

REZONING REPORT

▶ **FILE #:** 5-B-22-RZ

AGENDA ITEM #: 7

AGENDA DATE: 5/12/2022

▶ **APPLICANT:** SCOTT BURDETTE
OWNER(S): Scott Burdette / Allure Properties, LLC

TAX ID NUMBER: 106 C A 013 [View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1621 Francis Rd.

▶ **LOCATION:** North side of Francis Road, northeast of intersection of Hembolt Road

▶ **APPX. SIZE OF TRACT:** 0.8 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Francis Road, a local road with a 19-ft pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

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

▶ EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)

South: Single family residential & rural residential - A (Agricultural) & RN-1 (Single Family Residential Neighborhood)

East: Single family residential - A (Agricultural) & RN-3 (General Residential Neighborhood)

West: Agriculture/forestry/vacant & single family residential - A (Agricultural) & RN-1 (Single Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This property is in a residential area composed of detached single family homes ranging in density from large Agricultural zoned lots to denser subdivisions.

STAFF RECOMMENDATION:

▶ Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan.

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) The proposed rezoning to RN-2 is compatible with the area's transition from agricultural to low density residential zones, which has been occurring since the mid-1980s. The addition of more residential development is consistent with development trends in the area.

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

1) The RN-2 zone is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

2) Staff maintains that RN-2 is an appropriate zoning for the property and is compatible with surrounding zones.

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) RN-2 zoning is consistent with surrounding development and should have minimal impact on adjacent properties.

2) There are no known environmental constraints on the property that require consideration to avoid adverse impact on adjacent properties when developing at the proposed density.

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 RN-2 zone is compatible with the existing LDR (Low Density Residential) land use classification in the Northwest County Sector Plan and is compatible with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 90 (average daily vehicle trips)

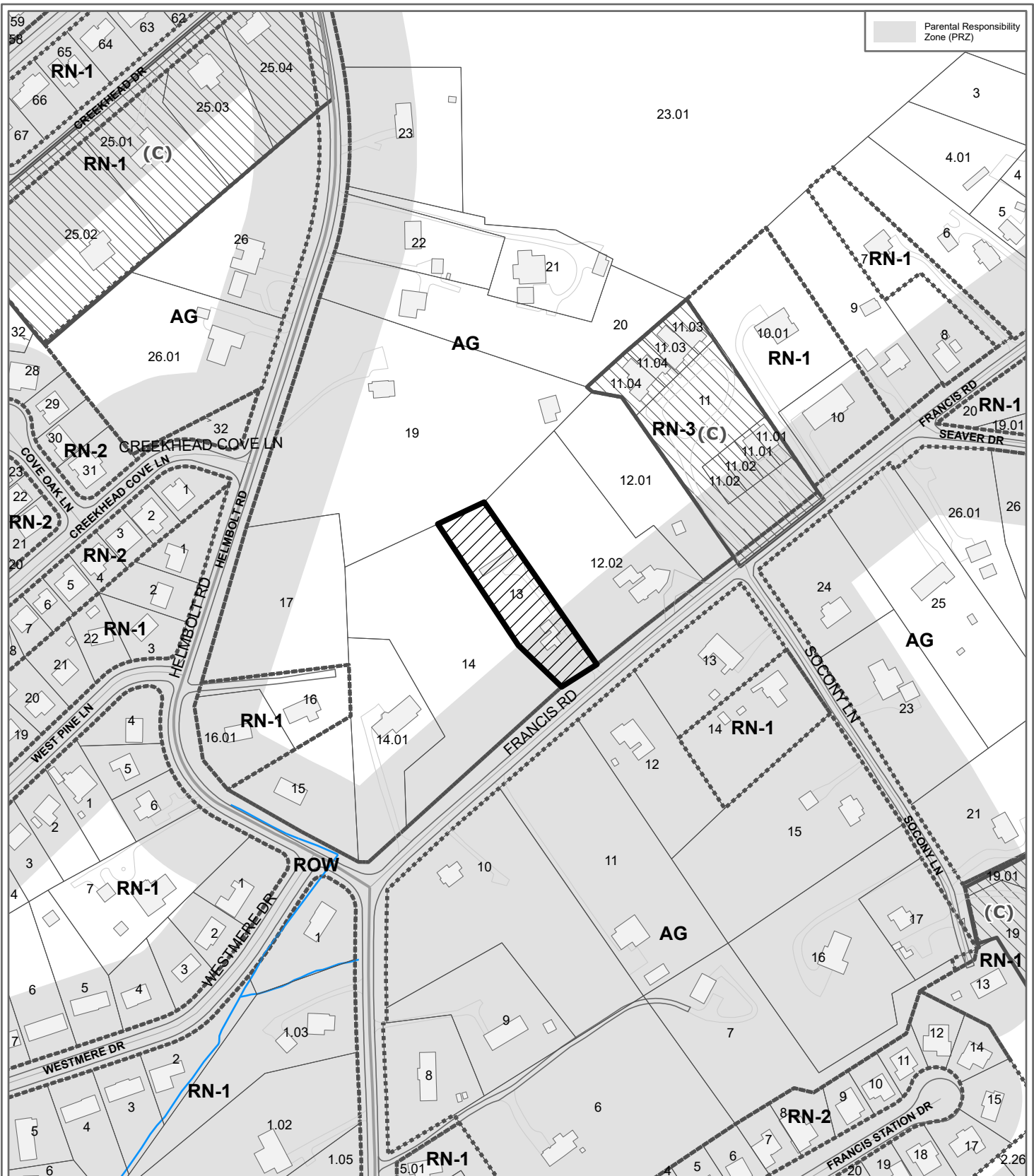
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: West Hills Elementary, Bearden Middle, and Bearden 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 Knoxville City Council for action on 6/14/2022 and 6/28/2022. 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 30 days to appeal a Planning Commission decision in the City.



