



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-A-22-RZ
5-A-22-SP

AGENDA ITEM #: 6
AGENDA DATE: 5/12/2022

▶ **APPLICANT:** TERRY E. ROMANS
OWNER(S): Jimmy Webb

TAX ID NUMBER: 126 13602 [View map on KGIS](#)
JURISDICTION: Commission District 9
STREET ADDRESS: 0 Swaggerty Rd.
▶ **LOCATION:** North side of Kimberlin Heights Road, east side of Swaggerty Road
▶ **TRACT INFORMATION:** 8.51 acres.
SECTOR PLAN: South County
GROWTH POLICY PLAN: Rural Area
ACCESSIBILITY: Access is via Kimberlin Heights Road, a minor arterial street with a 20-ft pavement width within a 60-ft right-of-way. Access is also via Swaggerty Road, a local road with a 20-ft pavement width within a 45-ft right-of-way.
UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knox-Chapman Utility District
WATERSHED: Cement Mill Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / A (Agricultural)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** RR (Rural Residential) / PR (Planned Residential)
▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ **DENSITY PROPOSED:** 3 du/ac
EXTENSION OF PLAN DESIGNATION/ZONING: No
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Agriculture/forestry/vacant, rural residential & multifamily residential / AG (Agricultural) / A (Agricultural)
South: Rural residential & single family residential / AG (Agricultural) / A (Agricultural) & PR (Planned Residential) up to 3 du/ac
East: Agriculture/forestry/vacant / AG (Agricultural) & RR (Rural Residential) / A (Agricultural)
West: Single family residential, rural residential / AG (Agricultural) / A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is rural with a mix of large residential and agricultural properties. There is an elementary school across the street.

STAFF RECOMMENDATION:

- ▶ **Recommend postponement for 30 days until the June 9, 2022 meeting, per the applicant's request.**

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COMMENTS:

ESTIMATED TRAFFIC IMPACT: 290 (average daily vehicle trips)

