



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 8-A-23-RZ **AGENDA ITEM #:** 22
8-A-23-SP **AGENDA DATE:** 8/10/2023

▶ **APPLICANT:** ROBERT EDWARD WATSON
OWNER(S): Robert Edward Watson

TAX ID NUMBER: 31 P A 001 [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 7519 WASHINGTON PIKE

▶ **LOCATION:** West side of Washington Pike, northwest of Gilmore Ln.

▶ **TRACT INFORMATION:** 1.36 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Washington Pike, a minor arterial with a 20-ft pavement width within a range of 52-65-ft of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Roseberry Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** RR (Rural Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **DENSITY PROPOSED:** 2 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, it is an extension.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Rural residential - Agricultural - A (Agricultural)

South: Single family residential - Agricultural - A (Agricultural)

East: Single family residential - Agricultural - PR (Planned Residential) up to 3 du/ac

West: Single family residential, Agricultural/forestry/vacant - Agricultural - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily large lot agricultural and some single family residential subdivisions.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to RR (Rural Residential) because it is consistent with the development in the area.**

- ▶ **Approve the PR (Planned Residential) zone up to 1.5 du/ac because it is consistent with the surrounding area.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Though there have been no major changes in this area in the last few decades, the location criteria for RR (Rural Residential) is met by this location because it is characterized by sites adjacent to agricultural areas (AG or AGC) where conservation/cluster housing subdivisions may be appropriate.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There are no significant new roads or utilities.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The AG (Agricultural) land use designation is not the result of an error or omission in the sector plan. However, RR may be considered in the Rural Area of the Growth Policy Plan.
2. The RR land use classification allows consideration of PR at 3 du/ac in the Northwest County sector plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There is a single family residential neighborhood across the street from this property. It is made of small lots averaging 10,000 sq-ft.

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 2002, several PR rezonings have occurred in the area at densities of up to 1.2-3 du/ac, including the adjacent property which was rezoned to PR at 3 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 flexibility for residential development.
2. PR up to 1.5 du/ac on this 1.3-acre property would allow one additional dwelling unit, and the resulting lot size would be consistent with other lot sizes in the area.

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. PR up to 3 du/ac is adjacent to the property. This rezoning to PR at 1.5 du/ac is consistent with the land uses and development pattern surrounding the subject property.
2. The impact to the street system will be minimal as the property has direct access to a minor arterial street.
3. There is a blue line stream present, though it runs along the rear of the property.
4. The applicant intends to subdivide the subject property into 1 additional lot. The current A zoning requires a minimum lot size of one acre. PR zoning will allow this property to be subdivided.
5. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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 recommended amendment for the Northwest County Sector Plan to RR (Rural Residential) makes the proposed rezoning consistent with the land use plan.
2. The proposed PR zone of 1.5 du/ac is consistent with the Rural Area of the Growth Policy Plan, which allows up to 2 du/ac.
3. The proposed PR zone of 1.5 du/ac aligns with Section 9.3 of the General Plan, which ensures that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

