

REZONING REPORT

▶ **FILE #:** 8-F-23-RZ

AGENDA ITEM #: 24

AGENDA DATE: 8/10/2023

▶ **APPLICANT:** CMH HOMES, INC
 OWNER(S): Rosemary D Lovelace

TAX ID NUMBER: 148 108.04, 148 108.06 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2120 & 2116 TIPTON STATION RD

▶ **LOCATION:** Southeast side of Tipton Station Rd, east of Saddlegate Rd, west of Coathey Rd

▶ **APPX. SIZE OF TRACT:** 20.67 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tipton Station Road, a major collector street with a 20-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

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

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land & Single Family Residential

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, there is PR zoning at a density of up to 3 du/ac adjacent to the west.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential - A (Agricultural), PR (Planned Residential) up to 4 du/ac

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

East: Rural residential, Public/quasi-public land - A (Agricultural)

West: Rural residential, single family residential - RB (General Residential), PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: This area north of Stock Creek Ridge is comprised of single-family residential subdivisions as well as rural residential and agricultural properties. South Doyle High School is adjacent to the east and Bonny Kate Elementary School is a half-mile to the west.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 5 du/ac because it is compatible with surrounding development and supported by close proximity to community facilities.**

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 COUNTY GENERALLY:

1. This area along Tipton Station Road and Coatney Road to the east has seen rapid residential expansion over the past twenty years. Since 2003, the residential subdivisions of Twin Creek, Woodcreek Reserve, Gaybrook Park and Cherokee Landing have joined the Wood Haven and Tipton Station subdivisions that were developed in the 1990s.
2. All of these neighborhoods were constructed after properties were rezoned to the PR (Planned Residential) district, with permitted densities ranging from 3 to 5 dwelling units per acre. This development pattern is consistent with the requested rezoning to PR at 5 du/ac on the subject property.
3. Residential development in this area is supported by close proximity to South Doyle High School, Bonny Kate Elementary as well as the French Memorial Park, the Howard Pinkston Library and the Howard Pinkston Greenway Trail. This section of Tipton Station Road has sidewalks, providing walkable access to these amenities.

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

1. The PR zone is intended to support more imaginative solutions to environmental design problems by allowing concentrated development in the optimal areas of the property. Residential development is characterized by a unified building and site development program, which encourages the integration of recreational open space and other community amenities in the overall plan.
2. The subject property has a blue line stream along its western border leading to a stream protection area at the southwest corner that feeds into Stock Creek. These environmental constraints and considerations meet the intent of the PR zone.

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 PR zone is the only residential zone that requires development plan review by the Planning Commission. The review is designed to ensure that any proposed development is consistent with adopted plans for the area, which include the Knoxville-Knox County General Plan. The General Plan has development policies designed to protect natural assets and preserve neighborhood and rural character. There would be public notice of an upcoming development plan review, and ample opportunity for community input in advance of and at the Planning Commission meeting.
2. It is noteworthy that a joint permanent right-of-way easement runs through the subject property, providing five parcels to the south with access to Tipton Station Road. This is an important consideration that would be incorporated into the development plan review process, providing additional assurance that the easement be maintained and improved upon as needed.
3. At the requested density of 5 du/ac, the maximum development potential on this site would be 103 units. The estimated student yield from this quantity of single family homes is 22 students. Residential rezoning requests are directly shared every month with affected school district administrators, who are able to engage in the review process should they have school capacity concerns.
4. The estimated traffic generated by the maximum number of units would be 1,037 average daily vehicle trips. A development plan exceeding 750 trips would necessitate a traffic impact study to be performed by a traffic engineer. This study would determine if roadway improvements are required for street safety and functionality.
5. The ability of the development plan review process to publicly to address and mitigate potential impacts of residential development, and the zone district's compatibility with the numerous low-density PR-zoned neighborhoods in this area support the requested rezoning to PR at 5 du/ac.

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 General Plan's development policy 6.4 promotes clustered development in rural areas to preserve farms, open space and rural character. Although there has been significant residential development in this area, forest and farmland remain dominant features of the region. The ability to cluster development in the PR zone and the district's encouragement of open space and environmental consideration are consistent with this General Plan policy.
2. The South County Sector Plan's land use classification for this property is LDR (Low Density Residential), which allows consideration of PR at a density of 5 du/ac.
3. The property is located within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development offering a wide range of housing choices in coordination with public facilities and services. The proposed rezoning is compatible with the Growth Policy Plan.
4. Because this property is accessed off a major collector street located 1/2 mile from John Sevier Highway,

a major arterial street, it would not require traffic to be routed through residential neighborhoods. It has access to water and sewer infrastructure, and there are sidewalks and numerous community facilities within walking distance. These features of the area support rezoning to PR at the requested density of 5 du/ac.

ESTIMATED TRAFFIC IMPACT: 1,037 (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: 22 (public school children, grades K-12)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle 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 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.