

# REZONING REPORT

▶ **FILE #:** 12-D-23-RZ

**AGENDA ITEM #:** 25

**AGENDA DATE:** 12/14/2023

▶ **APPLICANT:** FRED E. TRAINER JR

OWNER(S): Fred E. Trainer Jr.

TAX ID NUMBER: 103 063

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11308 SAM LEE RD

▶ **LOCATION:** South & west sides of Sam Lee Road, southwest of Dearing Way

▶ **APPX. SIZE OF TRACT:** 4.54 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sam Lee Road, a major collector street with a 20-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Rural Residential

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential, public/quasi public land - A (Agricultural)

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

East: Agriculture/forest/vacant, single family residential - A (Agricultural)

West: Single family residential, rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area of Hardin Valley is comprised of farmland, single family homes on large lots, and patches of forest among single family residential subdivisions. Beaver Creek is located to the northwest. To the southeast are the Hardin Valley Elementary and Middle schools, and the Hardin Valley Academy high school.

**STAFF RECOMMENDATION:**

▶ Postpone for 30 days to the January 11, 2024 Planning Commission meeting per the applicant's request.

**COMMENTS:**

Applicant will be revising their request to include the adjacent parcel at 11234 Sam Lee Rd, as well as increasing the PR (Planned Residential) density to 6 du/ac.

ESTIMATED TRAFFIC IMPACT: 251 (average daily vehicle trips)

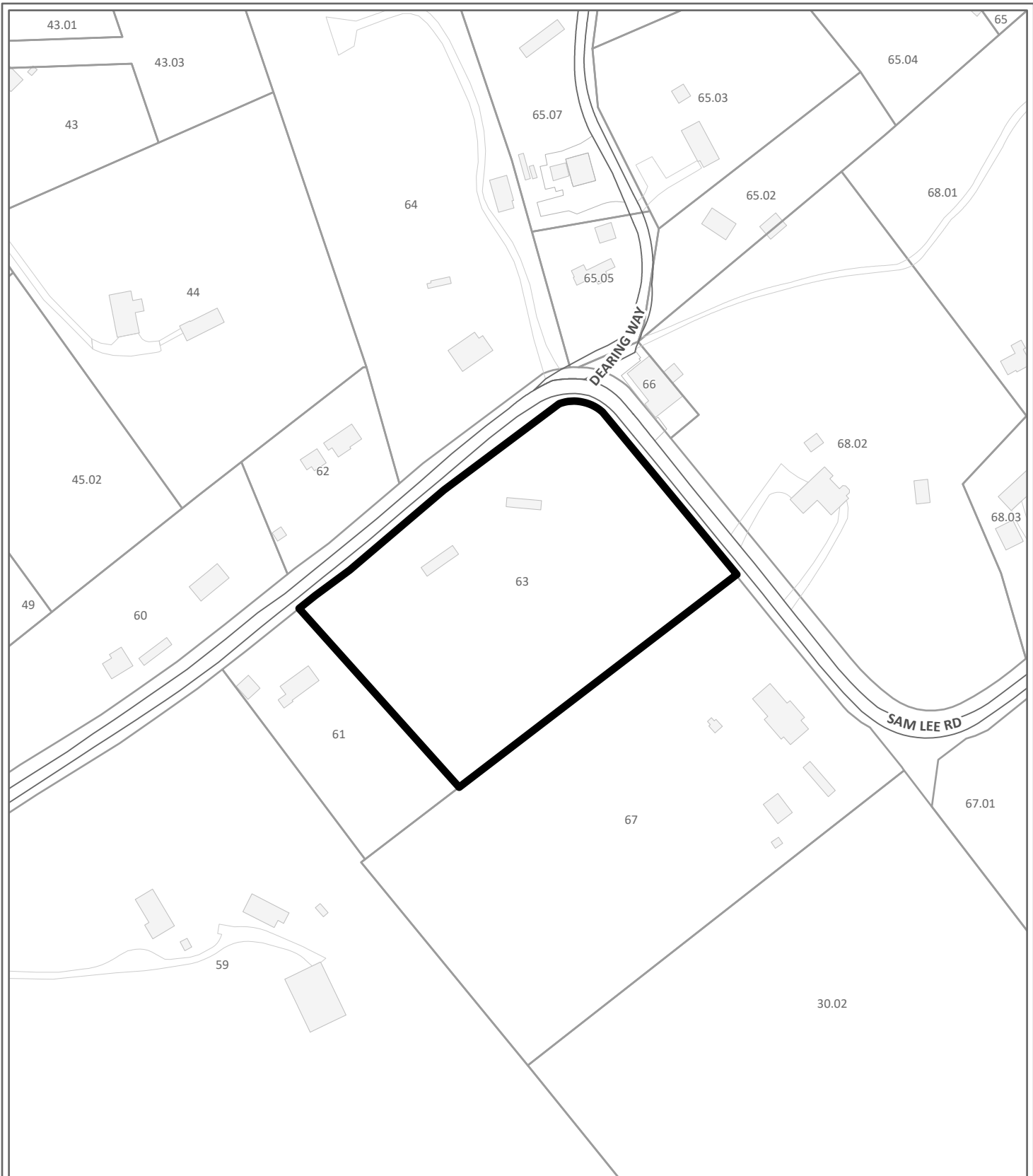
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 9 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- 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 1/22/2024. 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.