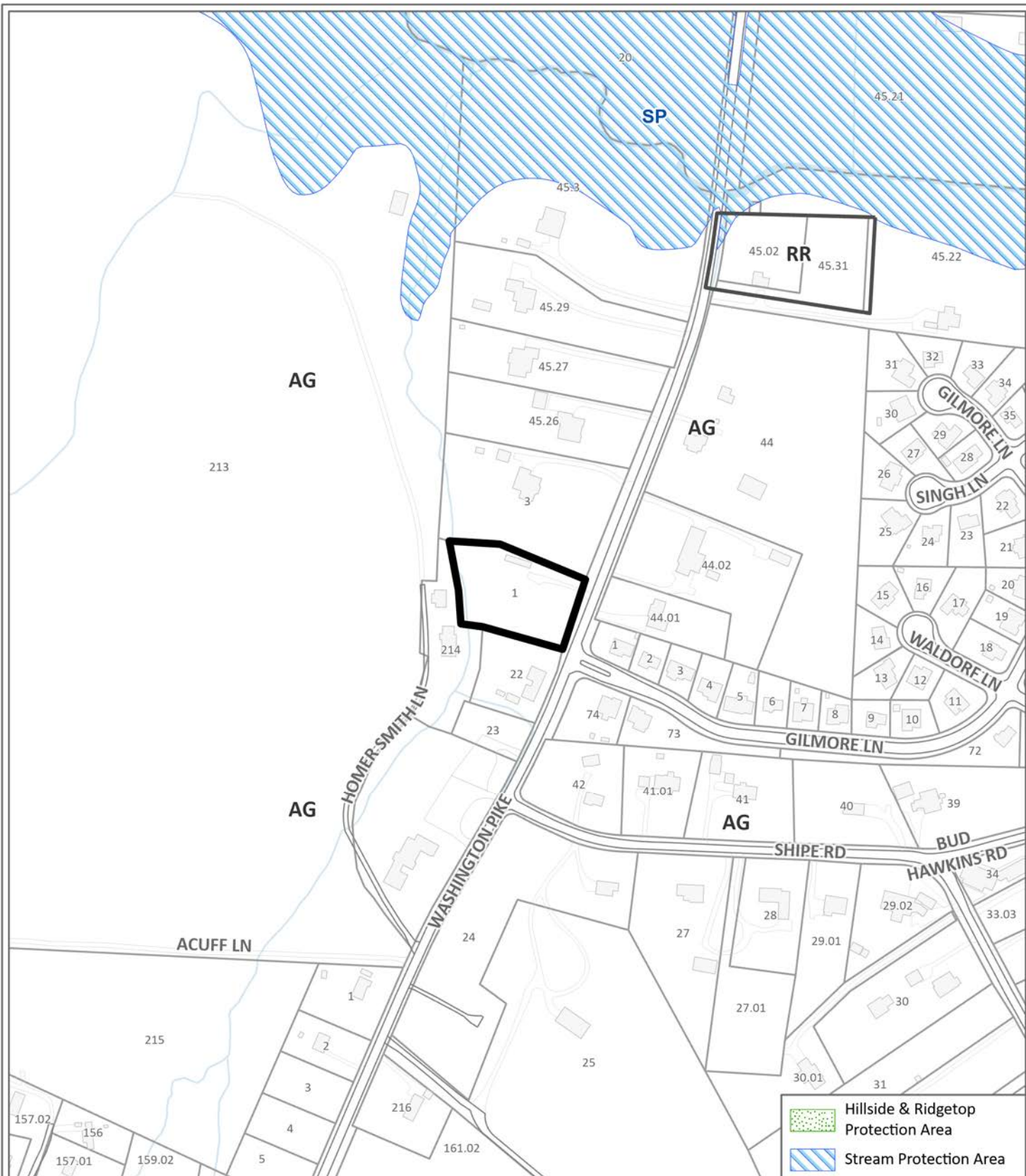
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Not applicable.

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs Elementary.

- 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 9/25/2023. 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.