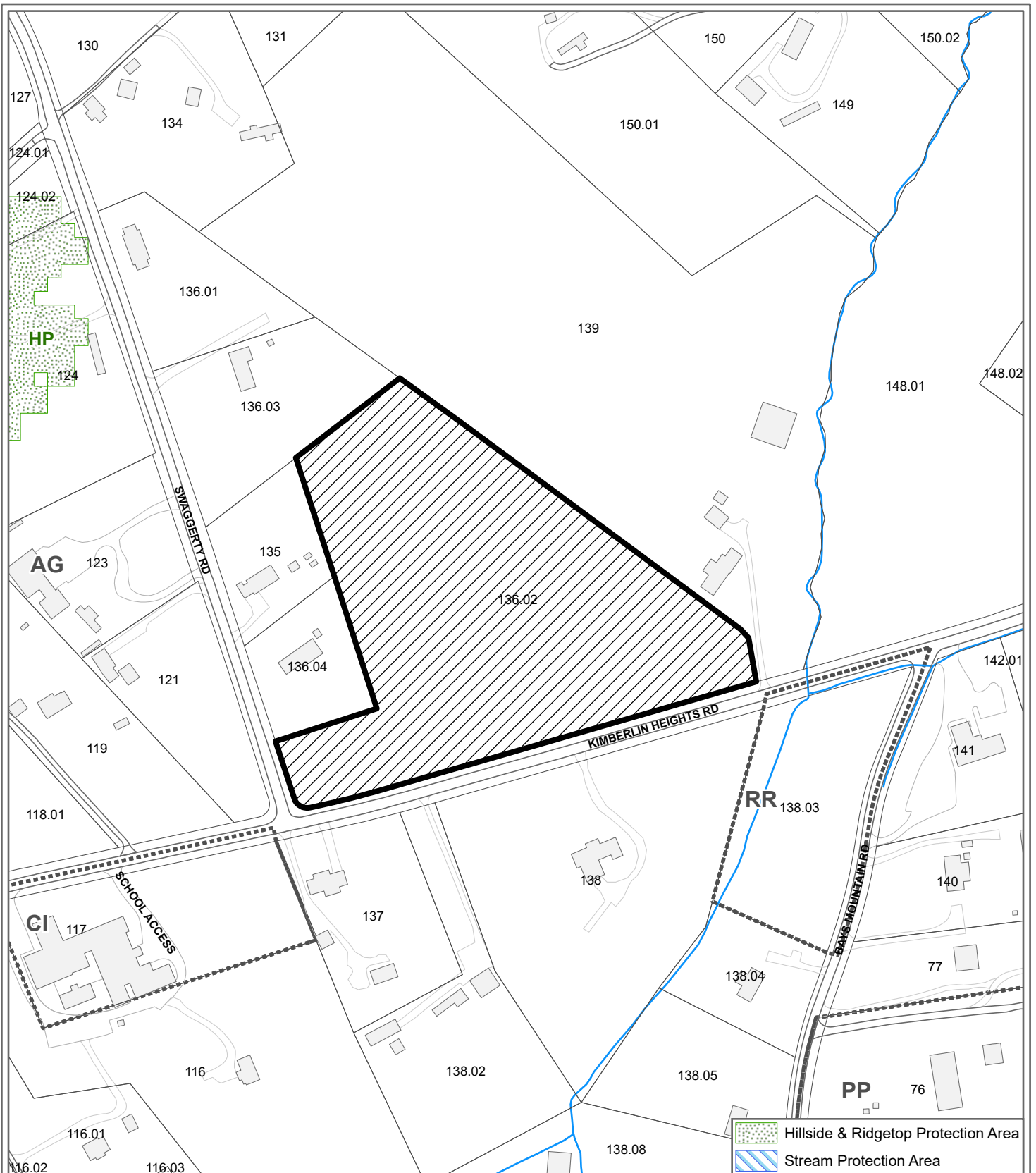
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (public school children, grades K-12)

Schools affected by this proposal: Gap Creek Elementary, South Doyle Middle, and South Doyle 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 6/27/2022. 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.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

**5-A-22-SP / 5-A-22-RZ
SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural)

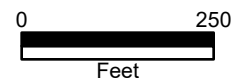
To: RR (Rural Residential)



Petitioner: Romans, Terry E.

