

REZONING REPORT

▶ **FILE #:** 5-I-22-RZ

AGENDA ITEM #: 13

AGENDA DATE: 5/12/2022

▶ **APPLICANT:** FRANK LEONARD

OWNER(S): Larry H. Bodie

TAX ID NUMBER: 105 F A 010

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 7912 Jenkins Rd.

▶ **LOCATION:** South side of Jenkins Road, due west of Meeting House Road

▶ **APPX. SIZE OF TRACT:** 5.9 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Jenkins Road, a minor collector street with a 30-ft pavement width within a 60-ft right-of-way

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

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

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

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

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, PR is adjacent to the west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential) & A (Agricultural)

South: Single family residential - A (Agricultural)

East: Forest, single family residential & public/quasi-public land - A (Agricultural)

West: Single family residential - PR (Planned Residential) up to 2.7 du/ac & A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of wooded single family homes. Lots sizes are larger along Jenkins Road, and smaller with more density on side streets.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 4 dwelling units per acre because it is consistent with the sector plan and existing development in the area.**

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. This area has been transitioning from agricultural to low density residential uses since the 1980s. The addition of residential development is consistent with local trends in development.

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

1. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Half of the subject property lies within the Hillside Protection (HP) area. PR zoning is advantageous as it enables concentrated development on the less sloped portions of the property.

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 proposed PR zoning density of 5 du/ac exceeds the recommendation of the slope analysis conducted in response to the property's location within the HP area. A maximum density of 4 du/ac is recommended, considering the sloped conditions of the property. 4 du/ac is also more consistent with the density of surrounding residential development.
2. Much of the subject property is forested, and the surrounding residential properties maintain a forested environment. Staff recommends preservation of existing trees to the maximum extent practicable to maintain the wooded character of the area.
3. The PR zone requires Planning Commission use on review approval of site plans prior to any development on the property. During this review, potential issues such as traffic, drainage, topography, lot layout and other concerns can be addressed.

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 is compatible with the existing LDR (Low Density Residential) land use classification of the Northwest County Sector Plan and is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 333 (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: 12 (public school children, grades K-12)

Schools affected by this proposal: Ball Camp Elementary, Karns Middle, and Hardin Valley Academy.

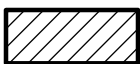
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**5-I-22-RZ
REZONING**

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



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

Petitioner: Leonard, Frank

Map No: 105
Jurisdiction: County

0 250
Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	6.01		
Non-Hillside	2.41	N/A	
0-15% Slope	2.60	100%	2.6
15-25% Slope	0.80	50%	0.4
25-40% Slope	0.20	20%	0.0
Greater than 40% Slope	0.00	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	3.60	Recommended disturbance budget within HP Area (acres)	3.0
		Percent of HP Area	0.8

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	2.41	5.00	12.1
0-15% Slope	2.60	4.00	10.4
15-25% Slope	0.80	2.00	1.6
25-40% Slope	0.20	0.50	0.1
Greater than 40% Slope	0.00	0.20	0.0
Ridgetops	0.00	3.00	0.0
Subtotal: Sloped Land	3.60		12.1
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	6.01	4.02	24.1
Proposed Density (Applicant)	6.01	5.00	30.0