**8-A-23-SP
NORTHEAST COUNTY SECTOR PLAN MAP**

Petitioner: Robert Edward Watson

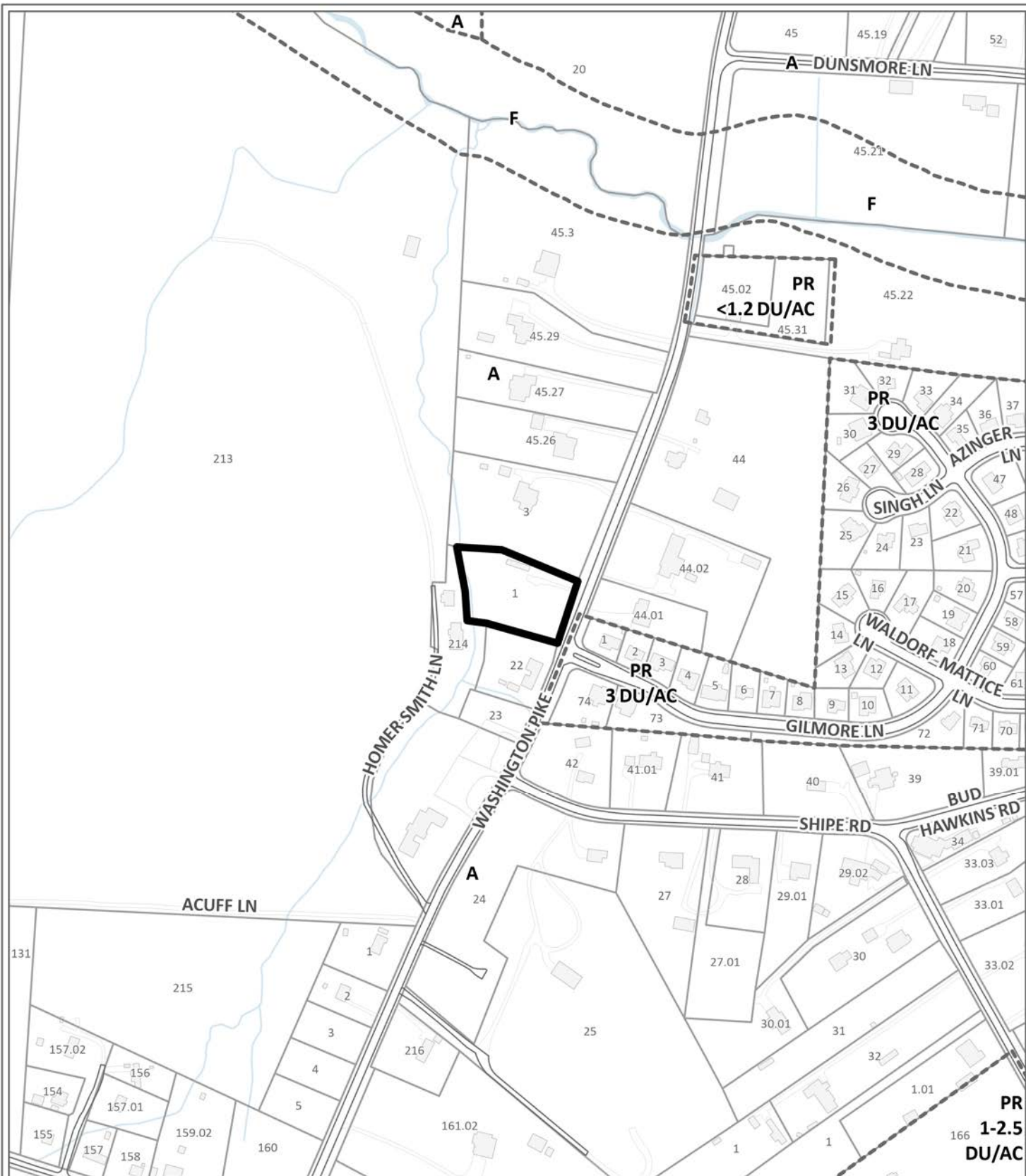


From: AG (Agricultural)
To: RR (Rural Residential)

Map No: 31
Jurisdiction: County

Original Print Date: 7/18/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

