

REZONING REPORT

▶ **FILE #:** 6-G-22-RZ

AGENDA ITEM #: 18

AGENDA DATE: 6/9/2022

▶ **APPLICANT:** DAVID JOHNSON (OWNER)

OWNER(S): David Johnson

TAX ID NUMBER: 62 L B 017 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8934 Pleasant Hill Rd.

▶ **LOCATION:** Southwest side of Pleasant Hill Rd., east of Kitts Rd.

▶ **APPX. SIZE OF TRACT:** 0.347 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Pleasant Hill Road, a local street, with a pavement width of 19-ft within a right-of-way width of 50-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Lyon Creek

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

▶ **ZONING REQUESTED:** RA (Low Density Residential)

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

▶ EXTENSION OF ZONE: Yes, RA is adjacent to the east and north

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential / RA (Low Density Residential)

South: Agriculture/forestry/vacant / A (Agricultural)

East: Single family residential / RA (Low Density Residential)

West: Single family residential / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is primarily single family residential lots zoned RA within 600-ft of the commercial corridor along Andrew Johnson Highway.

STAFF RECOMMENDATION:

▶ **Approve RA (Low Density Residential) zoning because it is consistent with the 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. Beginning in the 1950s, this area has been primarily developed as single family residential homes on RA zoned lots.

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

1. The RA zone is intended to provide for residential areas with low population densities. The minimum lot size for single family residential, if served by sewer, is 10,000-sf.

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 rezoning to RA is not anticipated to have an adverse affect on surrounding properties. The adjacent areas are already zoned RA as well.
2. This property already has a home on the area delineated for rezoning to RA and is approximately 15,000-sf.

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. This property is located at the edge of the Carter Town Center Mixed Use Special District in the East County Sector Plan which describes the district as being surrounded by low density and rural residential uses. This proposal is consistent with sector plan land use classification and does not conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

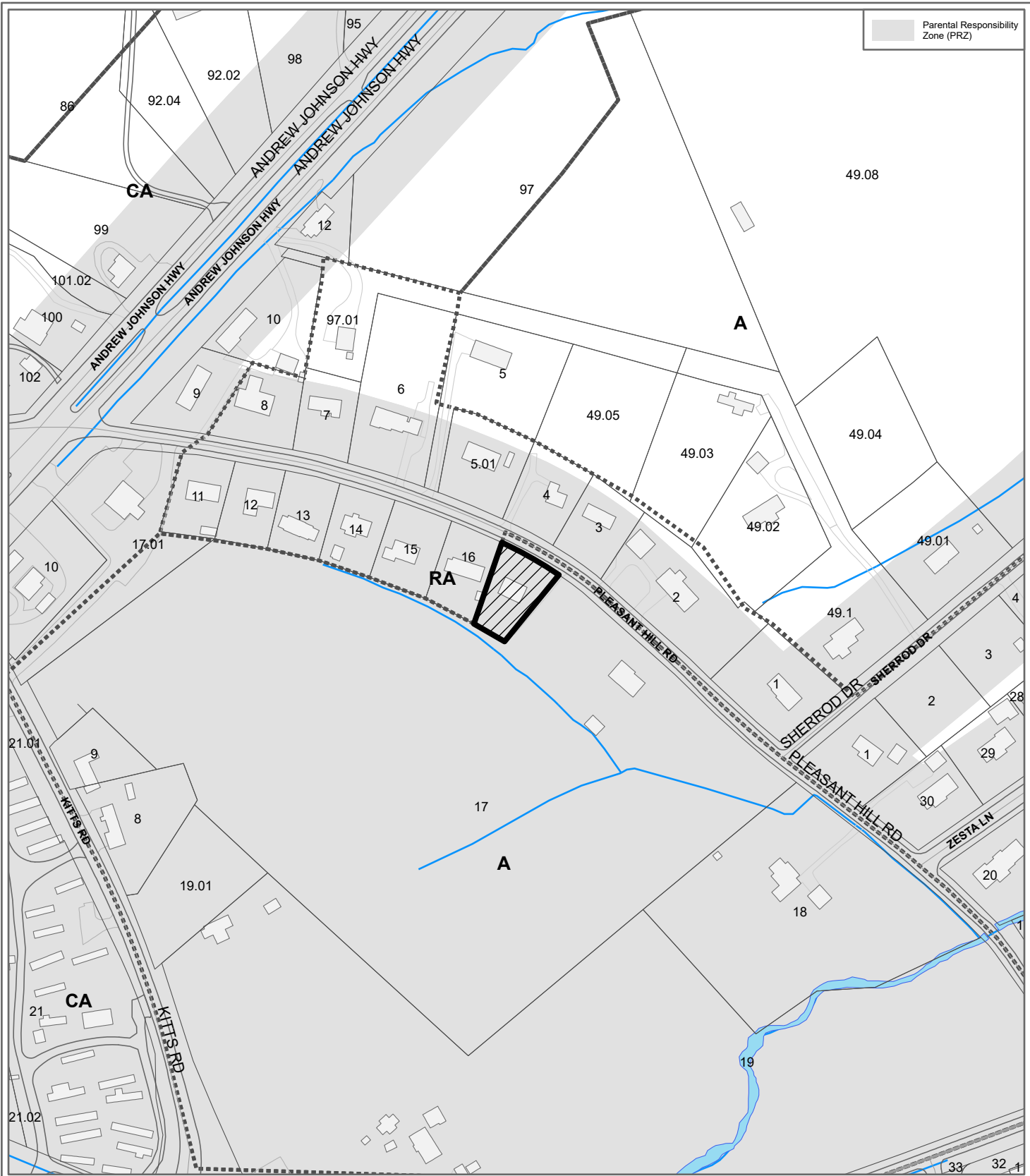
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter 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 7/25/2022. 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.