Map No: 126

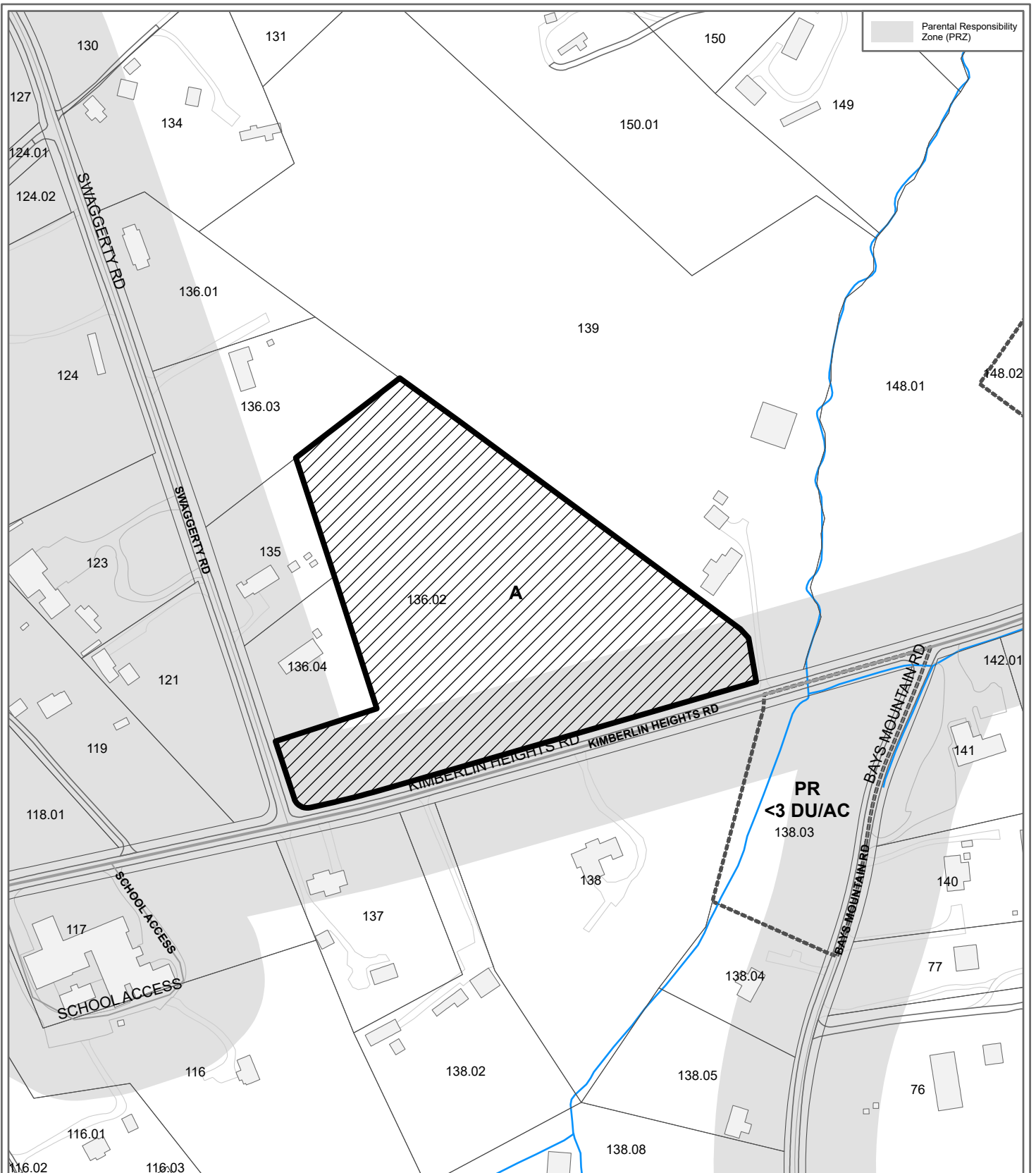
Jurisdiction: County



Original Print Date: 4/18/2022

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



**5-A-22-RZ
REZONING**

From: A (Agricultural)

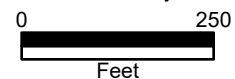
To: PR (Planned Residential)



Petitioner: Romans, Terry E.

Map No: 126

Jurisdiction: County



Original Print Date: 4/18/2022

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Request to Postpone • Table • Withdraw

Taylor Romans, Romans Engineering 4/25/2022
Applicant Name (as it appears on the current Planning Commission agenda) Date of Request

May 12, 2022 File Number(s)
Scheduled Meeting Date 5-A-22-RZ/ 5-A-22-SP

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the June 9, 2022 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. **The refund check will be mailed to the original payee.*