8-A-23-RZ

Petitioner: Robert Edward Watson



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

Map No: 31
Jurisdiction: County

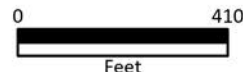
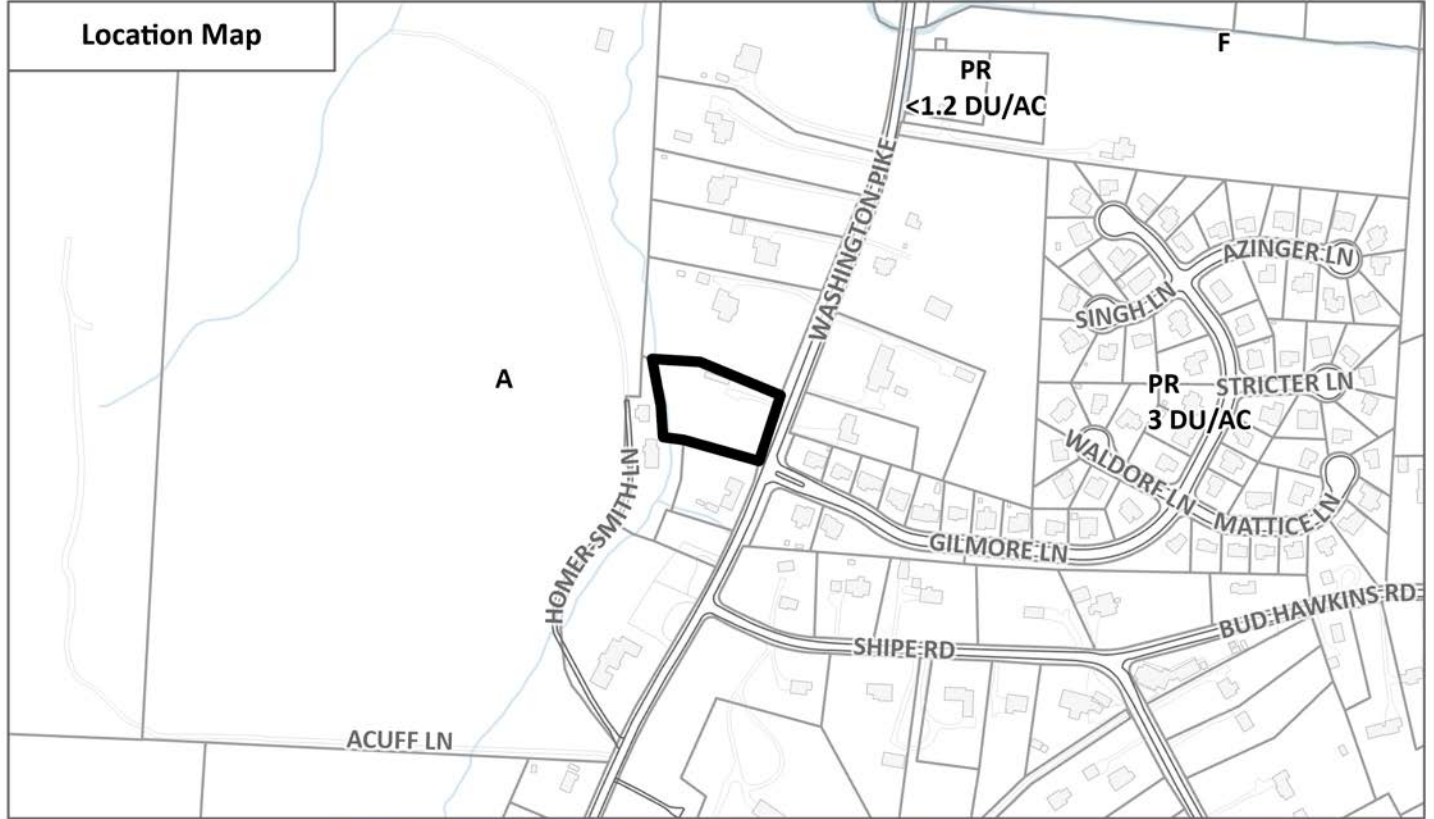


