

# REZONING REPORT

▶ **FILE #:** 1-C-23-RZ

**AGENDA ITEM #:** 17

**AGENDA DATE:** 1/12/2023

▶ **APPLICANT:** WILLIAM SAWALHAH

OWNER(S): William Sawalhah

TAX ID NUMBER: 143 111

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 442 FOX RD

▶ **LOCATION:** E of Fox Rd, southeast of Castleglen Ln

▶ **APPX. SIZE OF TRACT:** 2.41 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Fox Road, a minor collector street with a 30-ft pavement width within a 740-ft right-of-way (including the I-140 right-of-way).

UTILITIES: Water Source: Knoxville Utilities Board, First Knox Utility

Sewer Source: Knoxville Utilities Board, First Knox Utility

WATERSHED: Sinking Creek

▶ **PRESENT ZONING:** PR (Planned Residential), RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Rural Residential

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, PR is adjacent.

HISTORY OF ZONING: 11-E-98-RZ: A to RA

SURROUNDING LAND USE AND ZONING: North: Rural residential - RA (Low Density Residential)

South: Single family residential - PR (Planned Residential)

East: Agriculture/forestry/vacant - PR (Planned Residential)

West: Right-of-way - ROW (Right-of-Way)

NEIGHBORHOOD CONTEXT: This area is comprised of low density single family detached homes on independent lots and in subdivisions.

## STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 4 du/ac because it is a minor extension of existing zone district and consistent with the sector plan.**

## 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 CITY/COUNTY GENERALLY:

1. The surrounding area east of I-140 has been transitioning from forested hillside to low density residential subdivisions since 2004.
2. The adjacent subject properties were recently rezoned to PR (Planned Residential) zoning and 4 du/ac density.
3. The proposed rezoning is consistent with these changing conditions in land use.

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

1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property.
2. The PR zone allows a range of housing types from single-family to multi-family residential, however, PR up to 4 du/ac will limit the maximum number of dwelling units to 9 for the subject property.
3. The proposed PR up to 4 du/ac is similar to the residential development density permitted under the RA zone district that has a minimum lot size of 10,000 square feet.

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 no negative impacts anticipated from the proposed rezoning.
2. The PR zone district requires review of a development plan by the Planning Commission to address any site design challenges and/or mitigate any impacts to adjacent properties.

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 PR zone at 4 du/ac is consistent with the LDR (Low Density Residential) designation of the Southwest County Sector Plan.
2. The rezoning is not in conflict with any other adopted plans or policies.

ESTIMATED TRAFFIC IMPACT: 132 (average daily vehicle trips)

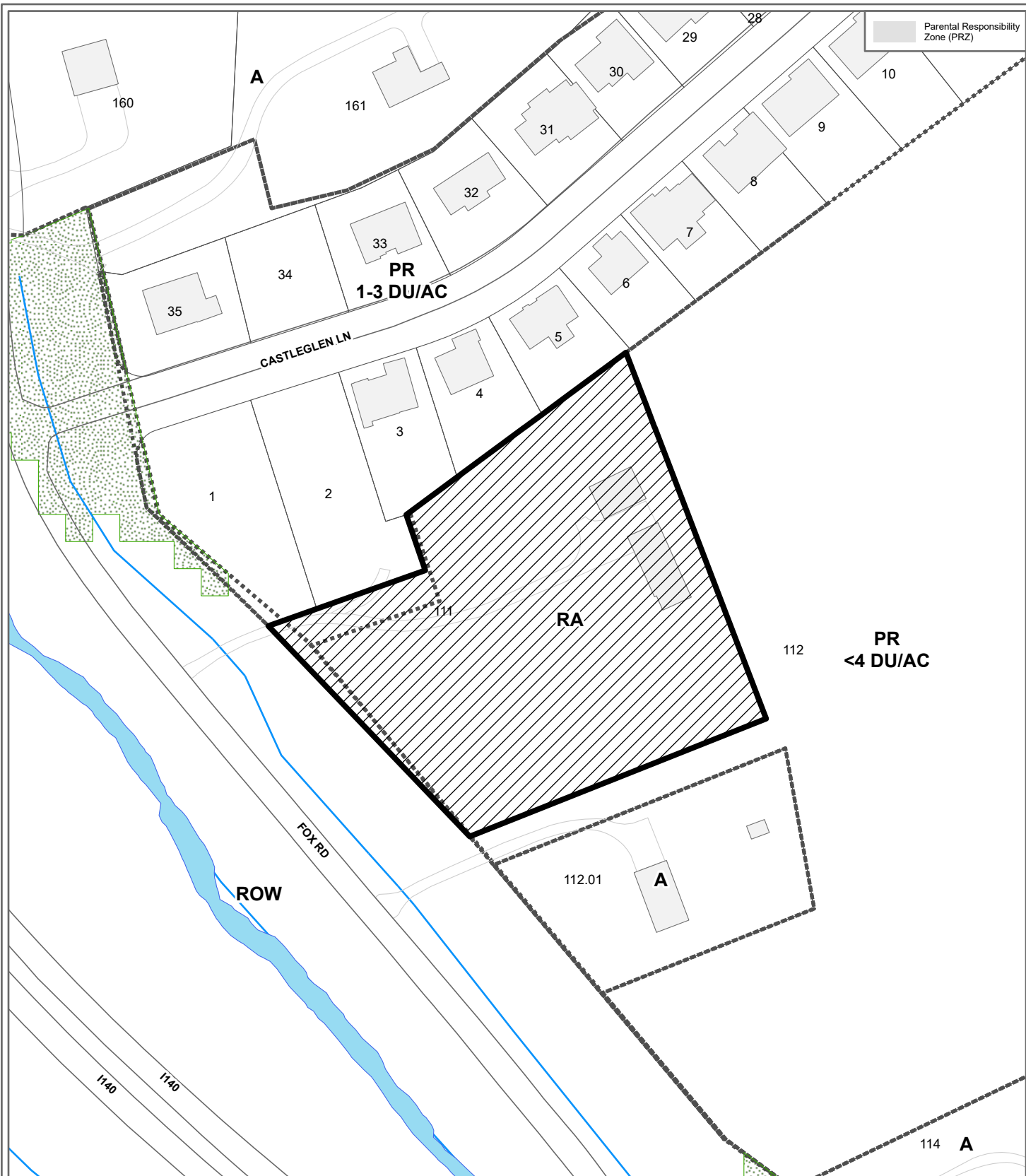
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Farragut 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 2/21/2023. 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.



