

# REZONING REPORT

▶ **FILE #:** 5-M-22-RZ

**AGENDA ITEM #:** 17

**AGENDA DATE:** 5/12/2022

▶ **APPLICANT:** HOMESTEAD LAND HOLDINGS, LLC

OWNER(S): C. Alex Farris

TAX ID NUMBER: 162 06201

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 1736 Choto Rd.

▶ **LOCATION:** North side of Choto Road, due east of Rocky Slope Lane

▶ **APPX. SIZE OF TRACT:** 7.18 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Choto Road, a minor collector with a pavement width of 90-ft within a right-of-way of 60-ft

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Rural residential

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, PR is adjacent

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant / PR (Planned Residential)

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

East: Single family residential / PR (Planned Residential)

West: Single family residential / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is between the commercial node at S. Northshore Drive and Choto Road and the surrounding single family residential neighborhoods and nearby large agricultural lots.

## STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 5 du/ac 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. This area began transitioning from agricultural to single family residential in the late 1990s and has continued developing as single family residential over the last 20 years.
2. In 2016 there were major improvements at the intersection with Choto Road and S. Northshore Drive establishing a roundabout adjacent to the neighborhood commercial node.
3. Densities of the PR zoned neighborhoods in the area range from up to 5 du/ac to 2.4 du/ac.

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

1. The regulations established in the PR zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. This property has some notable site constraints with blue line stream/pond on the front portion of the property adjacent to Choto Road.

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. This property is within the Planned Growth Area. The surrounding development is residential in character with zoning that consists of A (Agricultural), CN (Neighborhood Commercial) and PR (Planned Residential). It is not anticipated that more PR will cause any adverse effects to surrounding properties.
2. If the requested 5 du/ac is approved, the development could produce a yield of 35 dwellings. Calculations do not take into consideration road infrastructure or stormwater facilities.
3. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.
4. Pedestrian connectivity to the commercial area along Choto Road should be considered during use-on-review for this property.

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 Southwest County Sector Plan's LDR (Low Density Residential) designation supports up to 5 du/ac in the County's Planned Growth Areas.
2. The proposed amendment is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 396 (average daily vehicle trips)

