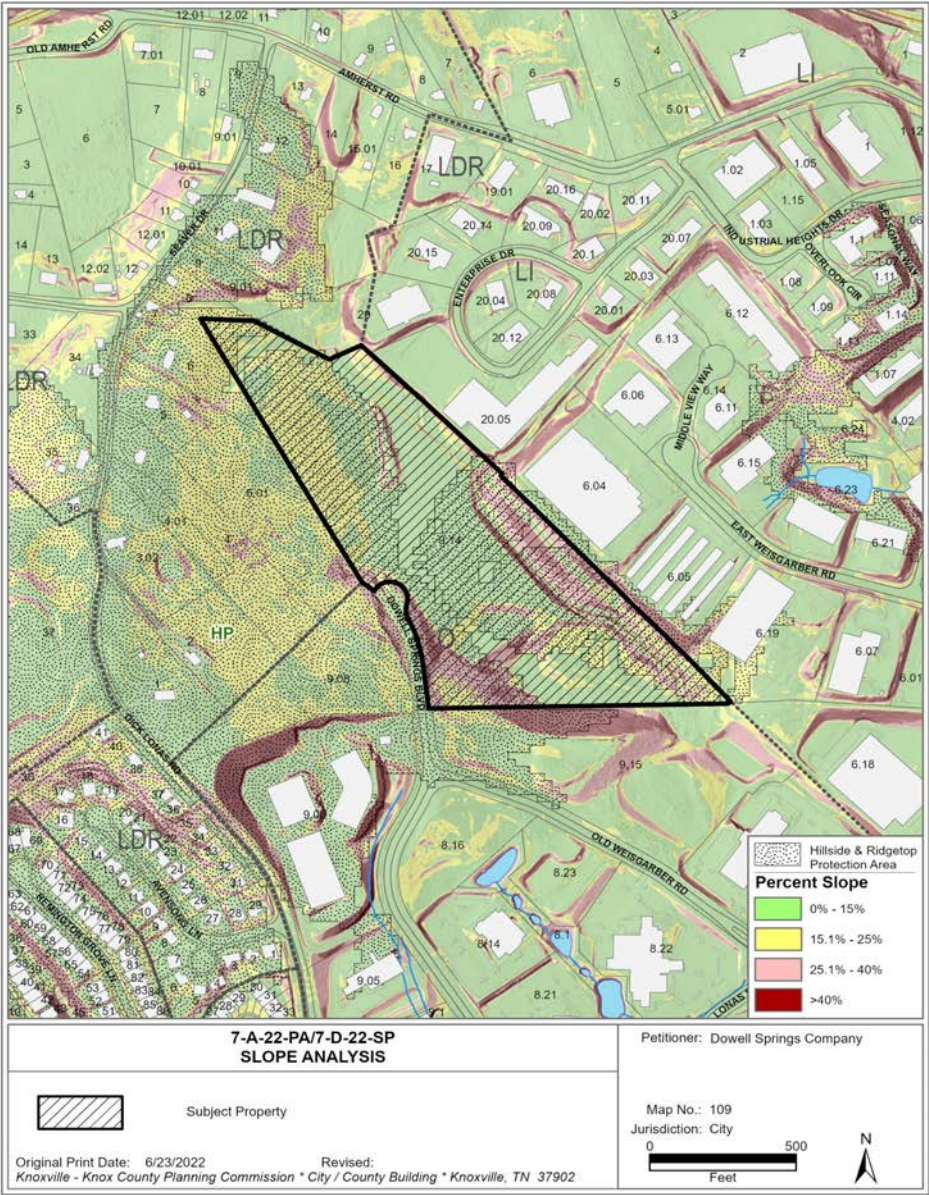
Petitioner: Dowell Springs Company

Map No: 106

Jurisdiction: City



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	21.33		
Non-Hillside	8.58	N/A	
0-15% Slope	0.70	100%	0.7
15-25% Slope	3.42	50%	1.7
25-40% Slope	4.35	20%	0.9
Greater than 40% Slope	4.29	10%	0.4
Ridgetops			
Hillside Protection (HP) Area	12.75	Recommended disturbance budget within HP Area (acres)	3.7
		Percent of HP Area	0.3



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Jerry L. Bodie has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Office and Hillside Protection to Medium Density Residential/Office and Hillside Protection consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on July 14, 2022, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #7-D-22-SP.

SECTION 2: This Resolution shall take effect upon its approval.