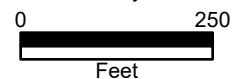
**5-B-22-RZ
REZONING**

From: AG (Agricultural)
To: RN-2 (Single-Family Residential Neighborhood)



Petitioner: Burdette, Scott

Map No: 106
Jurisdiction: City



Original Print Date: 4/18/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

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

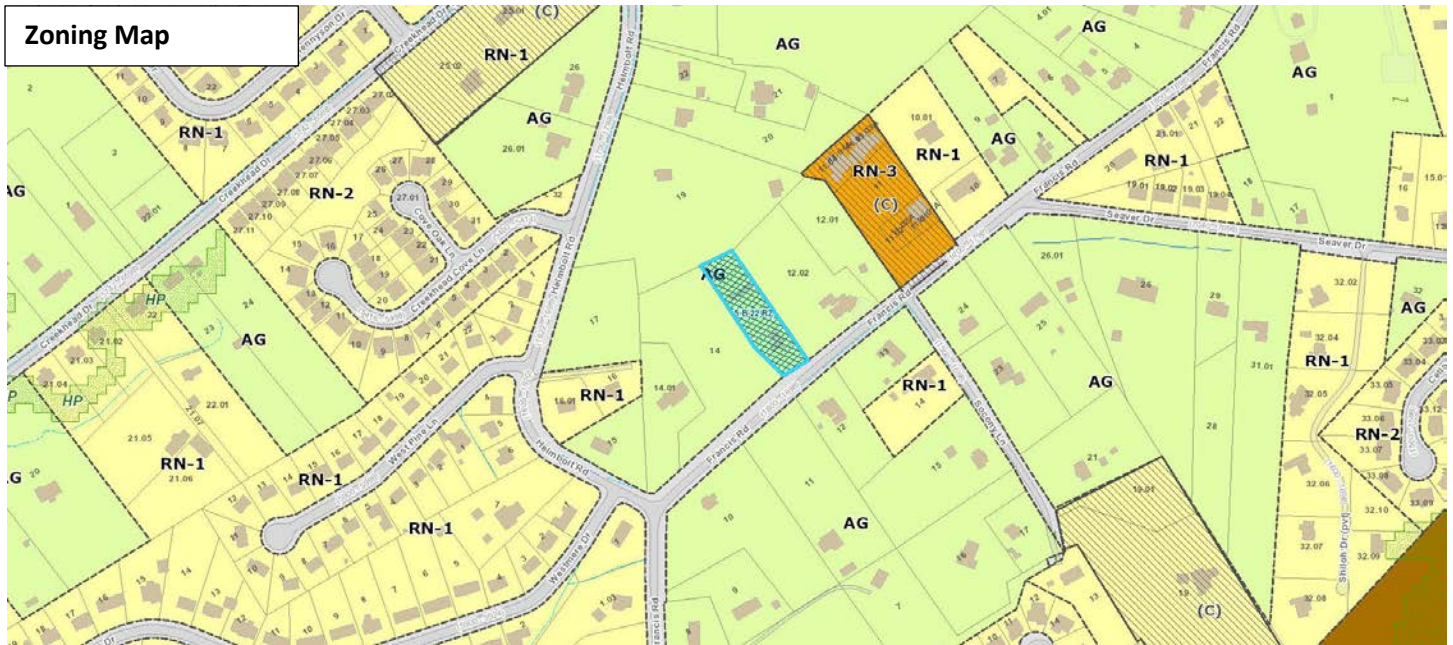
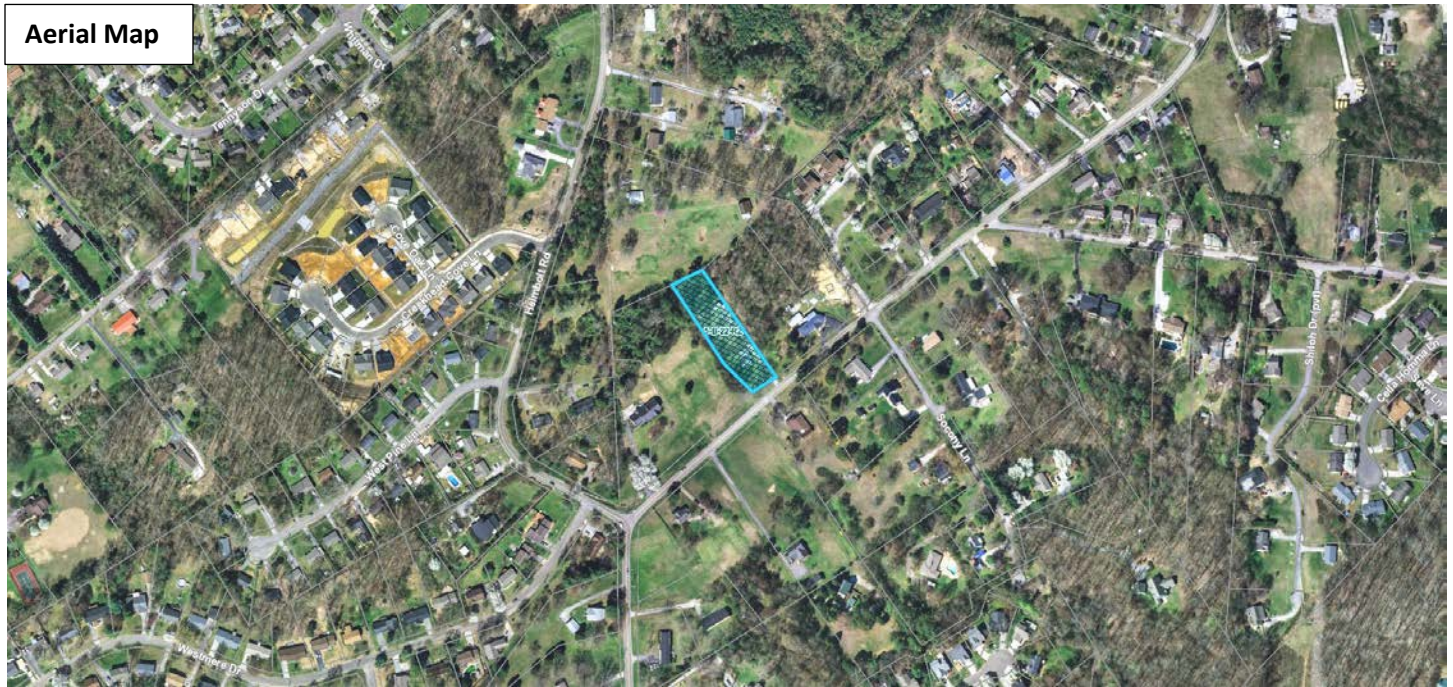