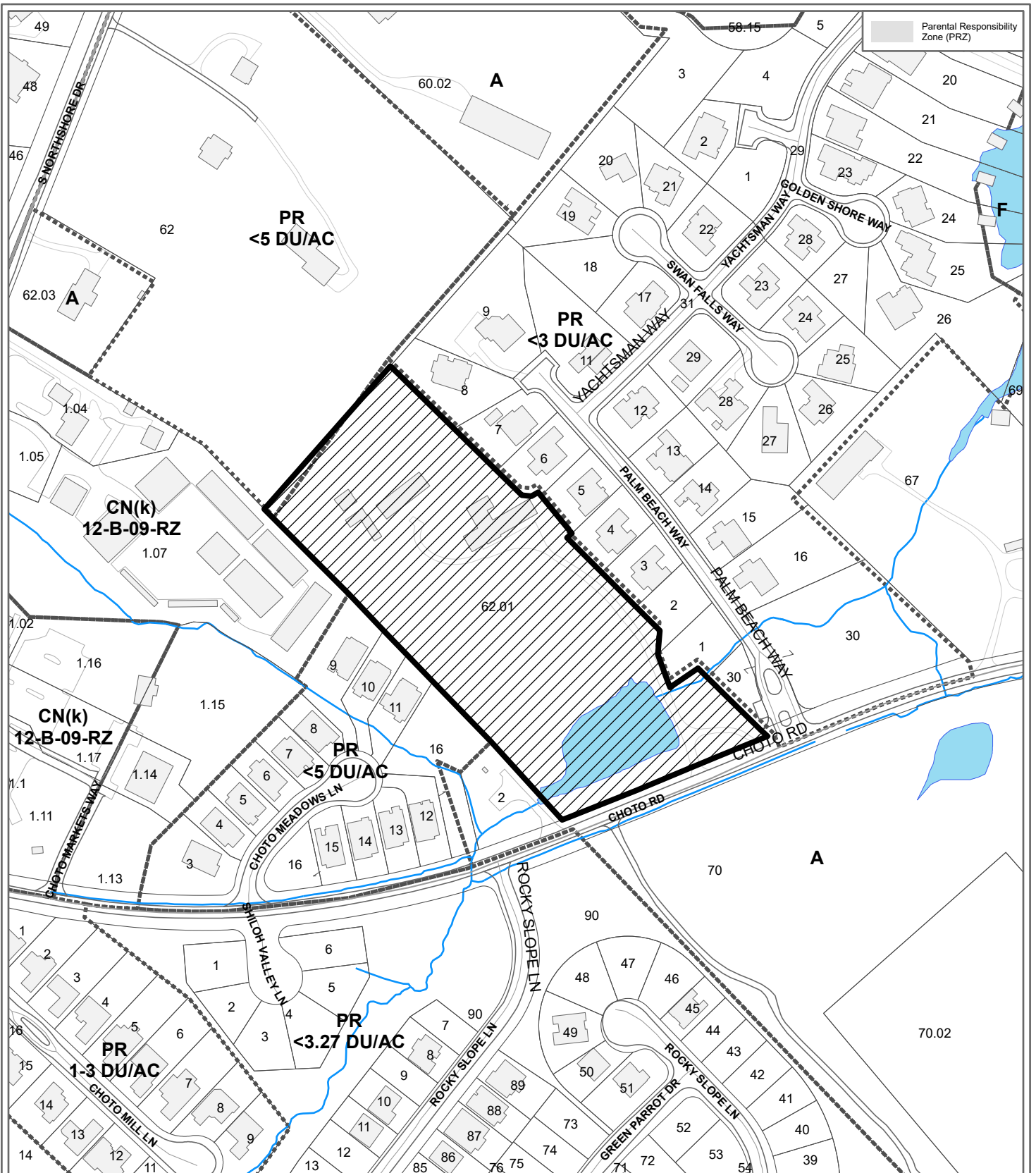
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 14 (public school children, grades K-12)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut High.

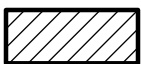
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**5-M-22-RZ  
REZONING**

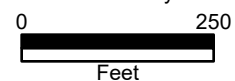
From: A (Agricultural)  
To: PR (Planned Residential)