Parental Responsibility Zone (PRZ)

**6-G-22-RZ
REZONING**

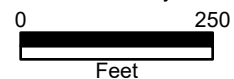
From: A (Agricultural)
To: RA (Low Density Residential)



Petitioner: Johnson, David

Map No: 62

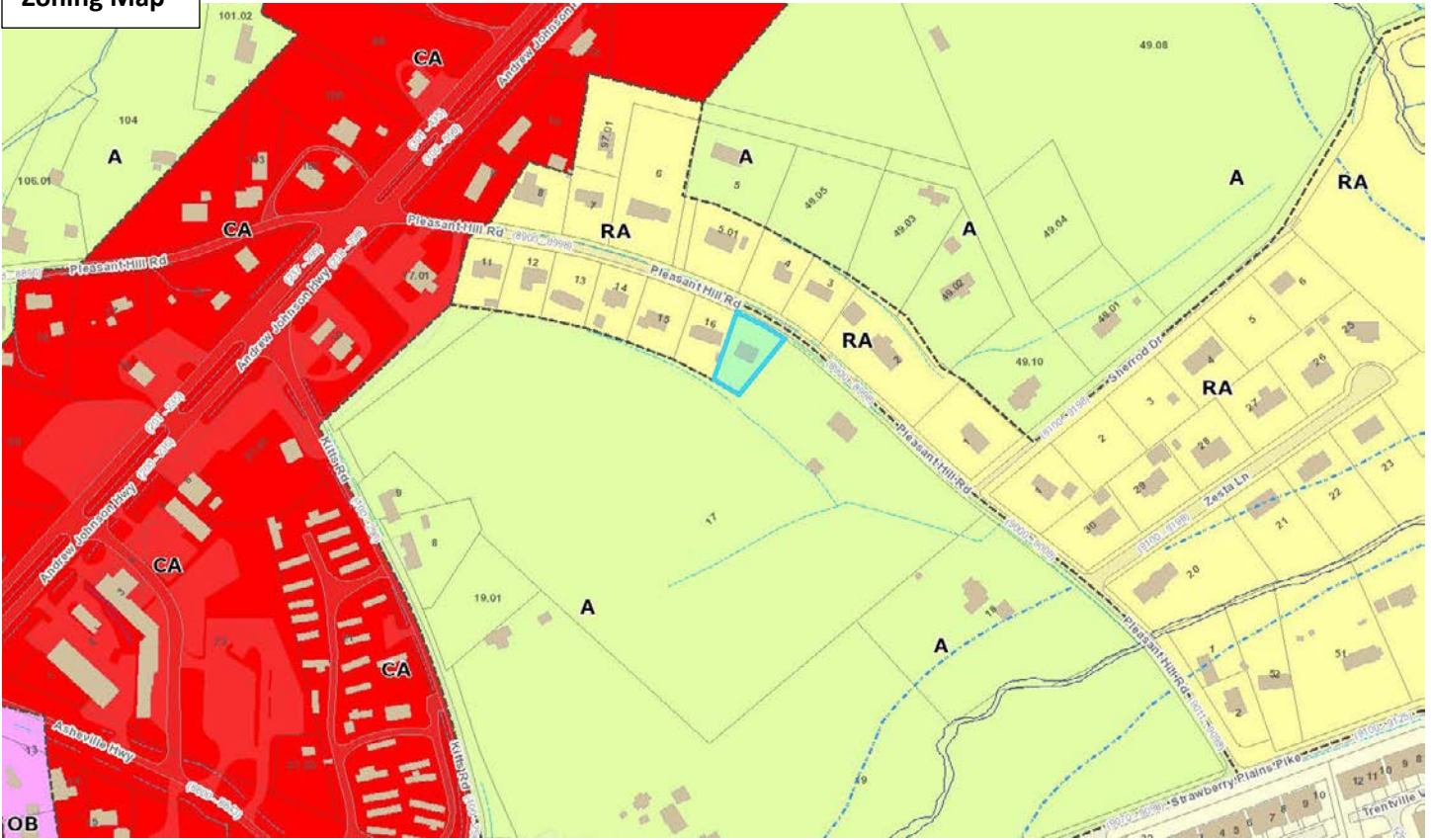
Jurisdiction: County



Original Print Date: 5/16/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. 6-G-22-RZ Contextual Images

