

# REZONING REPORT

► **FILE #:** 10-P-22-RZ

**AGENDA ITEM #:** 31

**AGENDA DATE:** 10/6/2022

► **APPLICANT:** WILSON CONSTRUCTION & PROPERTIES, INC.

OWNER(S): William Wilson Wilson Construction & Properties, Inc.

TAX ID NUMBER: 49 024.03

[View map on KGIS](#)

JURISDICTION: County Commission District 8, Commission District 2

STREET ADDRESS: 4605 TAZEWEEL PIKE

► **LOCATION:** west side of Tazewell Pike, east side of Shannondale Rd

► **APPX. SIZE OF TRACT:** 10.47 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Shannondale Rd, a minor collector with a 25-ft pavement width within a 50-ft right-of-way. Access is also via Tazewell Pike, a minor arterial with a 30-ft pavement width within a 88-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

► **PRESENT ZONING:** RA (Low Density Residential)

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

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **DENSITY PROPOSED:** up to 4 du/ac

EXTENSION OF ZONE: Yes, mostly low density development.

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Agriculture/Forestry/Vacant Land - RA (Low density residential zone)

South: Right-of-way, Public/Quasi Public, Multi-Family - RN-1 (Single Family Residential Neighborhood), RN-3 (General Residential Neighborhood)

East: Rural Residential, Agriculture/Forestry/Vacant Land - RA (Low density residential zone), RB (General residential zone)

West: Right-of-way, Single Family Residential, Agriculture/Forestry/Vacant Land - RN-1 (Single family residential neighborhood)

NEIGHBORHOOD CONTEXT: This area has remained larger lot single family residential with limited attached residential uses that developed around 2003-2005. Closed depressions, indicating the probably presence of sinkholes are noted in this area as well.

## STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan.**

## COMMENTS:

Under a different applicant, the property was considered for rezoning to PR (Planned Residential) in January 2022 (1-K-22-RZ). Staff recommended approval of up to 5 du/ac, but the application was withdrawn in March 2022 after being postponed twice. The current applicant is seeking PR up to 4 du/ac.

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 COUNTY GENERALLY:

1. Since 2005 this area has been building out with attached residential dwellings under the PR zoning up to 5 du/ac. Across the street on Tazewell Pike attached units with the City of Knoxville's RN-3 zoning (formerly RP-1 zoning) has been built at approximately 4 du/ac.

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

1. The regulations established in this zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

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. There are sinkholes noted in this area and the PR zone district allows flexibility in design and encourages more imaginative solutions to environmental challenges.  
2. The proposed amendment wouldn't adversely impact the surrounding area because the adjacent area consists of low-density and medium residential uses.  
3. This area is within the Parental Responsibility Zone for Shannondale Elementary and existing sidewalks for the school are approximately 550-ft away along Shannondale Road.

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 proposed amendment is consistent with the sector plan and the urban growth area outside the city.

ESTIMATED TRAFFIC IMPACT: 434 (average daily vehicle trips)