**REZONING**

**12-D-23-RZ**

**Petitioner:** Fred E. Trainer Jr



**From:** A (Agricultural)

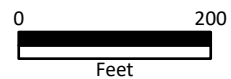
**To:** PR (Planned Residential)

**Map No:** 103

**Jurisdiction:** County

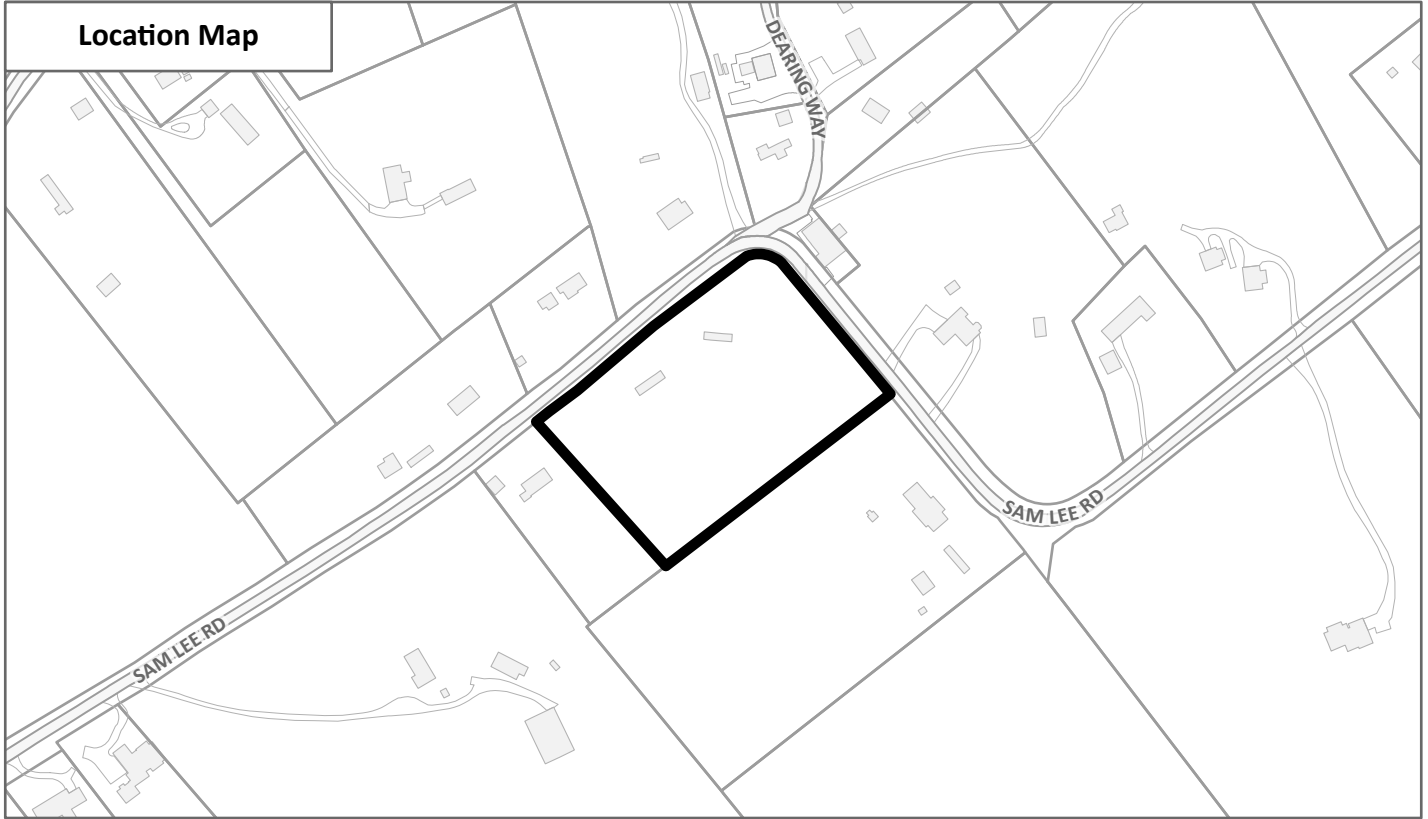