**1-C-23-RZ  
REZONING**

From: PR (Planned Residential), RA (Low Density Residential)  
To: PR (Planned Residential)



Petitioner: William Sawalhah

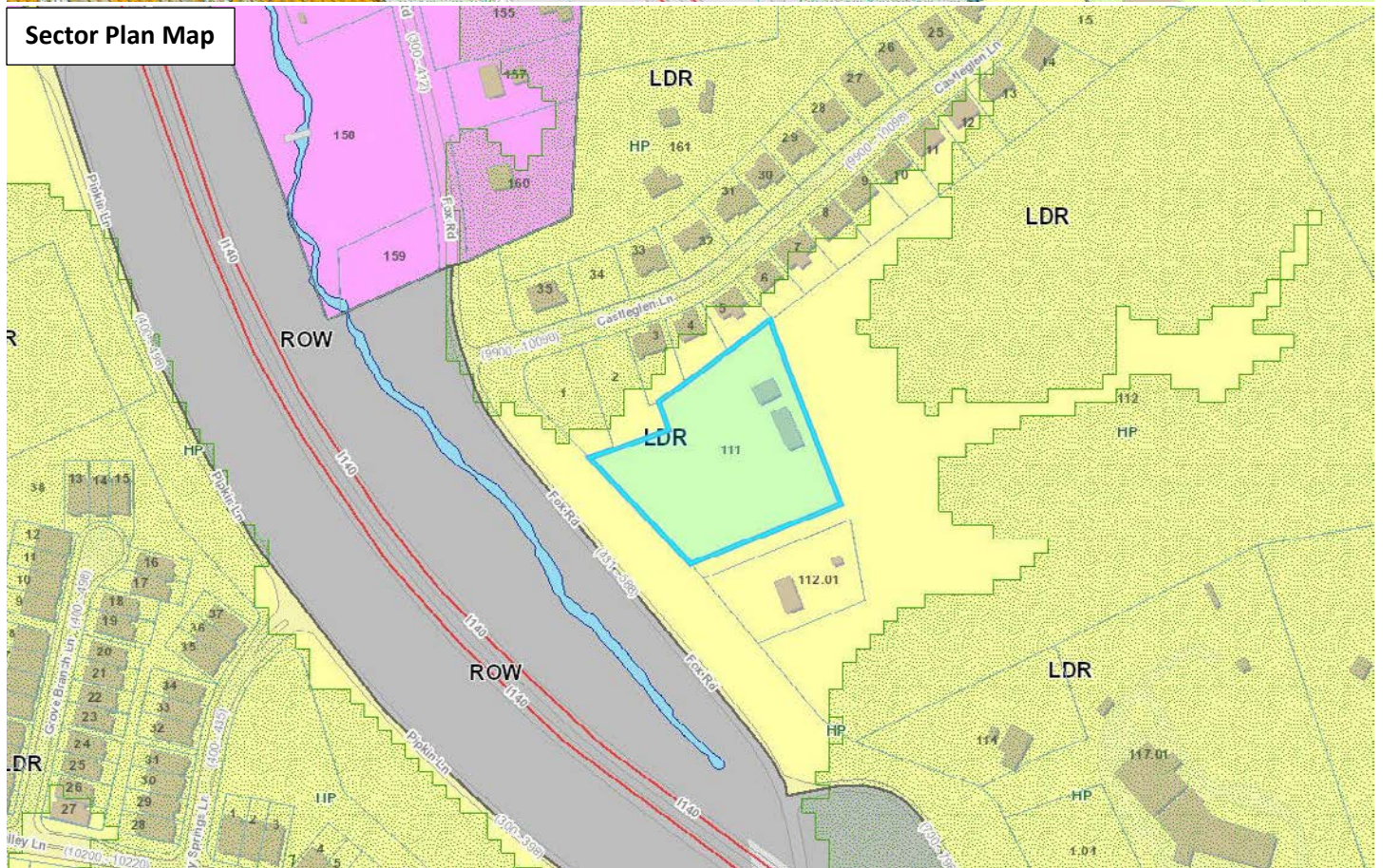
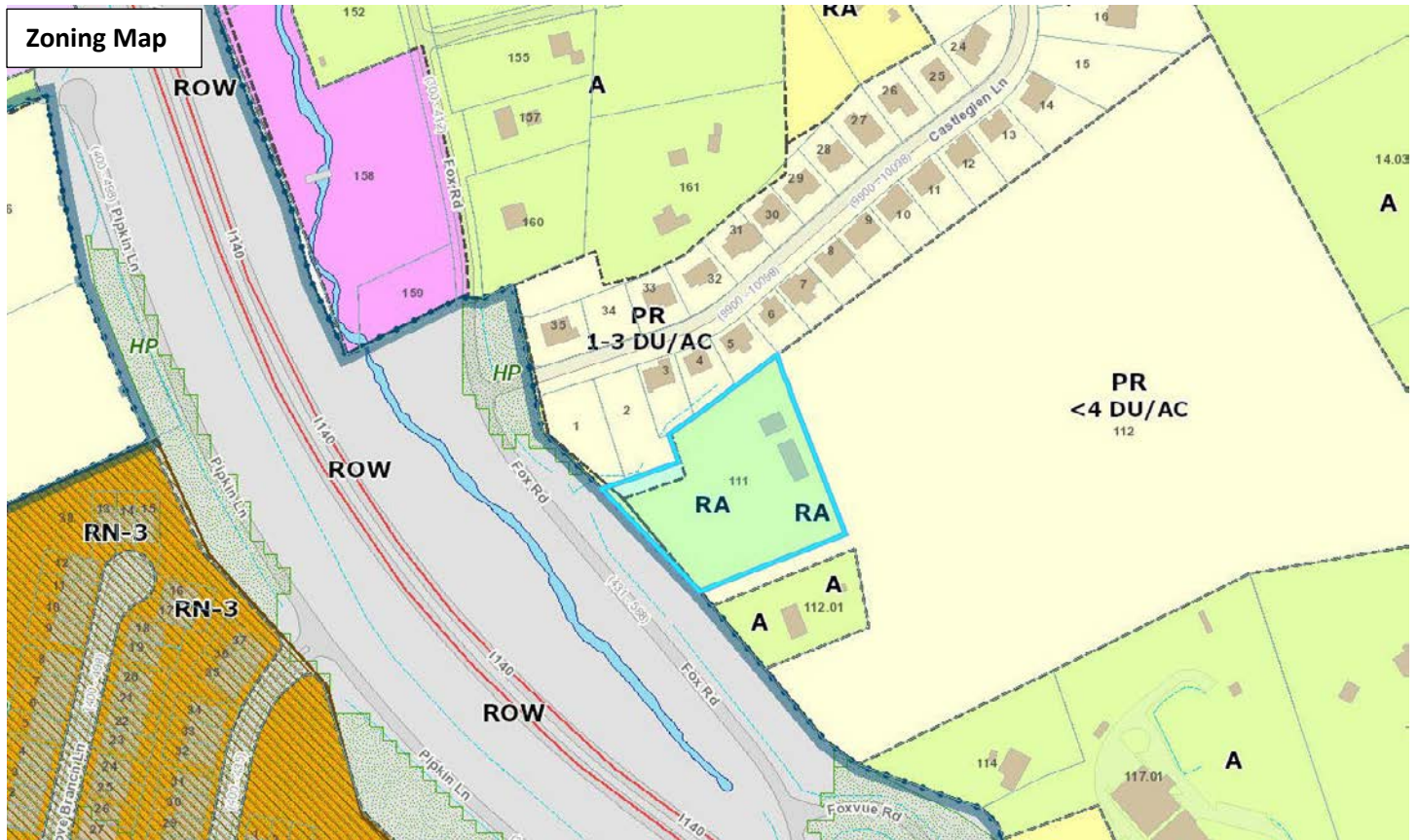
Map No: 143  
Jurisdiction: County