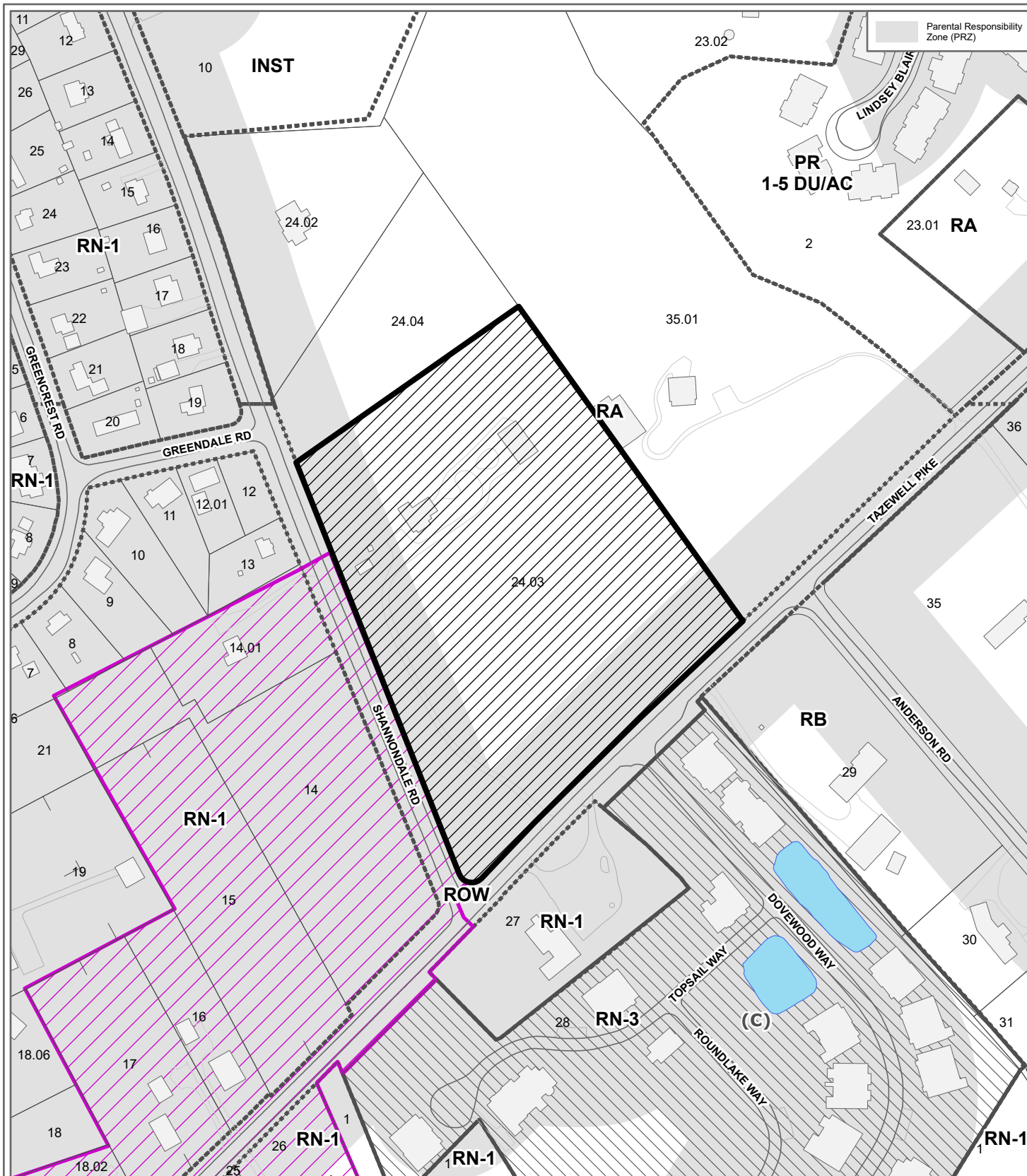
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 11 (public school children, grades K-12)

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central 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 11/21/2022. 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.



# **10-P-22-RZ REZONING**

From: RA (Low Density Residential)

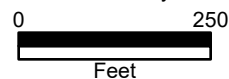
To: PR (Planned Residential)



Petitioner: Wilson Construction & Properties, Inc.

