

# REZONING REPORT

► **FILE #:** 6-D-23-RZ

**AGENDA ITEM #:** 25

**AGENDA DATE:** 6/8/2023

► **APPLICANT:** JACK SMITH

OWNER(S): Jack Smith JR Holdings Company

TAX ID NUMBER: 91 039.01

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3416 ZION LN

► **LOCATION:** Northeast side of Zion Ln, northwest of Ball Rd

► **APPX. SIZE OF TRACT:** 1.28 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Zion Lane is a local road with a 16-ft pavement width within a right-of-way that varies from 21 ft to 71 ft at this location.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: West Knox Utility District, Knoxville Utiliti

WATERSHED: Grassy Creek

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

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

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

► **DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Multifamily and agriculture/forestry/vacant - A (Agricultural)

South: Single family residential - PR (Planned Residential) up to 4 du/ac

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

West: Single family residential - A (Agricultural) and RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is largely single-family dwellings, with large lots fronting Ball Road and subdivisions with smaller lots off of side streets. The Lakeview Mobile Home Park is across Zion Lane to the northwest.

## STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.**

## 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. This section of Zion Lane has undergone a series of rezonings from A (Agricultural) to RA or PR (Planned Residential). Most recently, the adjacent parcel to the south was approved for PR zoning with up to 4 du/ac in April, 2023 (Case 3-A-23-R).

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

1. The PR (Planned Residential) zone is intended to provide options for residential development and such developments shall be compatible with the surrounding or adjacent zones. Surrounding development consists of single family and multifamily residential developments.

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. This site, which is accessed from Zion Lane, is in the vicinity of other properties zoned with similar densities.  
2. The proposed low density residential zoning is compatible with the scale and intensity of the surrounding development and zoning pattern. There is also a large tract of RB zoned land nearby to the west, which permits any type of residential development at a density of up to 12 du/ac as a permitted use with no plan approval requirement by the Planning Commission.

3. The site does not have significant slope or other environmental constraints.

4. Zion Lane is a dead-end street just off of Ball Road. Ball Road is a major collector, so no traffic would be required through residential streets to reach this site.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone with a density of up to 5 du/ac in the County's Planned Growth Area of the Growth Policy Plan.

2. Neither the requested nor the recommended zones are in conflict with the General Plan.

3. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 52 (average daily vehicle trips)

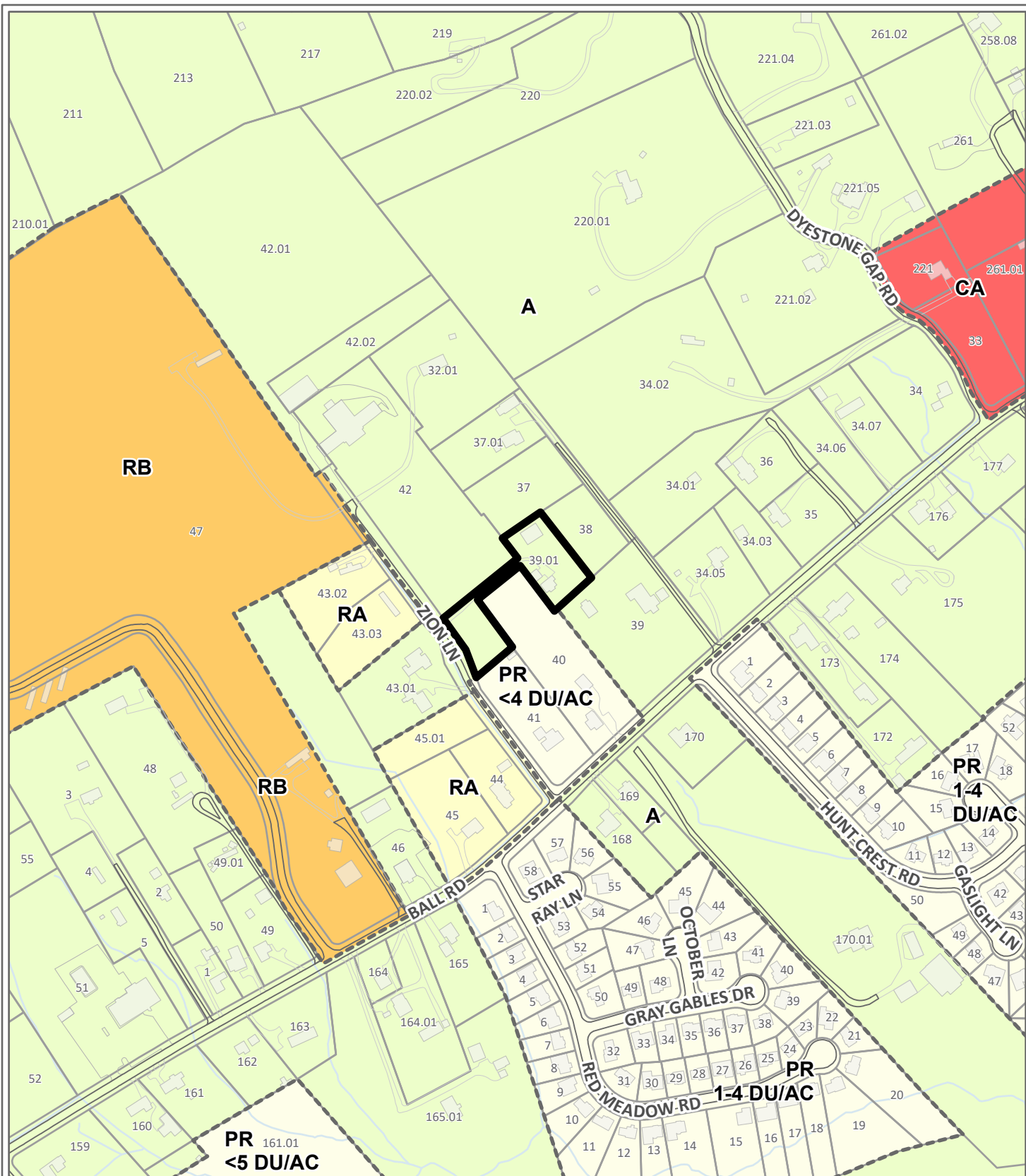
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Amherst 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 7/24/2023. 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.



