

# REZONING REPORT

► **FILE #:** 4-F-23-RZ

**AGENDA ITEM #:** 27

**AGENDA DATE:** 4/13/2023

► **APPLICANT:** RALPH SMITH

OWNER(S): Paul Sharp

TAX ID NUMBER: 77 052.01 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 9112 OLD COBBS FERRY RD

► **LOCATION:** South side of Old Cobbs Ferry Rd, east of intersection of W Emory Rd, Hackworth Rd, & Old Cobbs Ferry Rd

► **APPX. SIZE OF TRACT:** 0.838 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Old Cobbs Ferry, a local road with a pavement width of 11-ft within a right-of-way width of 34-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

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

►  
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND  
USE AND ZONING: North: Single family residential - A (Agricultural)  
South: Agriculture/Forestry/Vacant - A (Agricultural)  
East: Agriculture/Forestry/Vacant - A (Agricultural)  
West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This is in the Rural Area just outside of the Planned Growth Area in the Northwest County Sector. The land use is primarily large lot, single family residential and agricultural tracts.

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## STAFF RECOMMENDATION:

► **Deny RA (Low Density Residential) zone because it is not consistent with the sector plan or Growth Policy Plan.**

## COMMENTS:

The request is to rezone a portion of a 23.10-acre parcel from A (Agricultural) to RA (Low Density Residential). The applicant is looking to create two RA (Low Density Residential) lots totaling 0.838 acres. Lot 1 has an existing house and would be 0.303 acres and Lot 2 is directly behind which would create a 0.535-acre flag lot.

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. The area surrounding the subject property has seen a moderate transition from agricultural to single family residential land use since the late 1990s. Properties to the east with higher densities of up to 3 and 5 du/ac are in the County's Planned Growth Area. Properties to the west with PR zoning of up to 1.5 du/ac, and to the north with RA, are in the County's Rural Area. The RA zoning to the north is not consistent with the Northwest County Sector Plan's RR (Rural Residential) land use classification. However, the RA zone to the north is the result of a rezoning in 1988, which predates the Growth Policy Plan, adopted in 2000.

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

1. The requested RA zone provides for residential areas with low population densities.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. Old Cobb Ferry Rd is only approximately 11-ft wide, which does not meet public road standards. Rezoning to allow more residences above what is currently allowed would put more pressure on this road, and the Knox County Engineering and Public Works Department is not in support of this rezoning due to the subpar road conditions. This road is not one the County has any plans to improve or widen.
2. This property is located in an area with a mix of residential zones and densities. Surrounding zoning includes A (Agricultural), RA (Low Density Residential), and PR (Planned Residential) with 1-5 du/ac. However, the residential streets and developments with higher densities are constructed on roads that do not have the same issues as the subject property.
3. In the requested RA zone and the proposed lot size of 0.838 acres (36,503 sq-ft), a maximum of 3 new dwellings would be allowed under the zoning. While this would not be a significant drain on utilities, it would likely cause a strain on this sub-standard street.

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 RA zone is not consistent with the Northwest County Sector Plan's RR (Rural Residential) land use designation, which does not consider RA zoning.
2. This rezoning is not conflict with the General Plan.

ESTIMATED TRAFFIC IMPACT: 53 (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: 0 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 5/22/2023. 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.