Map No: 49

Jurisdiction: County



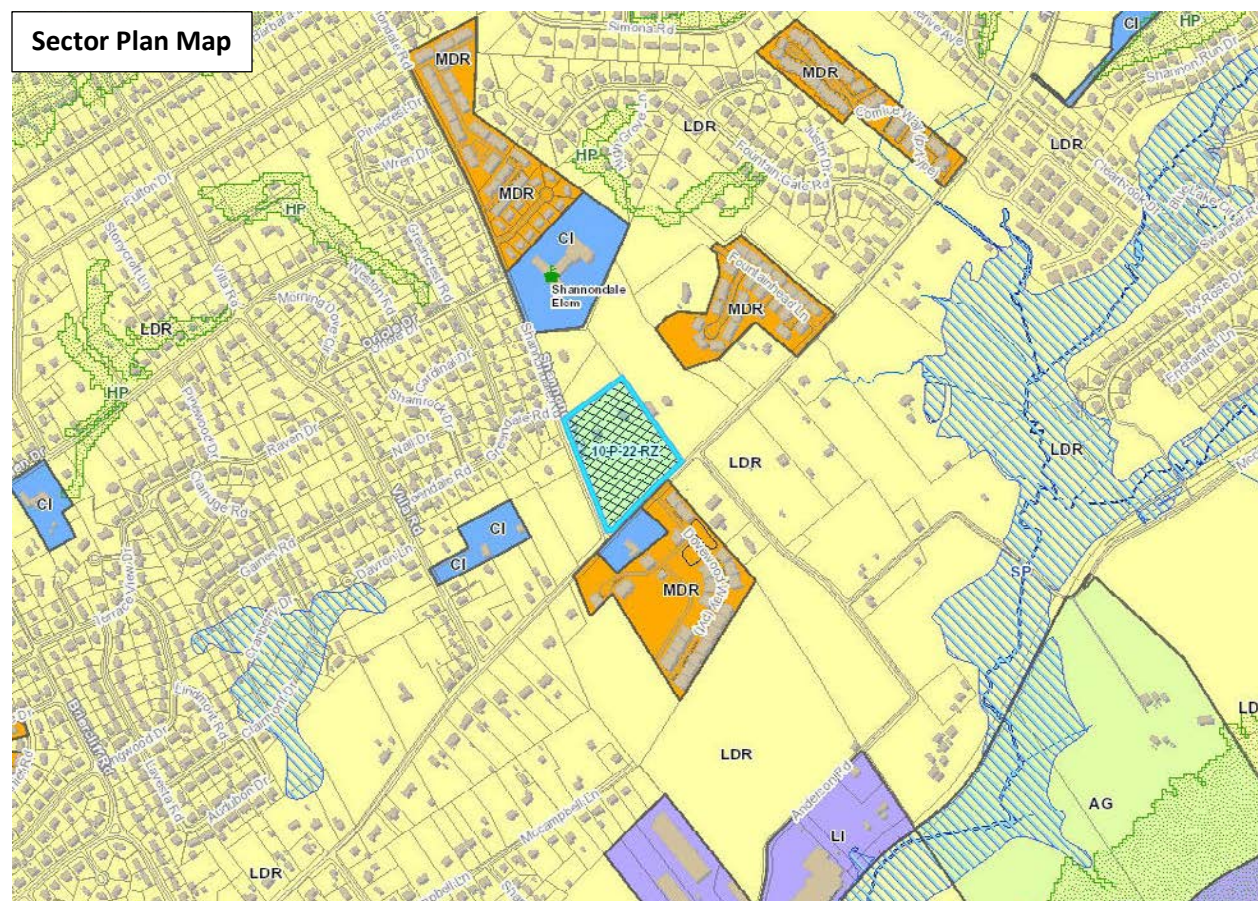