Exhibit A. 5-B-22-RZ Contextual Images





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

Scott Burdette

Applicant Name

03/11/2022

Date Filed

5/12/2022

~~4/14/22~~

Meeting Date (if applicable)

Allure Properties LLC

Affiliation

File Number(s)

5-B-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

Scott Burdette

Allure Properties LLC

Name

Company

8604 Ariel Lane

Knoxville

TN

37923

Address

City

State

ZIP

865-566-6276

allurepropertyestn@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Scott Burdette

8604 Ariel Lane, Knoxville, TN 37923

865-566-6276

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1621 Francis Road

106CA013

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Francis Rd, northeast of intersection of Helmbolt Rd.

.8 acres

General Location

Tract Size

City County

3rd
District

AG
Zoning District

AgForVac
Existing Land Use

Northwest County

LDR
Sector Plan Land Use Classification

N/A
Growth Policy Plan Designation

Planning Sector

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA

Related City Permit Number(s)

Residential Non-Residential

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change **RN2**
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

Fee 1 Total

ATTACHMENTS

Property Owners / Option Holders Variance Request

0324 600.00

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
- Use on Review / Special Use (*Concept Plan*)
- Traffic Impact Study
- COA Checklist (*Hillside Protection*)

Fee 2

Fee 3

\$600.00

AUTHORIZATION


Applicant Signature

Scott Burdette

Please Print

03/11/22

Date

865-566-6276

Phone Number

allurepropertyestn@gmail.com

Email


Property Owner Signature

Scott Burdette

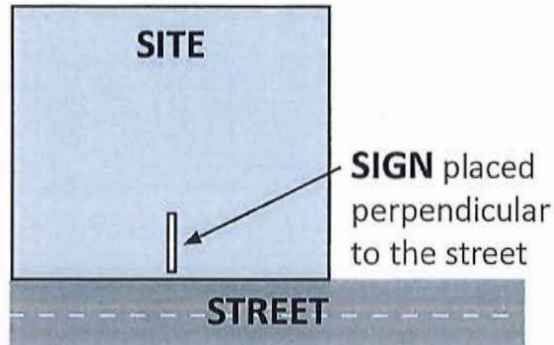
Please Print

03/11/22

Date

 3/14/2022

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, 2022 and May 13, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Scott Burdette

Date: 3/14/2022

File Number: _____

Sign posted by Staff

Sign posted by Applicant