Zoning Map



Sector Plan Map

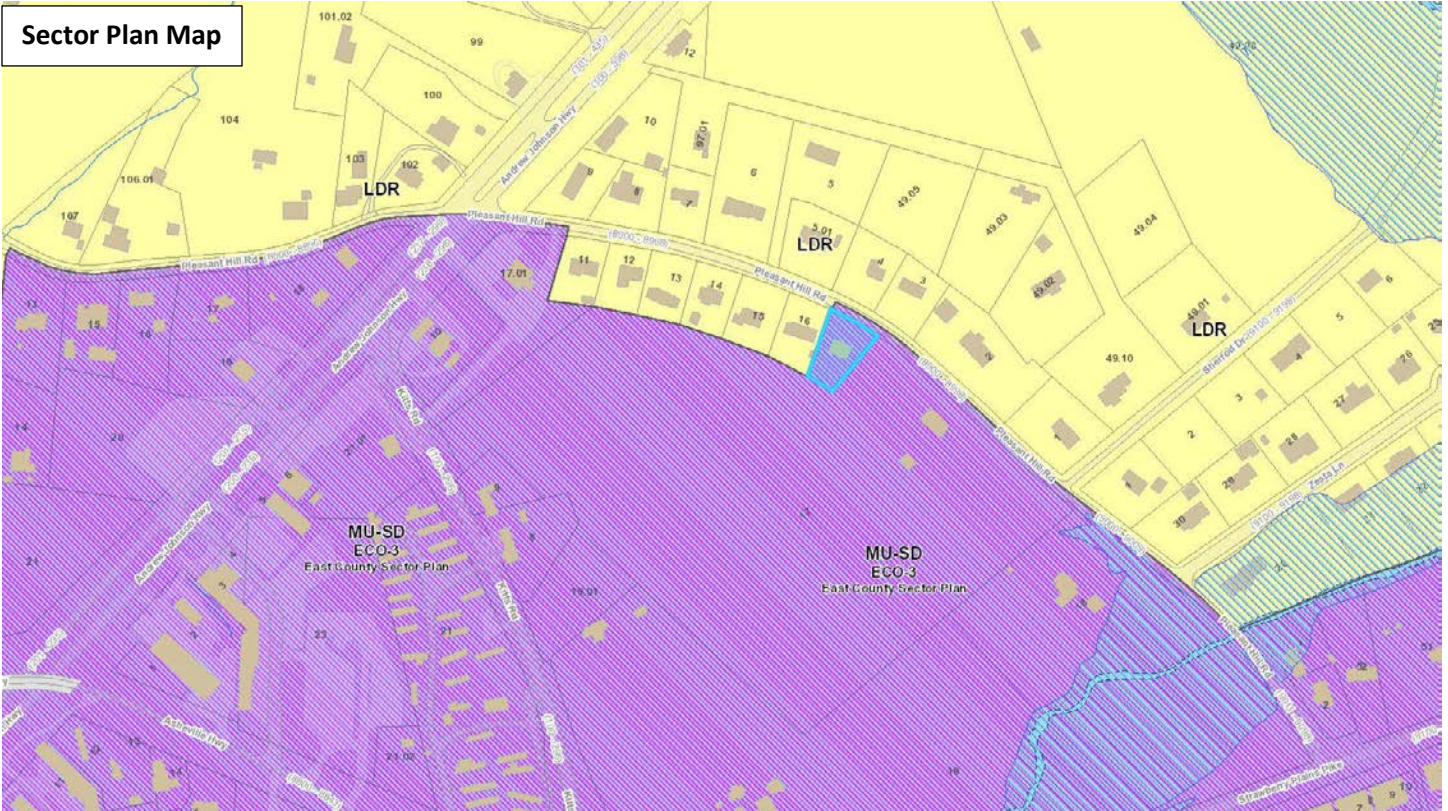


Exhibit A. 6-G-22-RZ Contextual Images

Aerial Map w/ Major Road Plan & PRZs





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

David Johnson

owner

Applicant Name

Affiliation

4-21-2022

6/9/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

6-G-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

Tracy Widner

TMW Land Surveying, Inc

Name

Company

P.O.Box 18358

Knoxville

TN

37928

Address

City

State

ZIP

865-689-4303

tmwlandsurveying@comcast.net

Phone

Email

CURRENT PROPERTY INFO

8934 Pleasant Hill Road

865-603-6002

Property Owner Name (if different)

Property Owner Address

PART OF
062L B 017

Property Owner Phone

8934 Pleasant Hill Road

Property Address

Parcel ID

KUB

KUB

n

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Pleasant Hill Rd, east of Kitts Rd

0.347 ac

General Location

Tract Size

City County
8th District

A (Agricultural)
Zoning District

Agriculture/forestry/vacant
Existing Land Use

East County