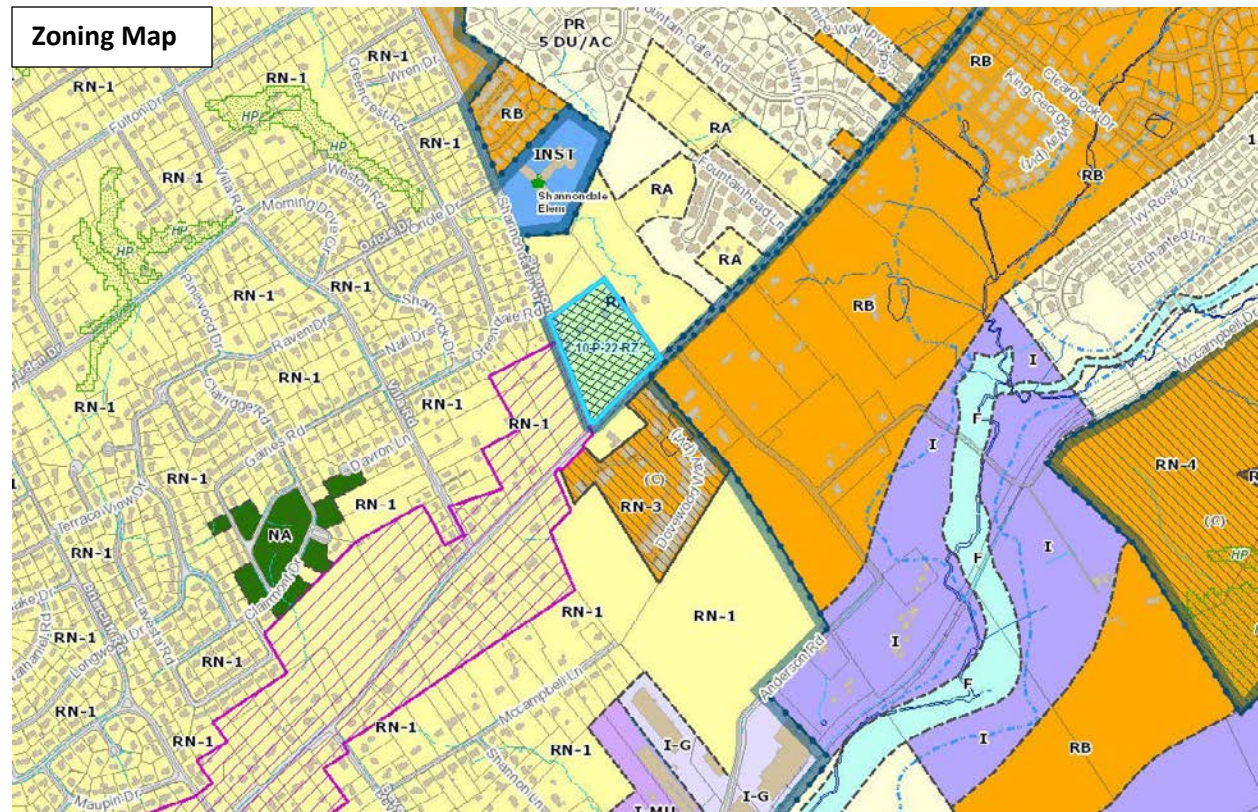
Original Print Date: 9/9/2022