**Original Print Date:** 11/6/2023

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

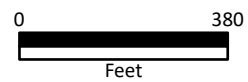


CONTEXTUAL MAPS 1

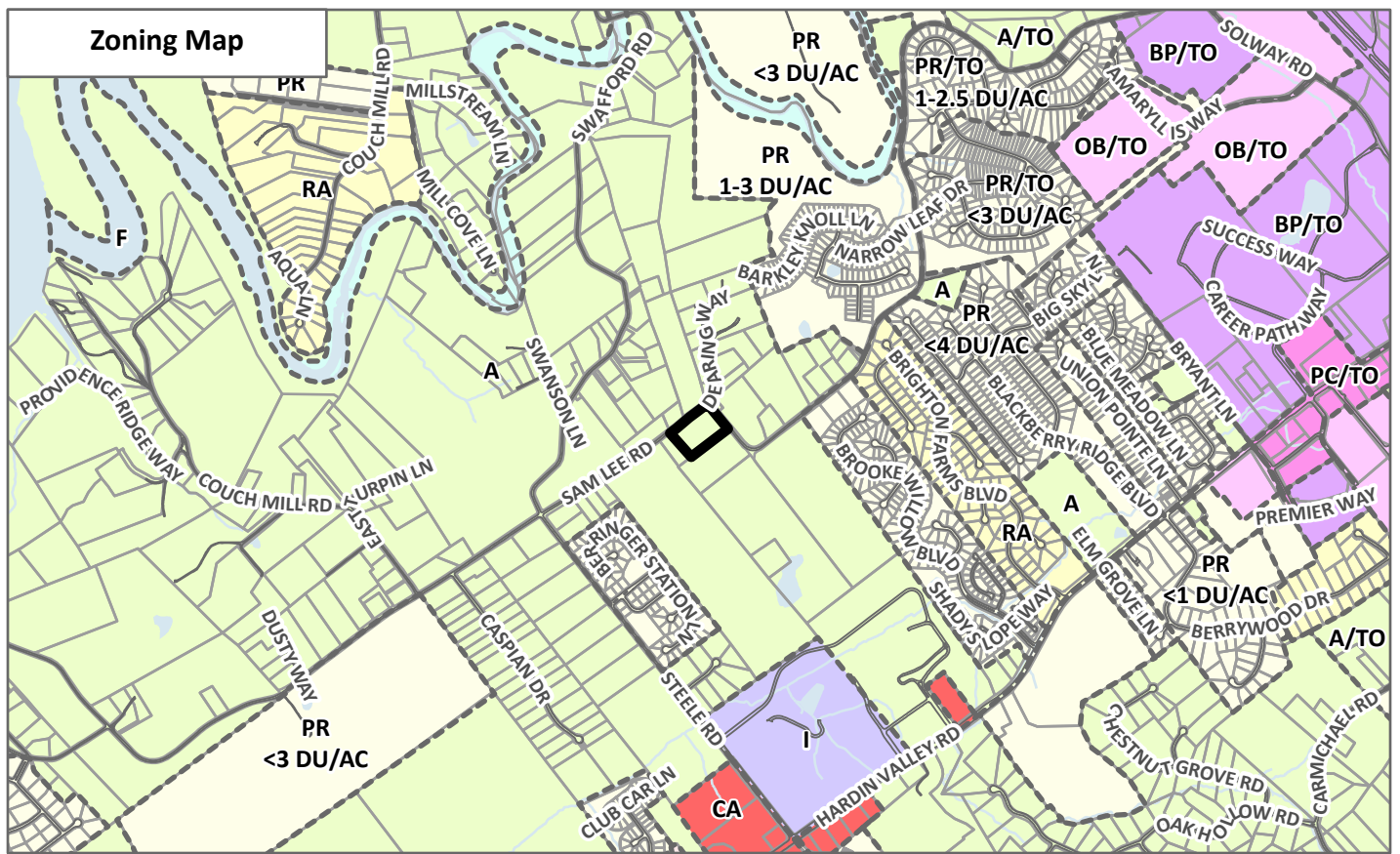
12-D-23-RZ