Petitioner: Homestead Land Holdings, LLC

Map No: 162

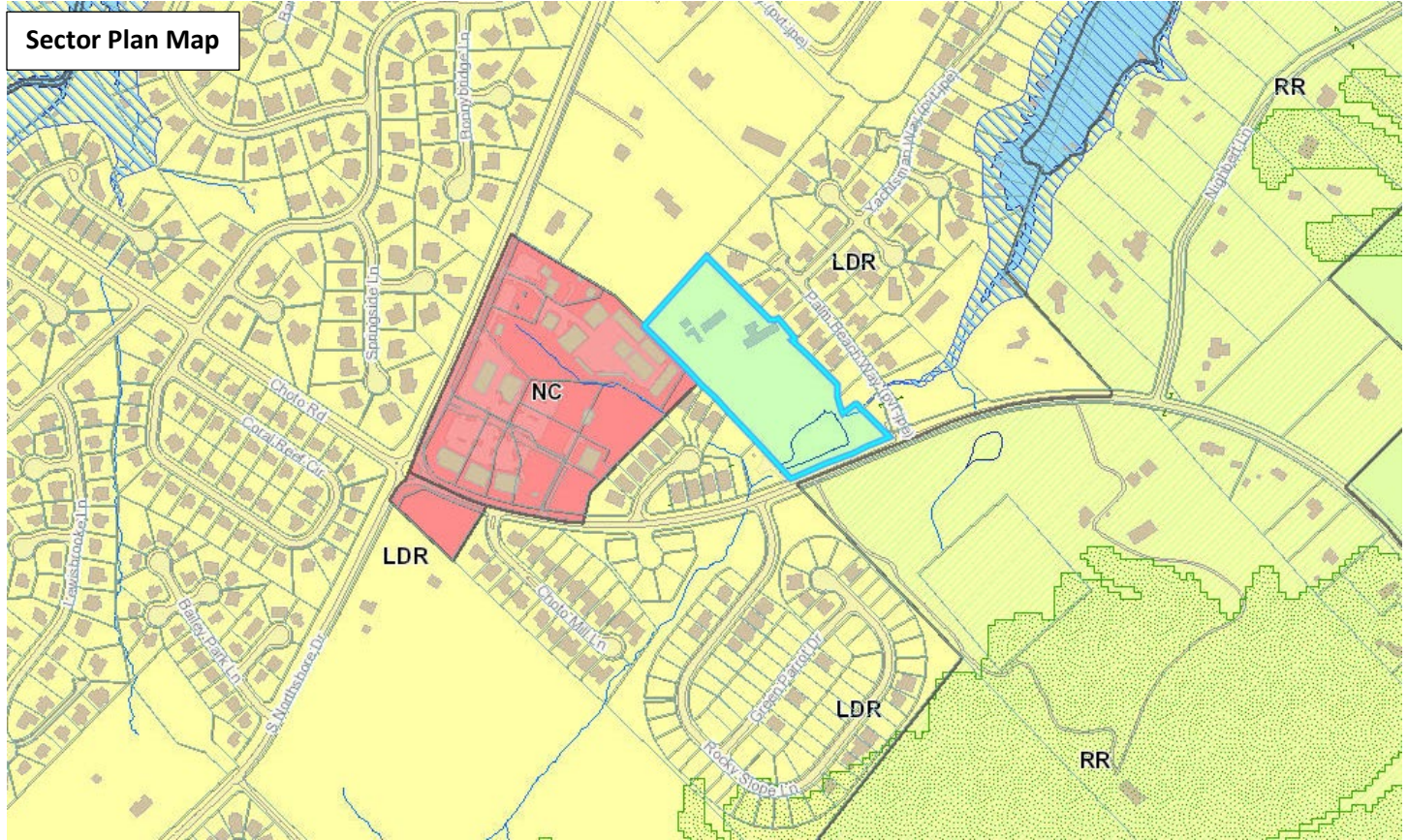