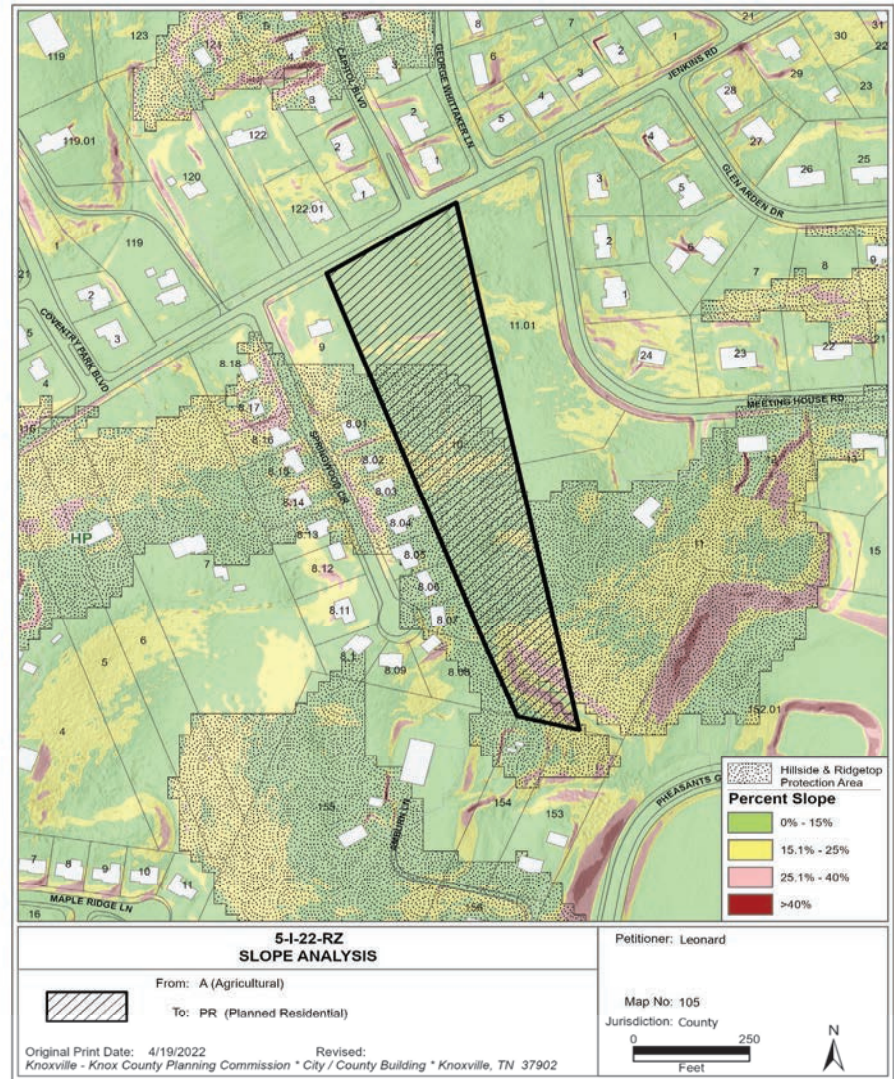


Exhibit A. 5-I-22-RZ Contextual Images

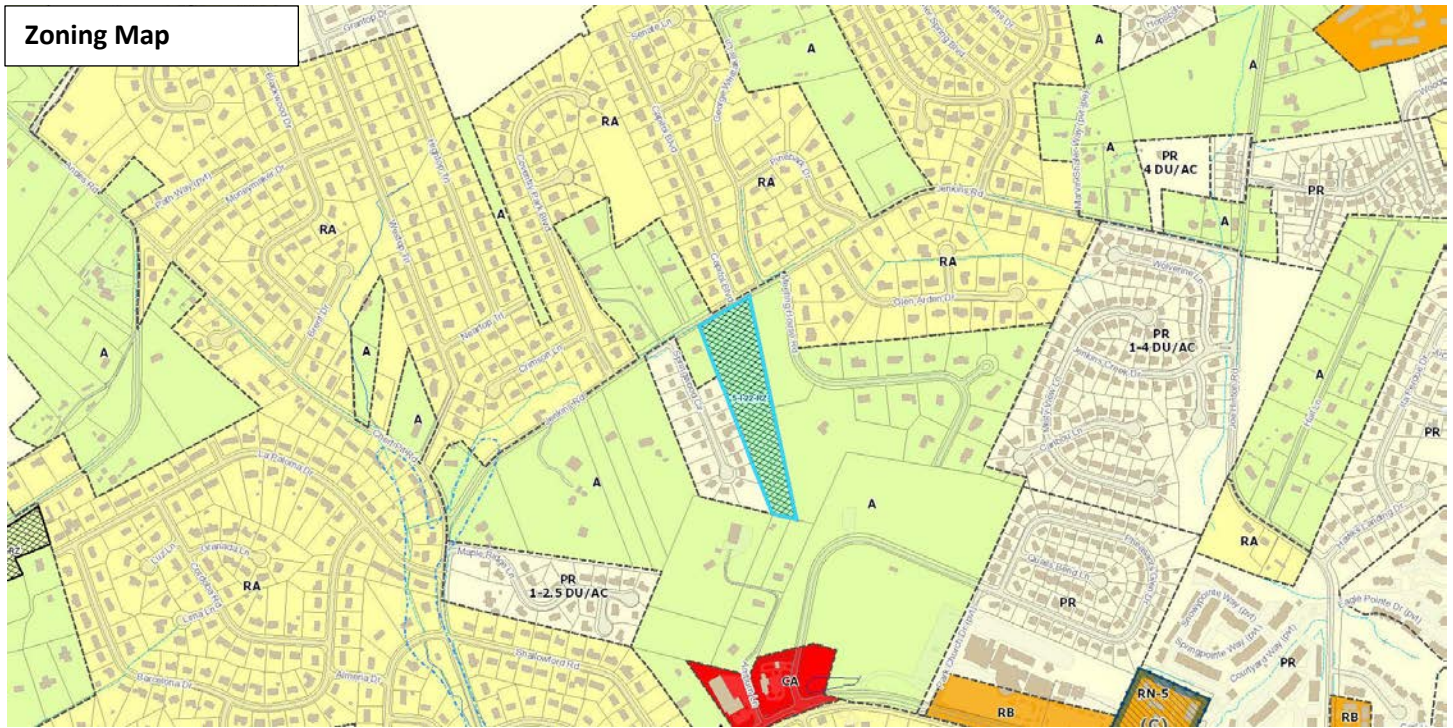
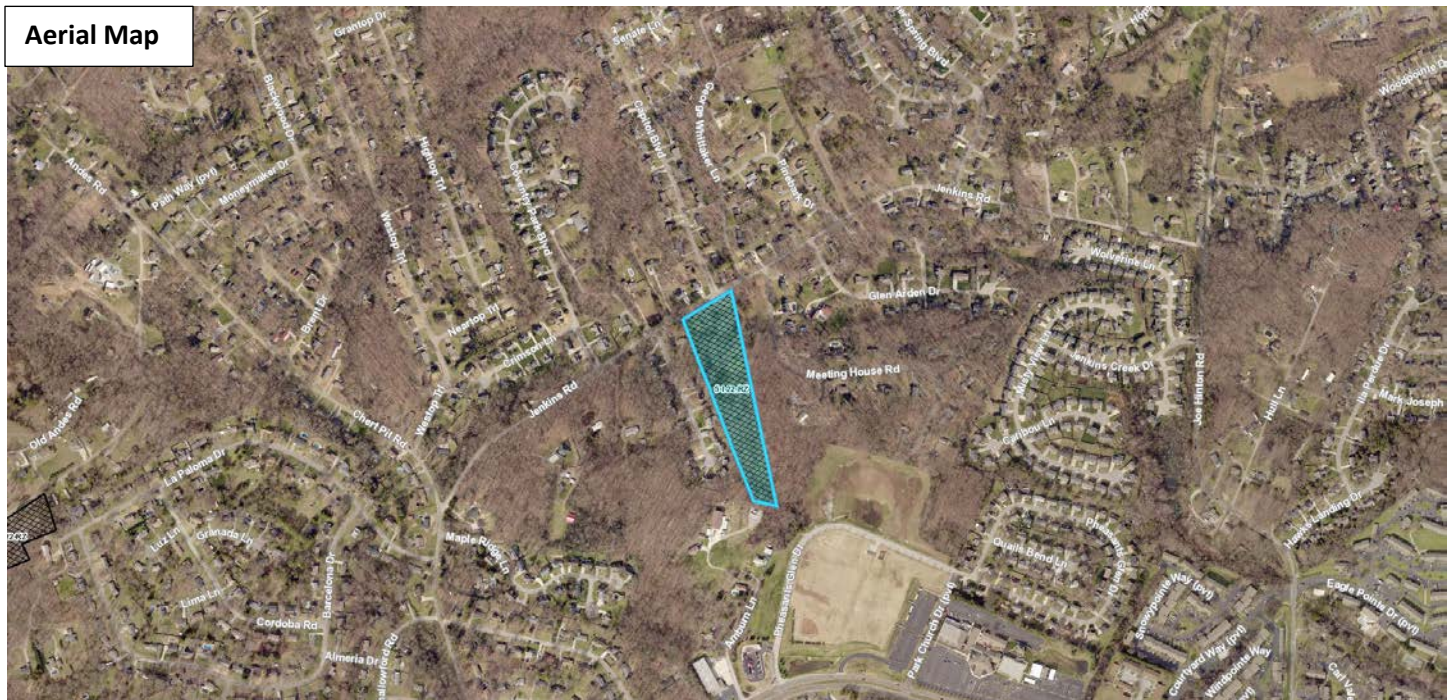
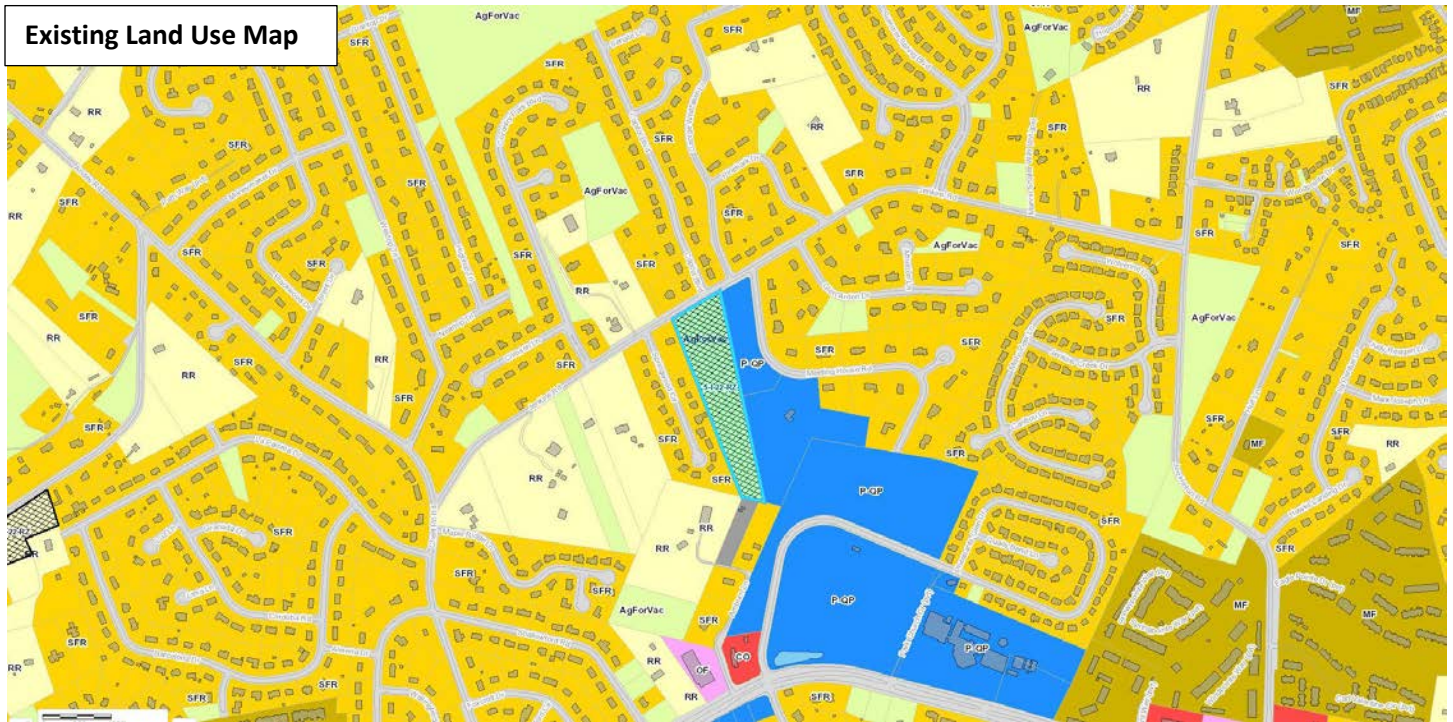


Exhibit A. 5-I-22-RZ Contextual Images





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

Frank Leonard

Applicant Name

Affiliation

3/28/2022

5/12/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

5-I-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

Frank Leonard

Leonard Development, LLC

Name

Company

119 Westfield Rd.

Knoxville

TN

37919

Address

City

State

ZIP

865-970-9888

frank@leonarddevelopment.net

Phone

Email

CURRENT PROPERTY INFO

Larry H Bodie

5520 River Point Cove Rd

865-805-9393

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7912 Jenkins Rd.

105fa010

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Jenkins Road, due west of Meeting House Road

5.9 ac +/-

General Location

Tract Size

City County

3rd
District

A
Zoning District

AgForVac
Existing Land Use

Northwest County

LDR (hp)

Planned

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

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 Change **Planned Residential Zone**
Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

up to 5 units/ acre

Proposed Density (units/acre) Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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	\$895.00	
Fee 2		\$895.00
Fee 3		

AUTHORIZATION

Frank Leonard Digitally signed by Frank Leonard

Applicant Signature

865-970-9888

Phone Number



Property Owner Signature

Frank Leonard

Please Print

frank@leonarddevelopment.net

Email

Larry H. Bodie

Please Print

3/28/22

Date

3/28/22

Date