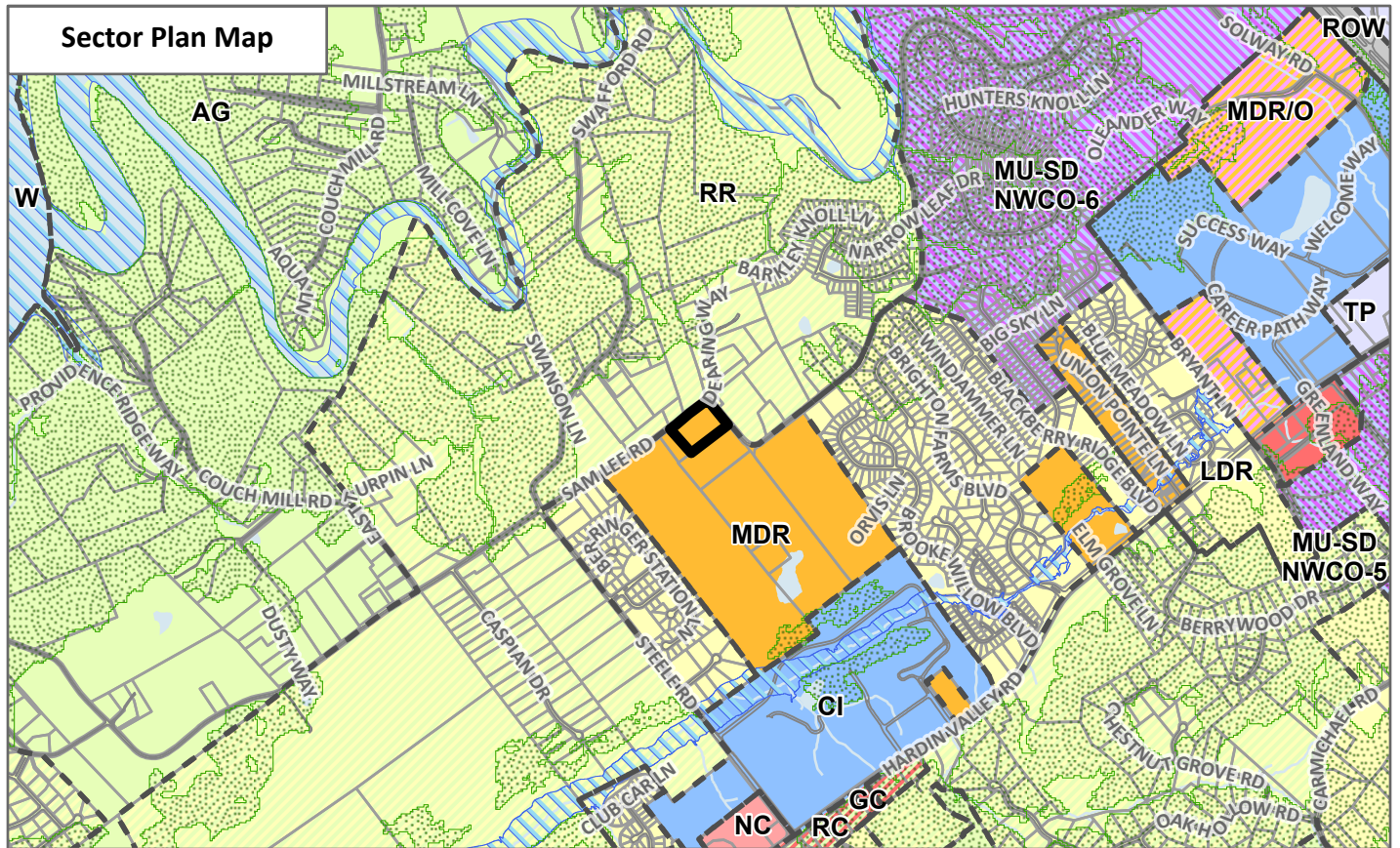
Case boundary



**Zoning Map**



**Sector Plan Map**



**CONTEXTUAL MAPS 2**

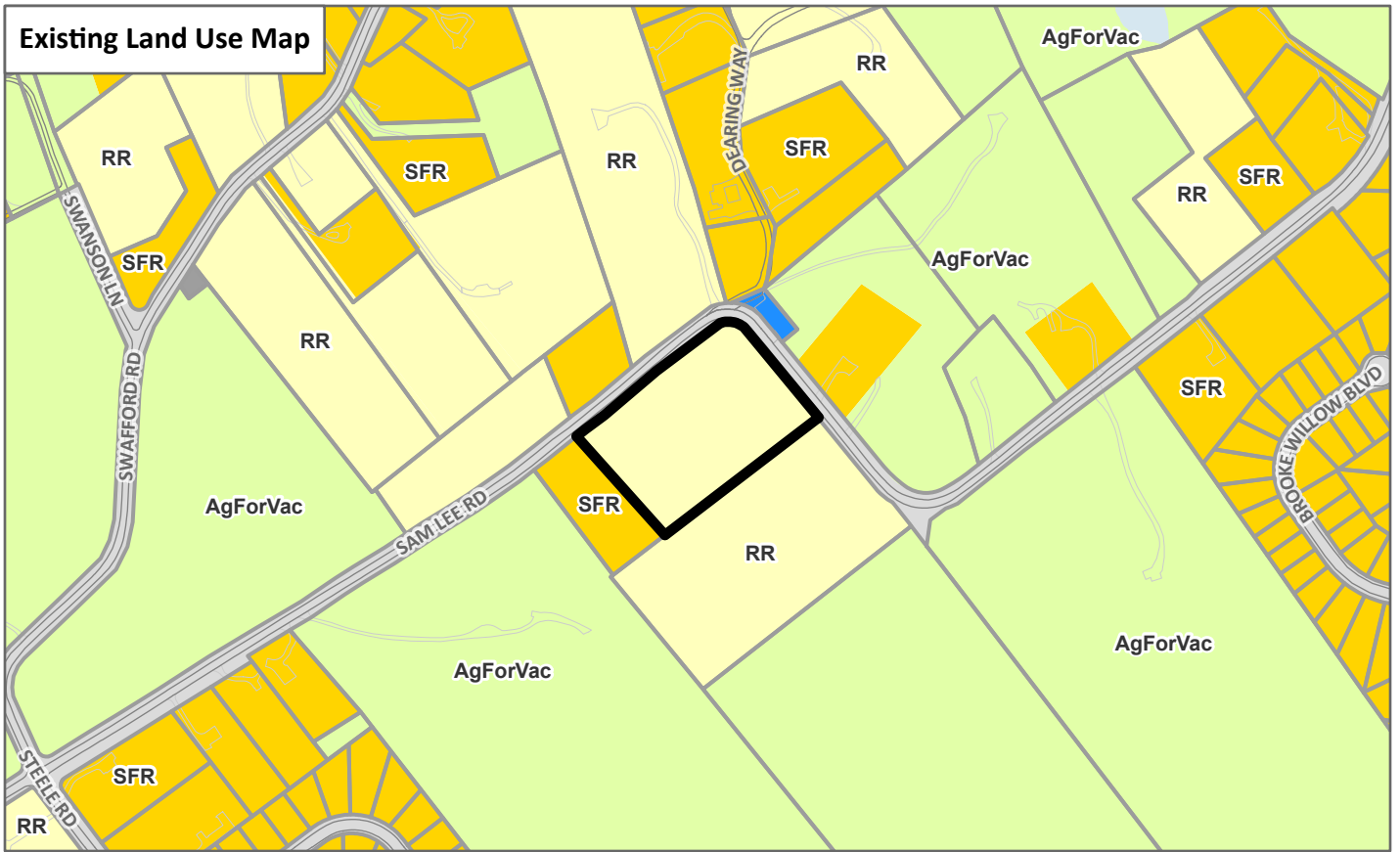
12-D-23-RZ



Case boundary



Existing Land Use Map

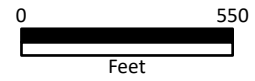


CONTEXTUAL MAPS 3

12-D-23-RZ



Case boundary





# 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

**Fred E. Trainer Jr**

Applicant Name

Affiliation

**10/27/2023**

Date Filed

**12/14/2023**

Meeting Date (if applicable)