Original Print Date: 12/19/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. 1-C-23-RZ Contextual Images





# Exhibit A. 1-C-23-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

**William Sawalhah**

Applicant Name

Affiliation

**10/28/2022**

Date Filed

**1/12/2023**

Meeting Date (if applicable)

**1-C-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**William Sawalhah**

Name / Company

**PO Box 521 Alcoa TN 37701**

Address

**865-363-9455 / w@adamstelecom.com**

Phone / Email

## CURRENT PROPERTY INFO

**William Sawalhah**

Owner Name (if different)

**PO Box 521 Alcoa TN 37701**

Owner Address

**865-363-9455 / w@adamstelec**

Owner Phone / Email

**442 FOX RD**

Property Address

**143 111**

Parcel ID

**2.41 acres**

Tract Size

Part of Parcel (Y/N)?

**First Knox Utility District, Knoxville Utilit**

Sewer Provider

**Knoxville Utilities Board, First Knox Utility**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**E of Fox Rd, southeast of Castleglen Ln**

General Location

City

**Commission District 3**

**PR (Planned Residential), RA (Low Density Residential)**

**Rural Residential**

Count

District

Zoning District

Existing Land Use

**Southwest County**

Planning Sector

**LDR (Low 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	
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 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

Applicant Signature: **William Sawalhah**    Date: **10/28/2022**  
Please Print

Phone / Email

Property Owner Signature: **William Sawalhah**    Date: **10/28/2022**  
Please Print

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

William Sawalhah

Owner

Applicant Name

Affiliation

10/28/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

## 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 Sawalhah

Name	Company		
PO Box 521	Alcoa	TN	37701
Address	City	State	ZIP
8653639455	w@adamstelecom.com		
Phone	Email		

## CURRENT PROPERTY INFO

	PO Box 521 Alcoa, TN 37701	8653639455
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
442 Fox Road Knoxville TN 37922	143 111	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

## STAFF USE ONLY

East side of Fox Road, due south of Castleglen Lane	2.33 ac +/-
General Location	Tract Size
<input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> County	3 RA / PR @ 1-3 du/ac RR
District	Zoning District Existing Land Use
Southwest County	LDR Planned
Planning Sector	Sector Plan Land Use Classification Growth Policy Plan Designation

August 29, 2022



## 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 _____  <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Unit / Phase Number _____                    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                    Proposed Zoning: <b>PR 5 du/ac</b> <input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s): <b>5</b> Proposed Density (units/acre): _____                    Previous Rezoning Requests: _____ <input type="checkbox"/> Other (specify) _____	Pending Plat File Number   
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## STAFF USE ONLY

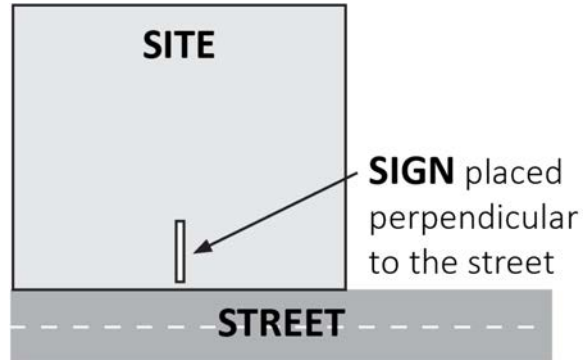
<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission  <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request  <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <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: 60%;">Fee 1</td> <td style="width: 40%;">Total</td> </tr> <tr> <td style="height: 40px;"> </td> <td> </td> </tr> <tr> <td>Fee 2</td> <td> </td> </tr> <tr> <td style="height: 40px;"> </td> <td> </td> </tr> <tr> <td>Fee 3</td> <td> </td> </tr> <tr> <td style="height: 40px;"> </td> <td> </td> </tr> </table>	Fee 1	Total			Fee 2				Fee 3			
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Fee 2													
Fee 3													

## AUTHORIZATION

 Applicant Signature	William Sawalhah Please Print	10/28/2022 Date
8653639455 Phone Number	w@adamstelecom.com Email	
 Property Owner Signature	William Sawalhah Please Print	10/28/2022 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.*

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:***

\_\_\_\_\_ 12/31/2022 \_\_\_\_\_ and \_\_\_\_\_ 1/13/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: William Sawalhah

Date: 10/28/22

File Number: 1-C-23-RZ

- Sign posted by Staff  
 Sign posted by Applicant