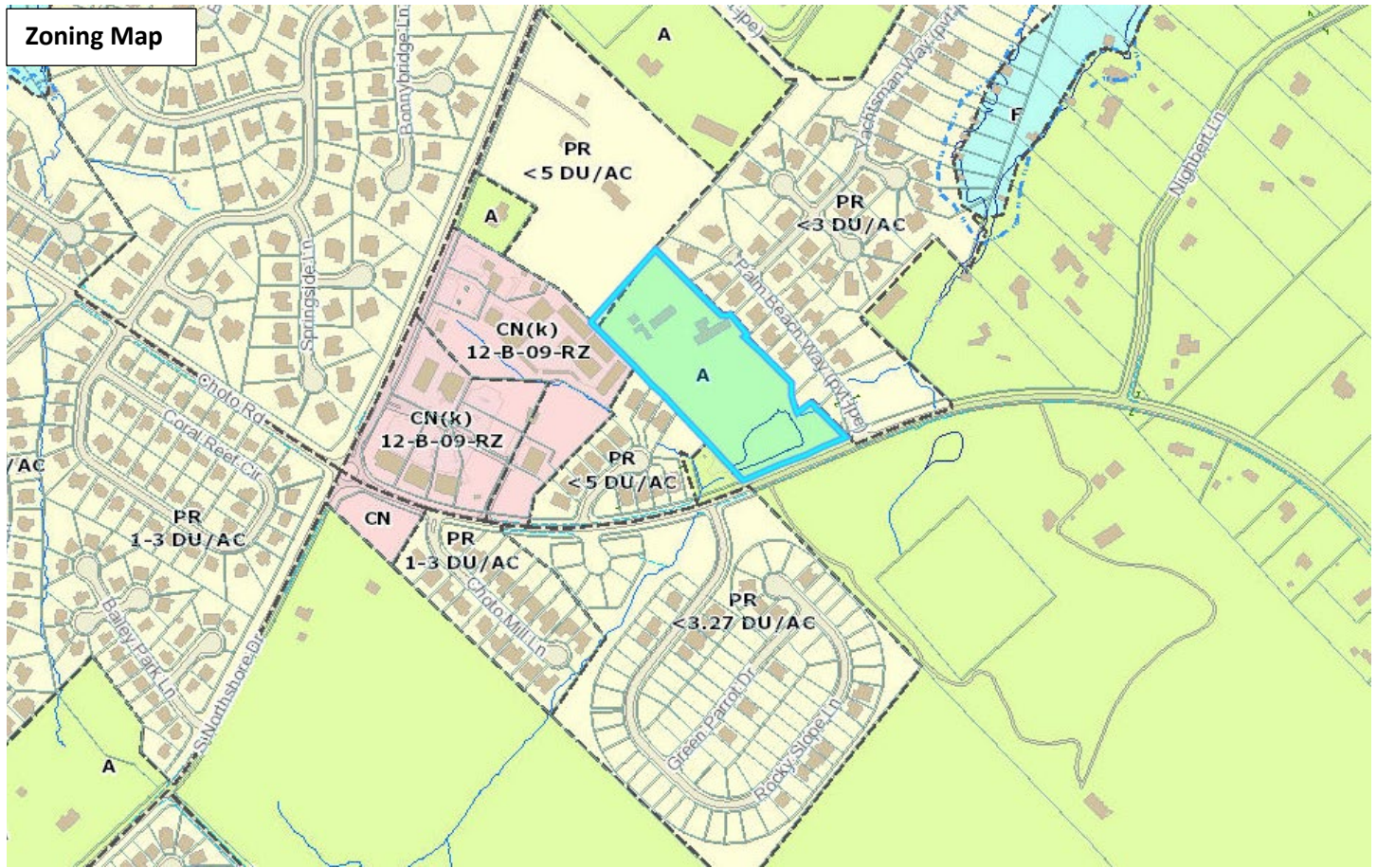
Jurisdiction: County