## REZONING

**6-D-23-RZ**



**From:** A (Agricultural)

**To:** PR (Planned Residential)

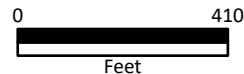
**Original Print Date:** 5/9/2023

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

**Petitioner:** Jack Smith

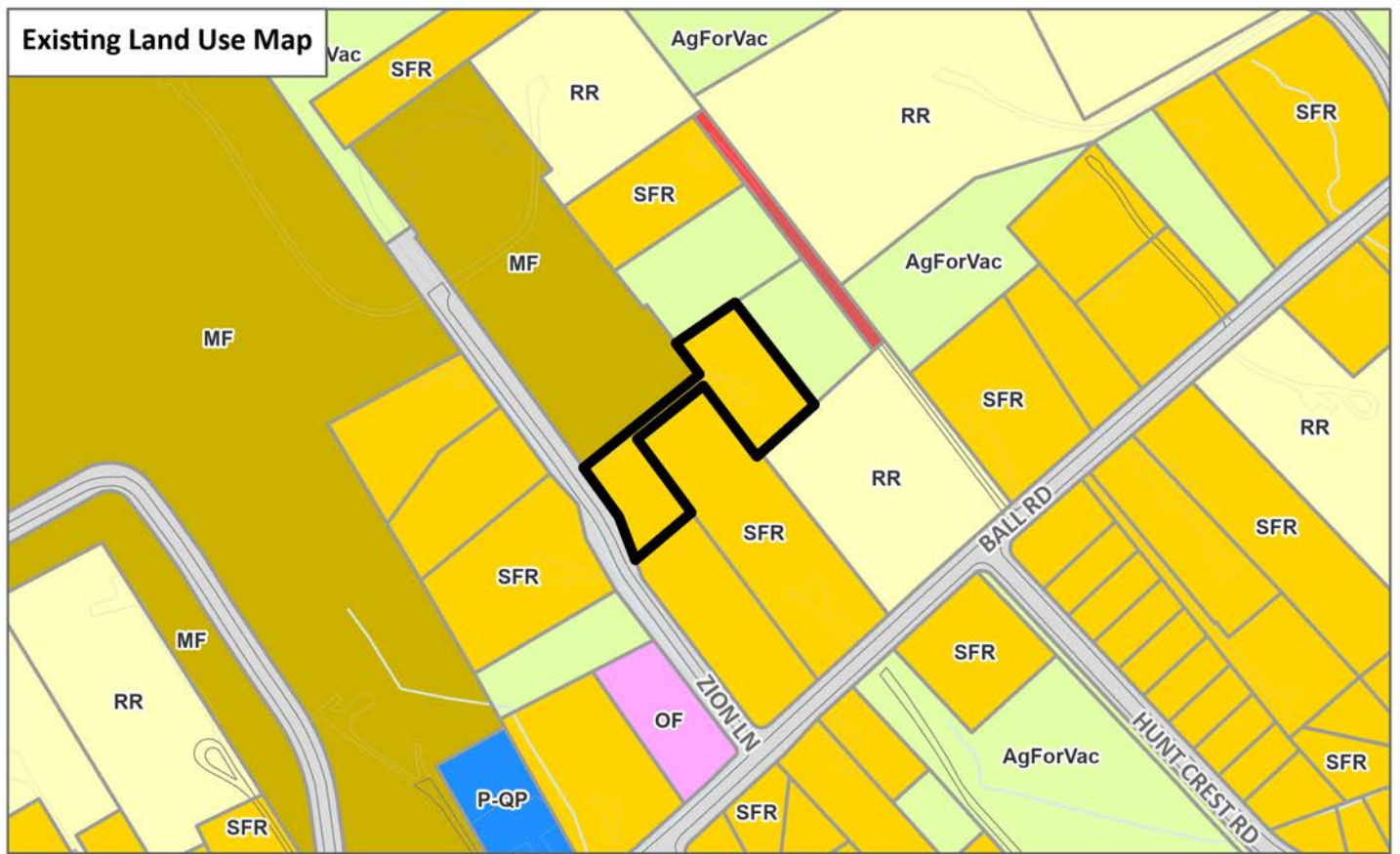
**Map No:** 91

**Jurisdiction:** County





Existing Land Use Map



Aerial Map

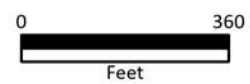


CONTEXTUAL MAPS

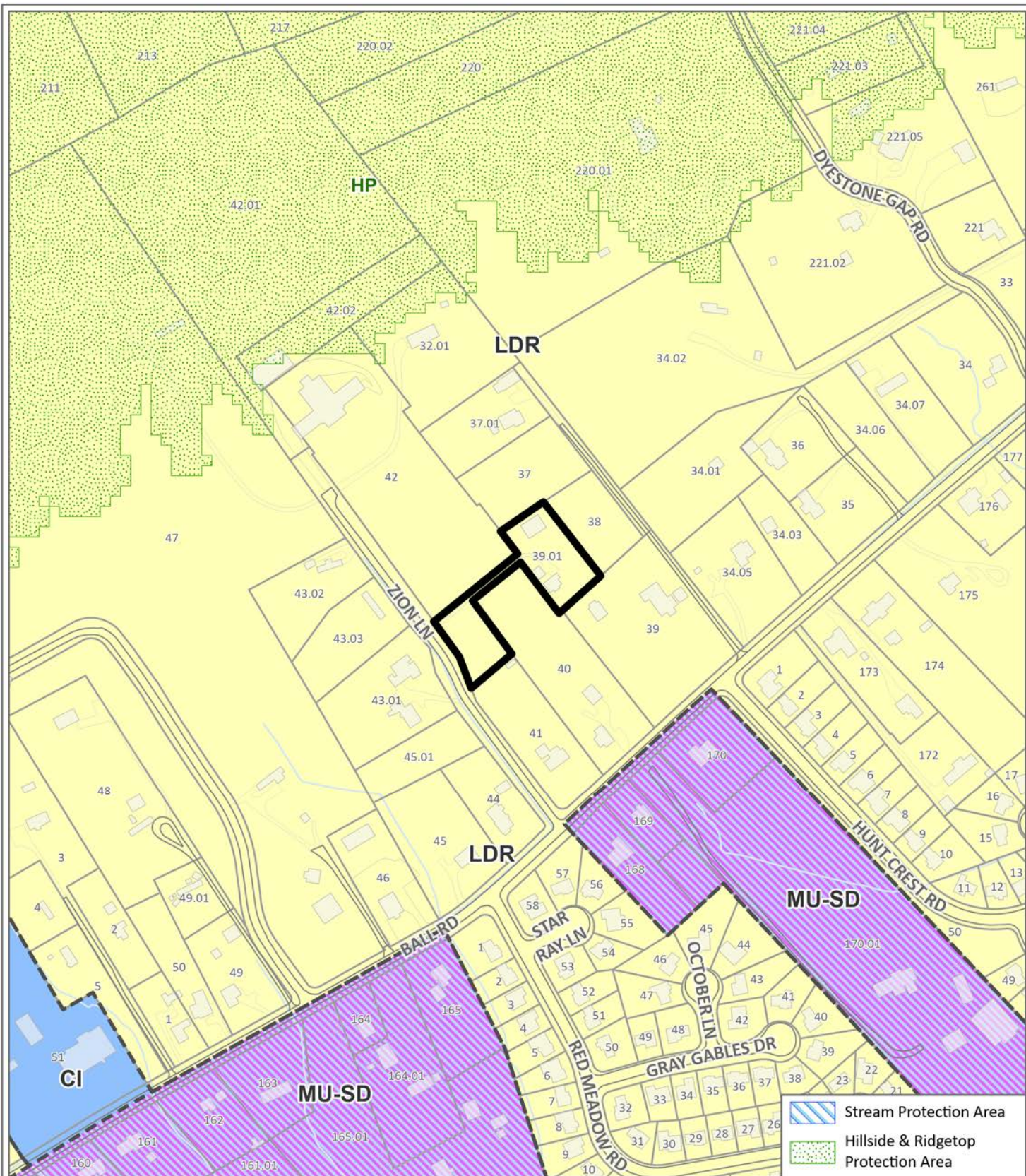
6-D-23-RZ



Case boundary







# **NORTHWEST COUNTY SECTOR PLAN MAP**

**6-D-23-RZ**

**Petitioner:** Jack Smith



Case boundary

**Original Print Date:** 5/16/2023

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

**Map No:** 91

**Jurisdiction:** County





Jessie Hillman <jessie.hillman@knoxplanning.org>

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## [Applications] Development Request

3 messages

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**Noelle Smith** <noelle.smith@smithmechanicaltn.com>  
To: "applications@knoxplanning.org" <applications@knoxplanning.org>

Mon, Apr 3, 2023 at 3:36 PM

horizontal bar