TABLE

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

TJR
Applicant Signature

TERRY E ROMANS
Please Print

865-679-5736
Phone Number

romansengineering@gmail.com
Email

STAFF ONLY

Staff Signature _____ Please Print _____ Date Paid _____ No Fee

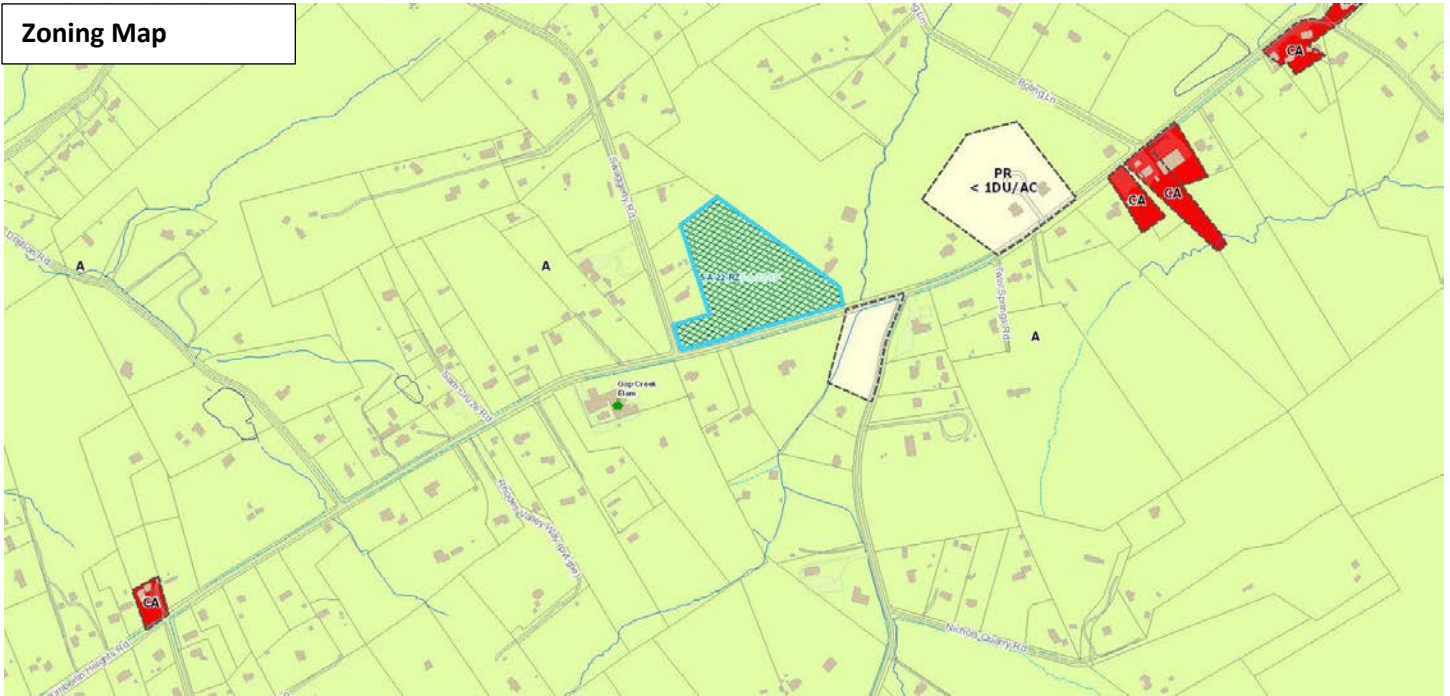
Eligible for Fee Refund? Yes No Amount:

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____

Exhibit B. 5-A-22-RZ/5-A-22-SP Contextual Images

Zoning Map



Sector Plan Map

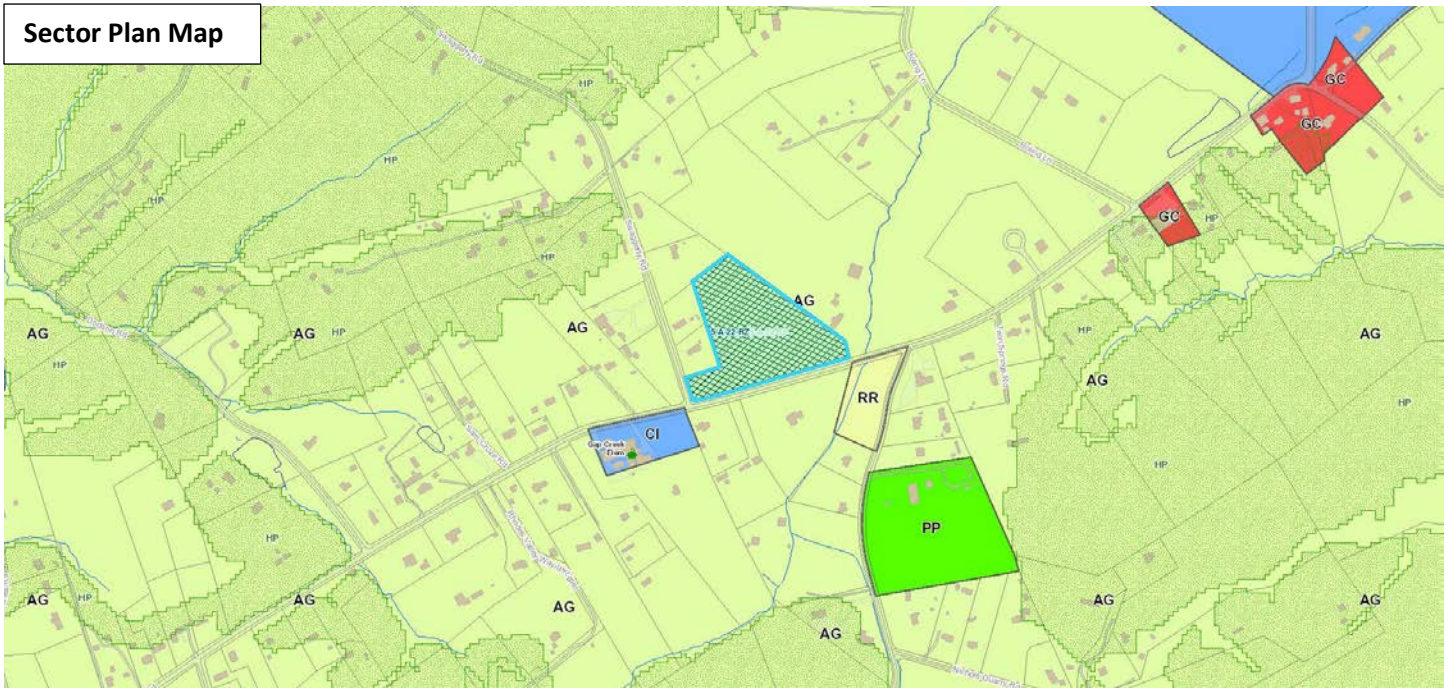
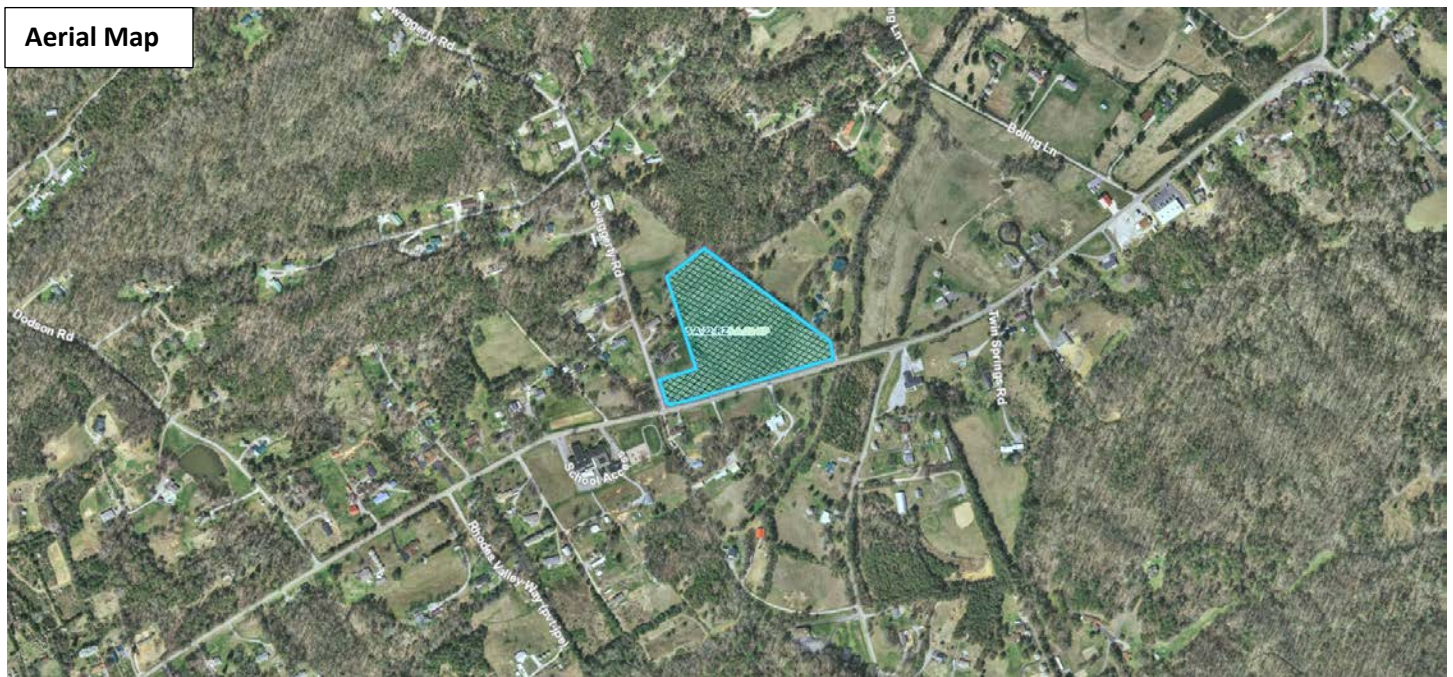
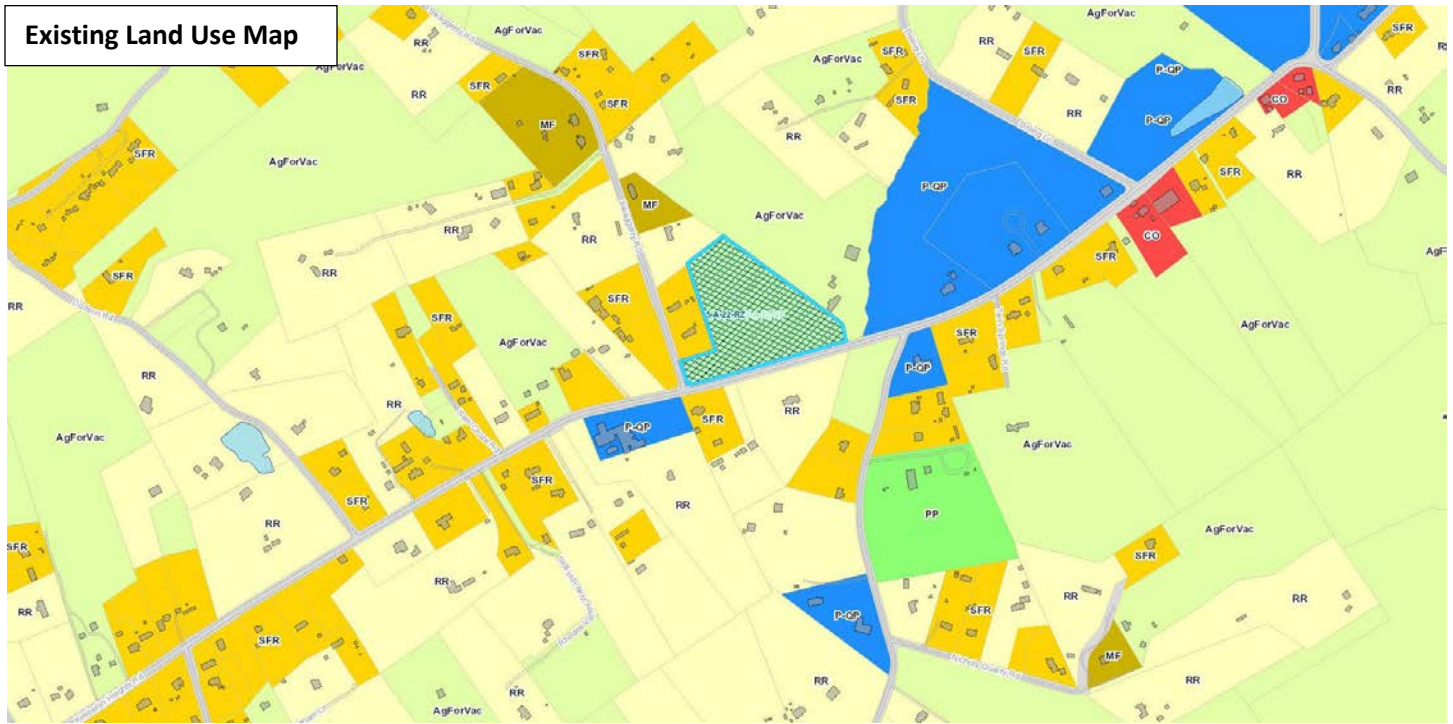