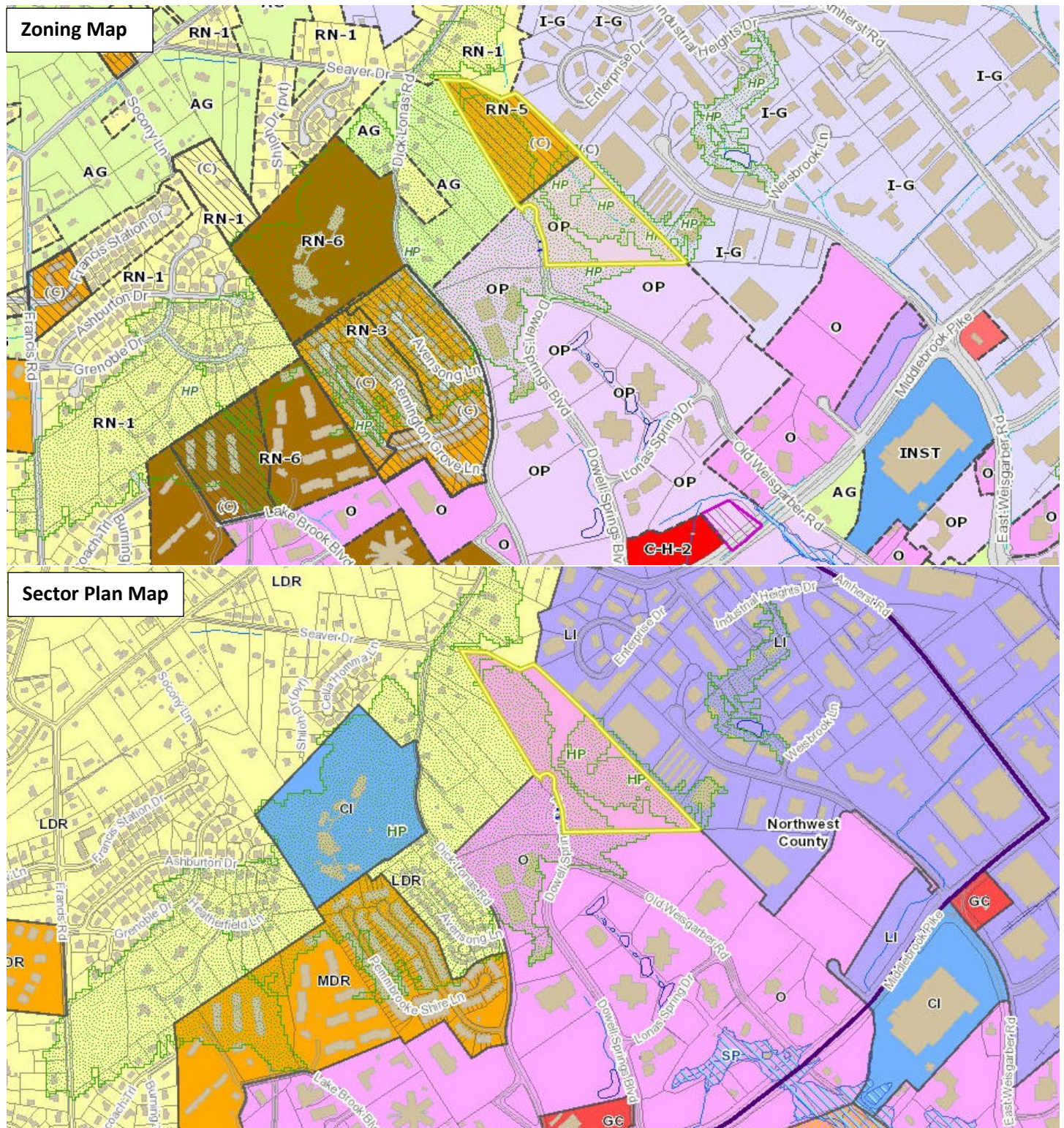
SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

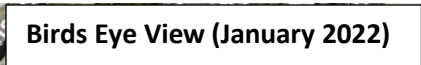
Chairman

Secretary

Exhibit A. 7-A-22-PA_7-D-22-SP Contextual Images



One Year Plan





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

Dowell Springs Company

Applicant Name

Affiliation

Date Filed

5/27/2022

Meeting Date (if applicable)

July 14, 2022

File Number(s)

7-A-22-PA
7-D-22-SP

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

Jerry L. Bodie

White Realty

Name

Company

416 Bearden Road

Knoxville

TN

37919

Address

City

State

ZIP

865-588-23244, x101

jbodie@whiterealty.com

Phone

Email

CURRENT PROPERTY INFO

Dowell Springs Company

416 Bearden Rd

865-588-2244, x101

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Dowell Springs Blvd

106DA00914

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast end of Dowell Springs Blvd.
north of intersection with Old Weisgarber Rd 22.18 acres

General Location

Tract Size

☒ City ☐ County

3rd

RN-5 & OP/HP

Ag For Vac

District

Zoning District

Existing Land Use

Northwest County

O/HP

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

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 _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☐ Zoning ChangeProposed Zoning
MDR/O / HP☒ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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

0527 | 800.00

Fee 2

0517 | 400.00

Fee 3

Total

\$1200.00

AUTHORIZATION

Jerry L. Bodie, Ex. V.P. Dowell Springs Company
Applicant Signature Please Print

Date

865-588-2244, x101

jbodie@whiterealty.com

Phone Number

Email

Jerry L. Bodie, Ex. V.P. Jerry L. Bodie
Property Owner Signature Please Print

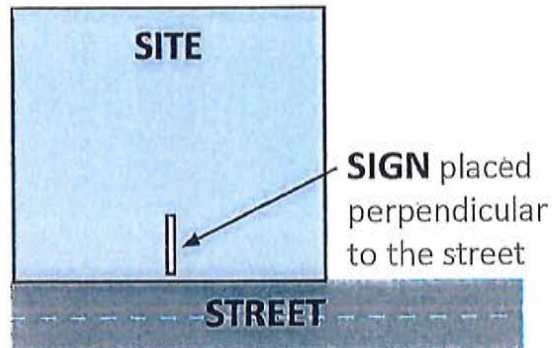
Date

5/27/2022

5/27/2022

sum

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:

June 29, 2022 and July 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Douell Springs Company

Date: 5/27/2022

File Number: 7-A-22-PA / 7-D-22-SP

☐

Sign posted by Staff

☐

Sign posted by Applicant