Revised:

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

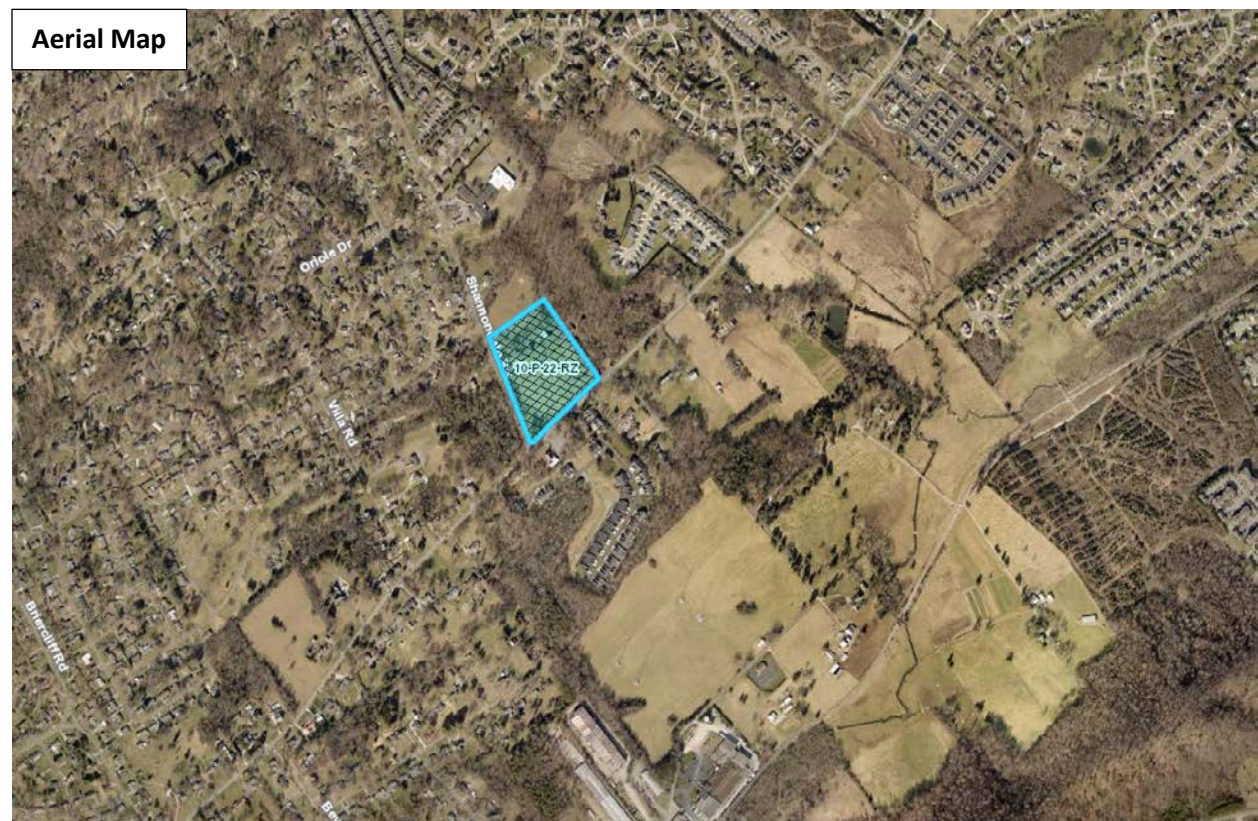
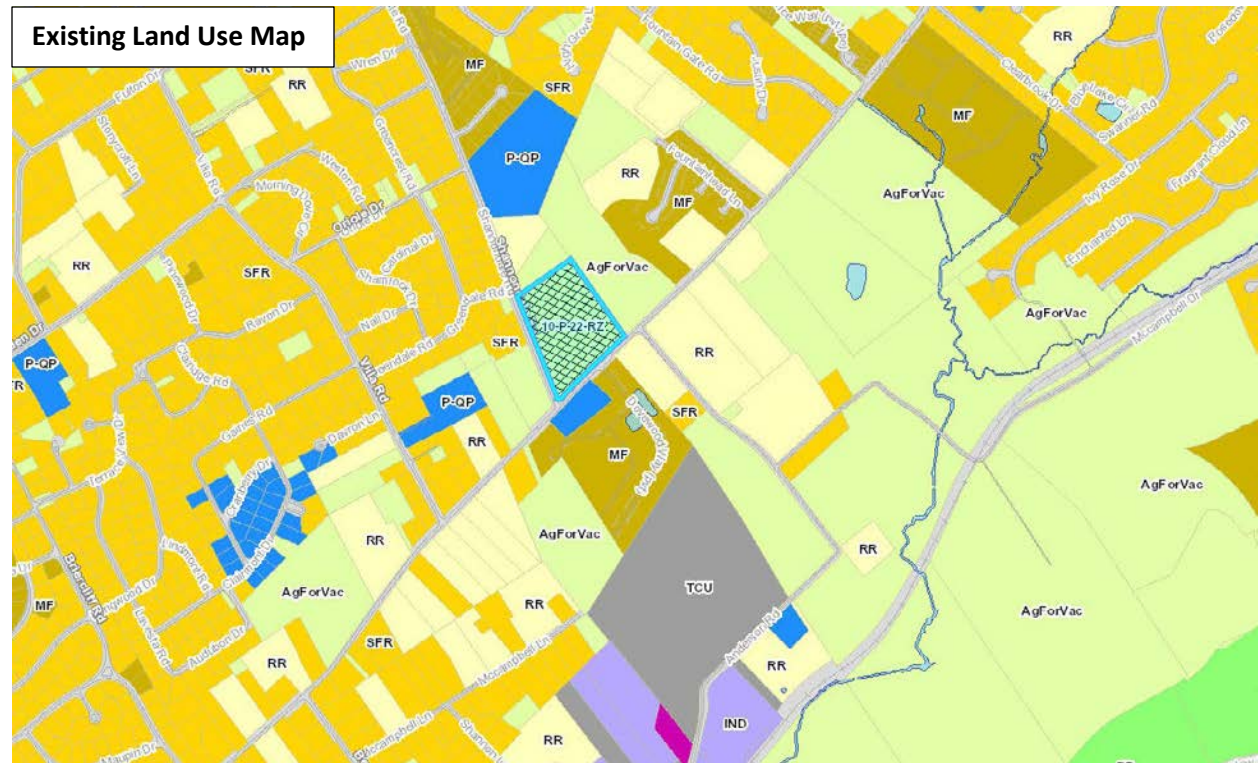


