

REZONING REPORT

▶ **FILE #:** 7-S-22-RZ

AGENDA ITEM #: 26

AGENDA DATE: 7/14/2022

▶ **APPLICANT:** STEVE HALL

OWNER(S): Steve Hall

TAX ID NUMBER: 47 057

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 Greenwell Dr.

▶ **LOCATION:** Southeast of Greenwell Dr., west of Pedigo Rd.

▶ **APPX. SIZE OF TRACT:** 4.8 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Greenwell Drive, a major collector with a 20-ft pavement width within a 36-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Agricultural/forestry/vacant

▶ **DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant - PR (Planned Residential) up to 3 du/ac

South: Single family residential, rural residential - A (Agricultural)

East: Rural residential - A (Agricultural)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This is a rural area comprised of large agricultural properties and single family detached subdivisions with a density range up to 3 du/ac or less.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 3 dwelling units per acre because it is consistent with the sector plan and surrounding 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. Much of the surrounding area is comprised of single-family residential subdivisions on properties that were rezoned from A (Agricultural) to PR (Planned Residential) beginning in the late 1980s up until the present time.

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

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. The subject property is entirely forested and contains two blue line streams that merge on the parcel and pond into the Copper Ridge Branch of the Beaver Creek Watershed. A vegetative buffer with a minimum width of 50 feet on each side of the stream is required for water quality purposes.
3. The PR zone enables clustering density away from environmentally sensitive areas, and encourages open space preservation. Considering environmental assets and constraints on the property, a density of 3 du/ac is recommended over the proposed 4 du/ac.

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. The PR zone requires that development plans come to the Planning Commission for approval. During this review, potential issues such as drainage, topography and other development concerns can be addressed.
2. The proposed PR zoning at a density of 3 du/ac is more consistent with surrounding residential densities than the proposed 4 du/ac.

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. PR zoning up to 3 du/ac aligns with the existing LDR (Low Density Residential) land use designation for this property.
2. The property is in the Planned Growth Area of the Growth Policy Plan.
3. The proposed zoning change is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 226 (average daily vehicle trips)

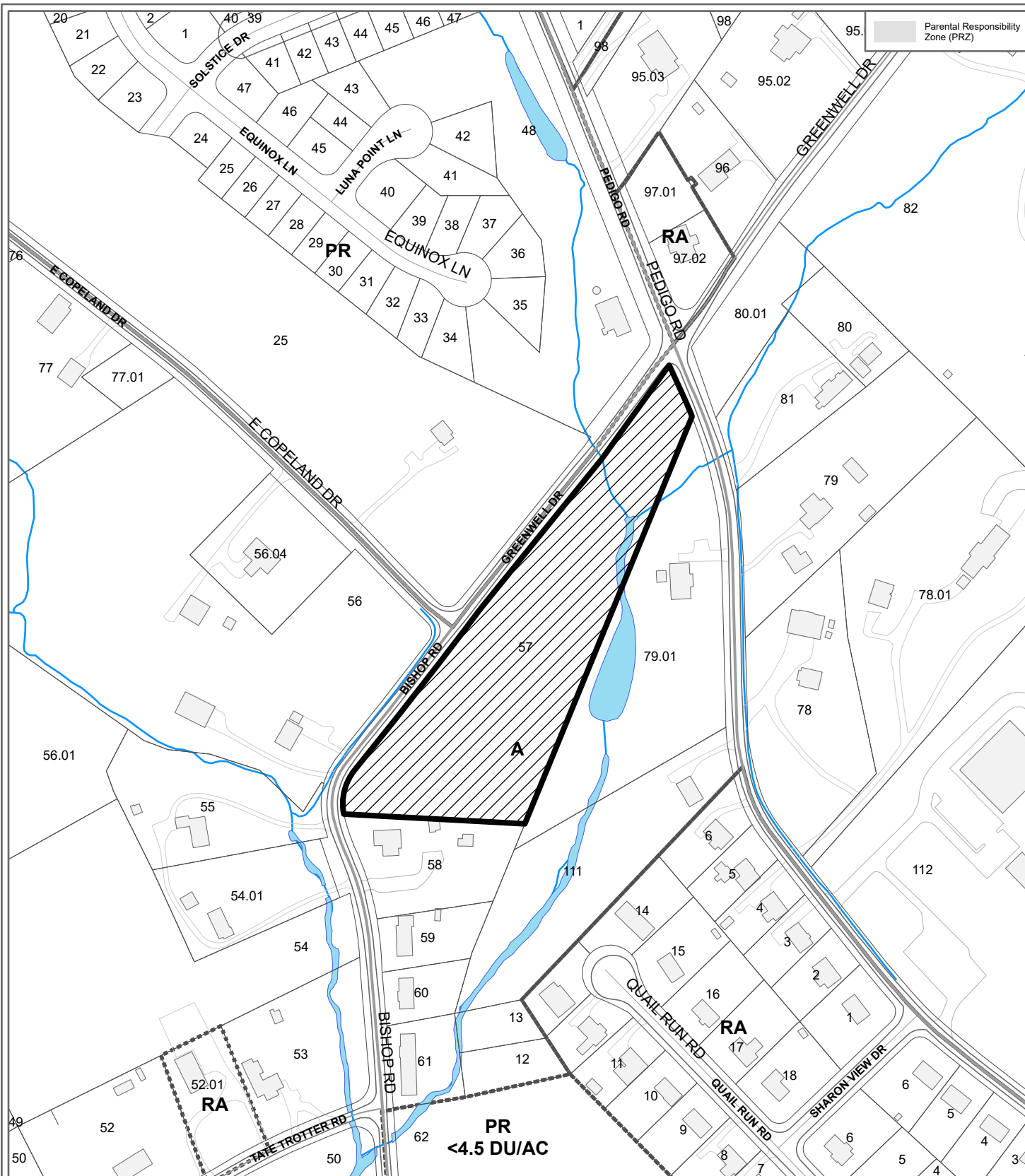
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 8 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell High.