Exhibit B. 5-A-22-RZ/5-A-22-SP Contextual Images





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

Terry E. Romans

Surveyor

Applicant Name

May 12, 2022

Affiliation

2/28/22

~~April 14, 2022~~

5-A-22-RZ

File Number(s)

Date Filed

Meeting Date (if applicable)

5-A-22-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Terry E. Romans

Romans Engineering

Name

Company

1923 Hopewell Rd

Knoxville

TN

37920

Address

City

State

ZIP

(865) 679-5736

romansengineering@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Jimmy Webb

810 E Governor John Sevier Hwy Unit B

865-389-2607

Owner Name (if different)

Owner Address

Owner Phone

0 Swaggerty Rd

126 136.02

Property Address

Parcel ID

STAFF USE ONLY

North side of Kimberlin Heights Rd., east side of Swaggerty Rd.

8.51 acres

General Location

Tract Size

9th

A

Jurisdiction (specify district above)

- City
- County

Zoning District

South County

AG

Rural

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVac

Knox Chapman

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

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
 Total Number of Lots Created _____
 Unit / Phase Number _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

- Zoning Change Change from A to PR 3 DU/AC
 Proposed Zoning _____
 Plan Amendment Change Change to RR (Rural Residential)
 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
0325	1025.00	
Fee 2		
0517	800.00	
Fee 3		
		\$1825.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Terry E. Romans

Digitally signed by Terry E. Romans
Date: 2022.02.28 09:18:29 -05'00'

Terry E. Romans

02/28/2022

Applicant Signature

Please Print

Date

(865) 679-5736

romansengineering@gmail.com

Phone Number

Email

SWM 2/28/2022

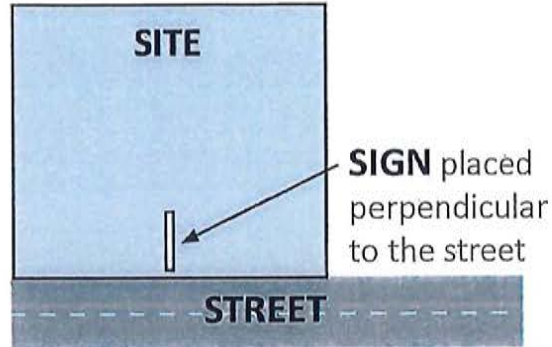
swm 2/28/2022

Staff Signature

Please Print

Date

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:

April 27, 22 and May 13, 22
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Derry Romans

Date: 3/1/22

File Number: 5-A-22-RZ / 5-A-22-SP

- Sign posted by Staff
- Sign posted by Applicant