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

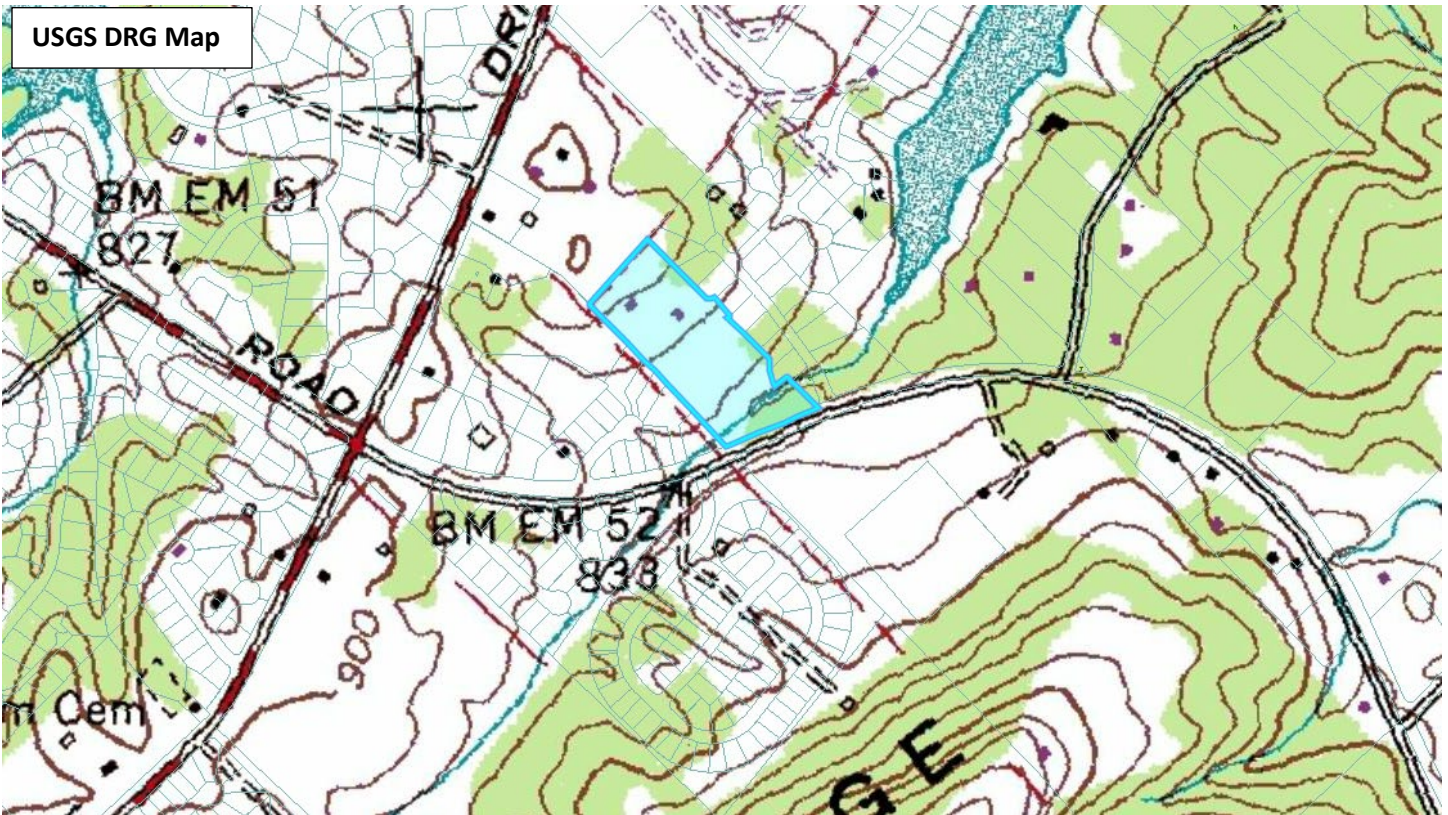


# Exhibit A. 5-M-22-RZ Contextual Images





# Exhibit A. 5-M-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

Homestead Land Holdings, LLC

Development Manager

Applicant Name

Affiliation

03/28/22

5/12/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

# 5-M-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

Anderson Baker

Homestead Land Holdings, LLC

Name

Company

122 Perimeter Park Road

Knoxville

TN

37922

Address

City

State

ZIP

865-328-6868

abaker@saddlebrookproperties.com

Phone

Email

## CURRENT PROPERTY INFO

C Alex Farris

1736 Choto Road Knoxville, TN 37922

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1736 Choto Road Knoxville, TN 37922

162 06201

Property Address

Parcel ID

First Utility District

First Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side of Choto Road, due East of Rocky Slope Lane

7.18 ac +/-

General Location

Tract Size

City  County

5th

A

RR

District

Zoning District

Existing Land Use

Southwest County

LDR

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   **PR@5du/ac**   Proposed Zoning \_\_\_\_\_

Plan Amendment Change   Proposed Plan Designation(s) \_\_\_\_\_

5

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	\$959.00	
Fee 2		\$959.00
Fee 3		
		payment by Marc 3/29/2022

### AUTHORIZATION

 Homestead Land Holdings, LLC   3/28/22

Applicant Signature   Please Print   Date

865-328-6868   abaker@saddlebrookproperties.com

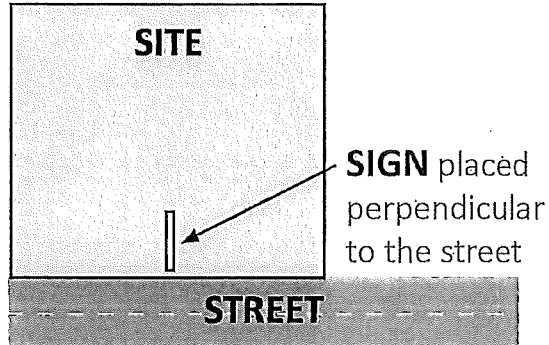
Phone Number   Email

*Clyde Alex Farris by Marie Amalie Farris (POR)*   dotloop verified  
03/28/22 8:57 PM EDT  
WIDT-Y89W-WHZ8-MKPA

C Alex Farris   3/28/22

Property Owner 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:*

4/29/2022 and 5/13/2022  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Homestead Land Holdings  
 Date: 3/29/2022  
 File Number: 5-M-22-RZ

- Sign posted by Staff  
 Sign posted by Applicant