**12-D-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**Brad Faerber Red Door Homes of East TN**

Name / Company

**115 Circle Ln Knoxville TN 37919**

Address

**865-567-9415 / bfaerber@reddoorhome.com**

Phone / Email

## CURRENT PROPERTY INFO

**Fred E. Trainer Jr.**

Owner Name (if different)

**1185 Keowee Ave Knoxville TN 37919**

Owner Address

**865-389-7405**

Owner Phone / Email

**11308 SAM LEE RD**

Property Address

**103 063**

Parcel ID

**4.54 acres**

Tract Size

Part of Parcel (Y/N)?

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South & west side of Sam Lee Road, southwest of Dearing Way**

General Location

City **Commission District 6 A (Agricultural)**

**Rural Residential**

County District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**MDR (Medium Density Residential)**

Sector Plan Land Use Classification

**Planned Growth 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	
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 5 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>\$650.00</b>	
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: **Fred E. Trainer Jr**    Please Print    **10/27/2023**    Date

Phone / Email

Property Owner Signature: **Fred E. Trainer Jr.**    Please Print    **10/27/2023**    Date



[Reset Form](#)



# 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

Fred E. Trainer Jr

Property Owner

Applicant Name

Affiliation

10-27-2023

12/14/23

File Number(s)

Date Filed

Meeting Date (if applicable)

12-D-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

Brad Faerber / Production Manager for RDH

Red Door Homes of East TN

Name

Company

115 Circle Ln

Knoxville

TN

37919

Address

City

State

ZIP

(865)567-9415

bfaerber@reddoorhomes.com

Phone

Email

## CURRENT PROPERTY INFO

Fred E. Trainer Jr

1185 Keowee Ave

(865)389-7405

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

11308 Sam Lee Rd.

103 063

Property Address

Parcel ID

West Knox Utilities

West Knox Utilities

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

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

Proposed Subdivision Name _____  Unit / Phase Number <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created _____  <input type="checkbox"/> Other (specify) _____  <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number   
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## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <u>Planned Residential</u> Proposed Zoning _____  <input type="checkbox"/> Plan Amendment Change    Proposed Plan Designation(s) _____ 1-5 units/ acre Proposed Density (units/acre) _____    Previous Rezoning Requests _____  <input type="checkbox"/> Other (specify) _____	Pending Plat File Number   
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## STAFF USE ONLY

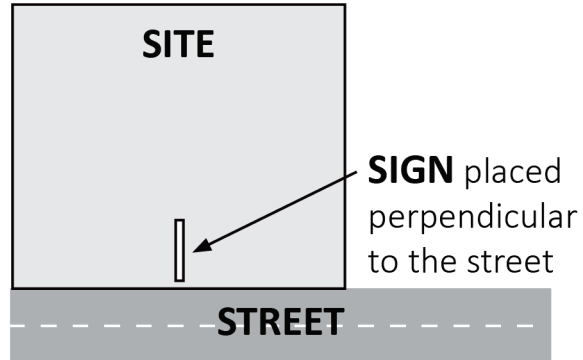
<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission  <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request  <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan</i> ) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist ( <i>Hillside Protection</i> )	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Fee 1</td> <td style="width: 55%;"></td> <td style="width: 30%;">Total</td> </tr> <tr> <td>0801</td> <td>\$650.00</td> <td rowspan="3" style="font-size: 24px; vertical-align: middle;">\$650.00</td> </tr> <tr> <td>Fee 2</td> <td></td> </tr> <tr> <td>Fee 3</td> <td></td> </tr> </table>	Fee 1		Total	0801	\$650.00	\$650.00	Fee 2		Fee 3	
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Applicant Signature: <i>Fred E Trainer Jr</i>	Fred E. Trainer Jr Please Print	10-27-2023 Date
(865)389-7405 Phone Number	ftrainer@fetconstruction.com Email	
Property Owner Signature: <i>Fred E Trainer Jr</i>	Fred E. Trainer Jr. Please Print	10/27/2023, SG 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:*

\_\_\_\_\_ December 1, 2023 \_\_\_\_\_ and \_\_\_\_\_ December 15, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Fred E. Trainer Jr.

Date: 10-\_\_-2023

File Number: 12-\_\_-23-RZ



Sign posted by Staff



Sign posted by Applicant