Planning Sector

MU-SD ECO-3
Sector Plan Land Use Classification

Planned Growth Area
Growth Policy Plan Designation

November 22, 2021

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

_____ Combine Parcels
 Divide Parcel
 Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 RA
 Proposed Zoning

Plan Amendment Change
 Proposed Plan Designation(s)

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		Total
0324	\$600.00	\$600.00
Fee 2		
Fee 3		

AUTHORIZATION

David Johnson

David Johnson

4-21-2022

Applicant Signature

Please Print

Date

865-603-6002

tmwlandsurveying@comcast.net

Phone Number

Email

David Johnson

David Johnson

4-21-2022

Property Owner Signature

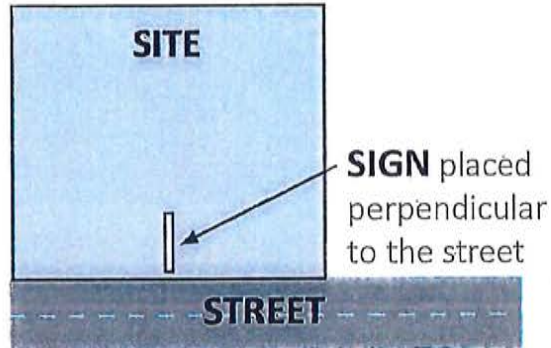
Please Print

Date

Liz Albertson
4/22/2022

sum
4/25/22

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:

May 25th (applicant or staff to post sign) and June 10th (applicant to remove sign)

Applicant Name: David Johnson
 Date: 4/25/22
 File Number: 6-G-22-RZ

Sign posted by Staff
 Sign posted by Applicant