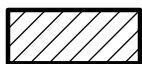
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 8/22/2022. 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.



**7-S-22-RZ
REZONING**

From: A (Agricultural)
To: PR (Planned Residential)



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

Petitioner: Hall, Steve

Map No: 47
Jurisdiction: County



Exhibit A. 7-S-22-RZ Contextual Images

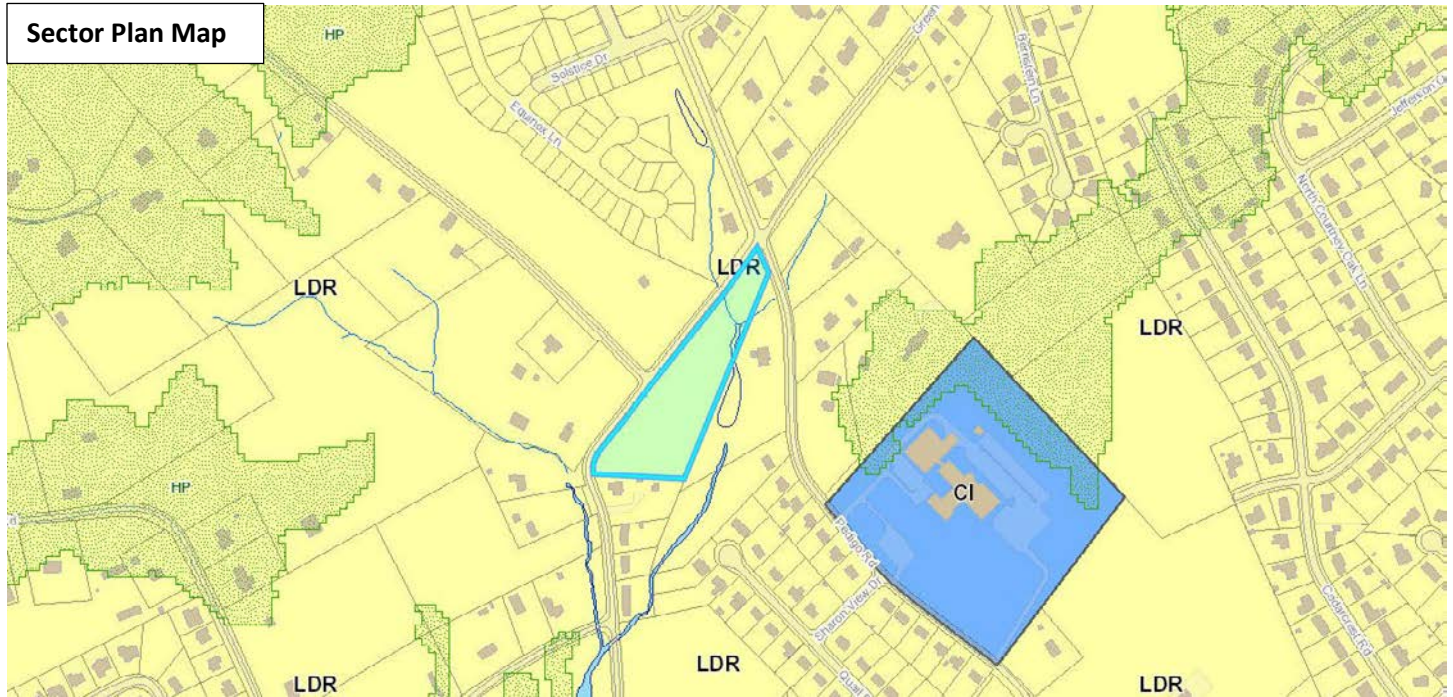
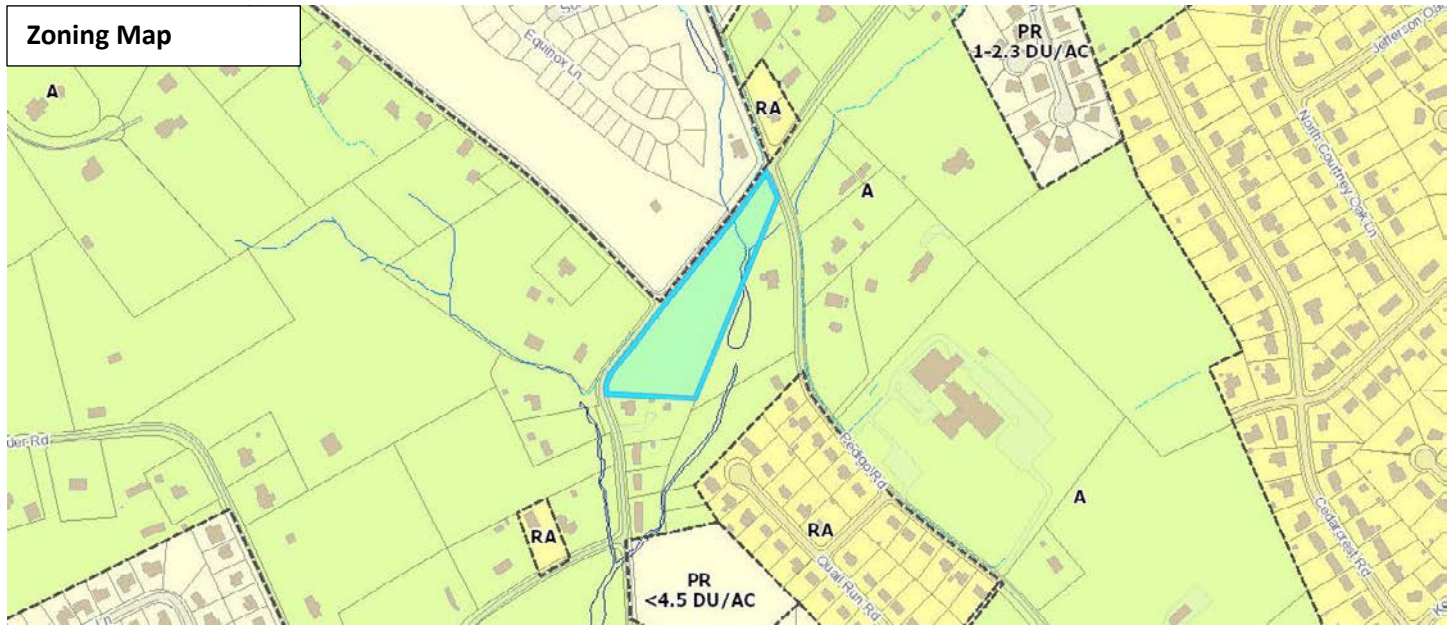


Exhibit A. 7-S-22-RZ Contextual Images



1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

STEVE HALL
Applicant Name

Co OWNER
Affiliation

5/27/22
Date Filed

7/14/2022
~~7/1/22~~
Meeting Date (if applicable)

File Number(s)
7-S-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

STEVE HALL
Name

Company

3127 TEE LN
Address

KNOXVILLE
City

TN
State

37118
ZIP

865-705-6503
Phone

HALLSTEVE20@YAHOO.COM
Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 GREENWELL DR
Property Address

047 057
Parcel ID

HALLSDALE POWELL
Sewer Provider

HALLSDALE POWELL
Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast of Greenwell Dr, west of Pedigo Rd

4.8 ac

General Location

Tract Size

City County

7th
District

A (Agricultural)

Zoning District

Agriculture/Forestry/Vacant

Existing Land Use

North County

LDR (Low Density Residential)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