Exhibit A. Contextual Images

Location Map



Aerial Map

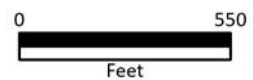


CONTEXTUAL MAPS 1

8-A-23-SP / 8-A-23-RZ



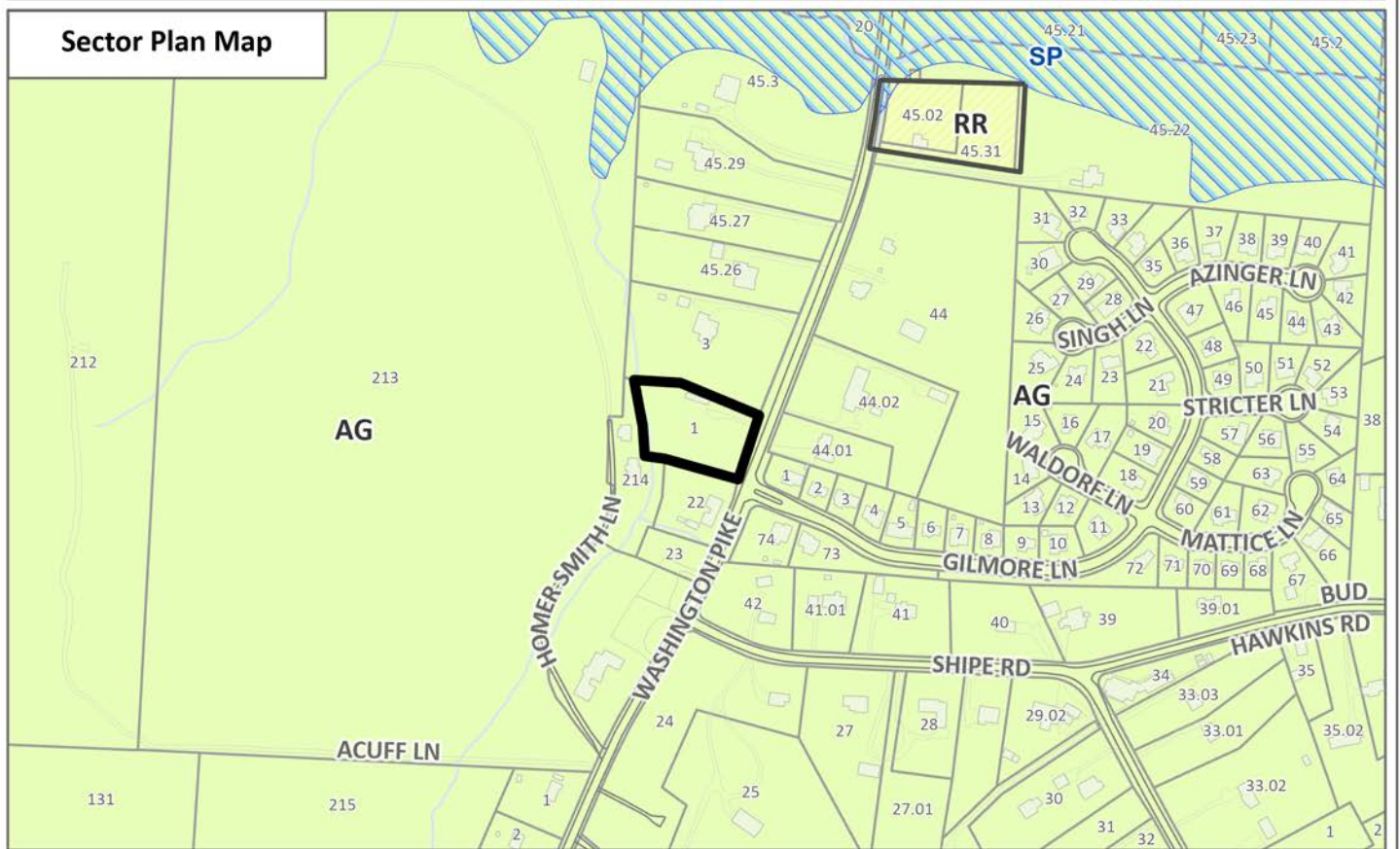
Case boundary



Zoning Map



Sector Plan Map

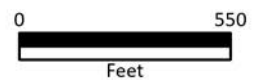


CONTEXTUAL MAPS 2

8-A-23-SP / 8-A-23-RZ



Case boundary



*KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHEAST COUNTY SECTOR PLAN*

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northeast County Sector Plan consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Robert Watson has submitted an application for an amendment to the Northeast County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Agricultural to Rural Residential is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing August 10, 2023 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northeast County Sector Plan with its accompanying staff report and map, file #8-A-23-SP

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



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

Robert Edward Watson

Applicant Name

Affiliation

6/12/2023

Date Filed

8/10/2023

Meeting Date (if applicable)

8-A-23-SP / 8-A-23-RZ

File Number(s)

CORRESPONDENCE

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

Robert Edward Watson

Name / Company

7519 Washington Pike

Address

Phone / Email

CURRENT PROPERTY INFO

Robert Edward Watson

Owner Name (if different)

7519 Washington Pike

Owner Address

Owner Phone / Email

7519 WASHINGTON PIKE

Property Address

31 P A 001

Parcel ID

1.36 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of Washington Pike, Northwest of Gilmore Lane.

General Location

City

Commission District 8

A (Agricultural)

Single Family Residential

County District

Zoning District

Existing Land Use

Northeast County

Planning Sector

AG (Agricultural)

Sector Plan Land Use Classification

Rural Area

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

2 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
\$1,300.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Robert Edward Watson Please Print	6/12/2023 Date
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Phone / Email

Property Owner Signature	Robert Edward Watson Please Print	6/12/2023 Date
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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

Robert Edward Watson
 Applicant Name Affiliation

06/12/2023 08/15/2023 File Number(s)
 Date Filed Meeting Date (if applicable)

• 8-A-23-SP
• 8-A-23-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

Robert Edward Watson
 Name Company

7519 Washington Pike Corryton TN 37721
 Address City State ZIP

(865) 604-9310 robert.watson991@yahoo.com (seldom checked)
 Phone Email

CURRENT PROPERTY INFO

Same as above Same
 Property Owner Name (if different) Property Owner Address Property Owner Phone

Same of above
 Property Address Parcel ID

Knox county (KUP) Knox county (NE Knox ^{Utility} ~~City~~) N
 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

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Zoning Change

PR (Planned Residential)
Proposed Zoning

Pending Plat File Number

Plan Amendment Change

RR (Rural Residential)
Proposed Plan Designation(s)

2 du/ac

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

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

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Robert E. Watson

Robert E Watson

06/12/2023

Applicant Signature

Please Print

Date

Phone Number

Email

Robert E. Watson

Robert E Watson

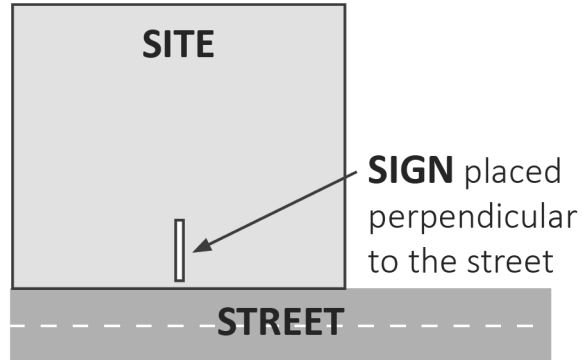
06/12/2023

Property Owner Signature

Please Print

Date Paid

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:

_____ **July 28, 2023** _____ and _____ **August 11, 2023** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Robert Edward Watson

Date: 6/13/2023

File Number: 8-A-23-SP 8-A-23-RZ

- Sign posted by Staff
- Sign posted by Applicant