## Exhibit A. 10-P-22-RZ Contextual Images





## Exhibit A. 10-P-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  
☐ Sector Plan  
☐ One Year Plan  
☒ Rezoning

**Wilson Construction & Properties, Inc.**

Applicant Name

Affiliation

**8/23/2022**

Date Filed

**10/6/2022**

Meeting Date (if applicable)

**10-P-22-RZ**

File Number(s)

## CORRESPONDENCE

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

**William Wilson Wilson Construction & Properties, Inc.**

Name / Company

**3248 Tazewell Pike Knoxville TN 37918**

Address

**865-357-7732 / wilsonconstructioninc@outlook.com**

Phone / Email

## CURRENT PROPERTY INFO

**William Wilson Wilson Construction & P**

Owner Name (if different)

**3248 Tazewell Pike Knoxville TN 37918**

Owner Address

**865-357-7732 / wilsonconstruct**

Owner Phone / Email

**4605 TAZEWEEL PIKE**

Property Address

**49 024.03**

Parcel ID

Part of Parcel (Y/N)?

**10.47 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**west side of Tazewell Pike, east side of Shannondale Rd**

General Location

☐ City

**Commission District 8,**

**RA (Low Density Residential)**

**Agriculture/Forestry/Vacant Land**

☒ Count

District

Zoning District

Existing Land Use

**North City**

Planning Sector

**LDR (Low Density Residential)**

Sector Plan Land Use Classification

**Urban Growth Area (Outside City Limit**

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

**SUBDIVISION REQUEST**

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

**ZONING REQUEST**

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan	
Amendment    Proposed Plan Designation(s)	

**up to 4 du/ac**

Proposed Density (units/acre)	Previous Zoning Requests
Additional Information	

**STAFF USE ONLY****PLAT TYPE**☐ Staff Review    ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders    ☐ Variance Request**ADDITIONAL REQUIREMENTS**

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

Fee 1	Total
<b>\$1,173.50</b>	
Fee 2	
Fee 3	

**AUTHORIZATION**

<b>Wilson Construction &amp; Properties, Inc.</b>	<b>8/23/2022</b>
Applicant Signature	Date

Phone / Email

<b>William Wilson Wilson Construction &amp; Properties, Inc.</b>	<b>8/23/2022</b>
Property Owner Signature	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.





# 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

Wilson Construction & Properties, Inc

Applicant Name

Affiliation

8/22/22

File Number(s)

Date Filed

Meeting Date (if applicable)

10-P-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

William Wilson

Wilson Construction & Properties, Inc

Name

Company

3248 Tazewell Pike, Suite 102

Knoxville

TN

37918

Address

City

State

ZIP

865-357-7732

wilsonconstructioninc@outlook.com

Phone

Email

## CURRENT PROPERTY INFO

3248 Tazewell Pike, Suite 102

865-357-7732

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4605 Tazewell Pike

24.03

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021



**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   **4 per acre**  
Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change \_\_\_\_\_

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

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

Fee 2

Fee 3

**AUTHORIZATION**  
Applicant Signature

Wilson Construction &amp; Properties, Inc

8-22-22

Please Print

Date

865-357-7732

wilsonconstructioninc@outlook.com

Phone Number

Email

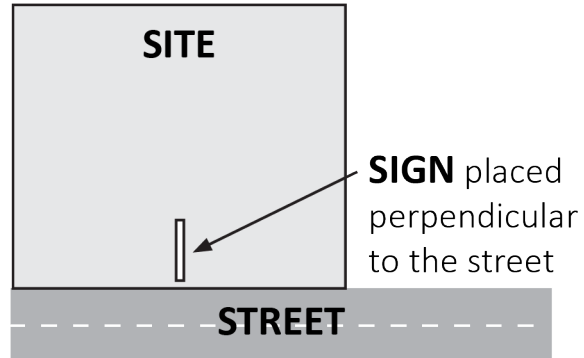
  
Property Owner Signature

Please Print

8-22-22

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:***

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

☐

Sign posted by Staff

☐

Sign posted by Applicant