**Noelle Smith**

Smith Mechanical Heating & Air Conditioning

Smith Mechanical Heating & Air Conditioning

606.269.3907

<http://smithmechanicaltn.com>

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 **Planning And Development Request.pdf**  
717K

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**Mike Reynolds** <mike.reynolds@knoxplanning.org>  
To: Applications <applications@knoxplanning.org>  
Cc: Noelle Smith <noelle.smith@smithmechanicaltn.com>

Tue, Apr 4, 2023 at 1:53 PM

Ms. Smith,

We received your application, however, I need clarification on one before I can process it. For the proposed density, you put "1/3 acre". Are you requesting 3 dwelling units per acre?

Thanks!

Mike

[Quoted text hidden]

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**Noelle Smith** <noelle.smith@smithmechanicaltn.com>  
To: Mike Reynolds <mike.reynolds@knoxplanning.org>, Applications <applications@knoxplanning.org>

Tue, Apr 4, 2023 at 5:07 PM

I'm sorry , it actually should be 4 units per acre.

horizontal bar

**Noelle Smith**

Smith Mechanical Heating & Air Conditioning

Smith Mechanical Heating & Air Conditioning

606.269.3907

<http://smithmechanicaltn.com>

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**From:** Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)>

**Sent:** Tuesday, April 4, 2023 1:53:22 PM

**To:** Applications <[applications@knoxplanning.org](mailto:applications@knoxplanning.org)>

**Cc:** Noelle Smith <[noelle.smith@smithmechanicaltn.com](mailto:noelle.smith@smithmechanicaltn.com)>

**Subject:** Re: Development Request

[Quoted text hidden]





# 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

Jack Smith

Applicant Name

Affiliation

4/18/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-D-23-RZ

File Number(s)

## CORRESPONDENCE

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

Jack Smith JR Holdings Company

Name / Company

3416 Zion Ln Knoxville TN 37931

Address

865-364-6479 / info@smithmechanicaltn.com

Phone / Email

## CURRENT PROPERTY INFO

Jack Smith JR Holdings Company

Owner Name (if different)

3416 Zion Ln Knoxville TN 37931

Owner Address

865-364-6479 / info@smithmec

Owner Phone / Email

3416 ZION LN

Property Address

91 039.01

Parcel ID

1.28 acres

Tract Size

West Knox Utility District, Knoxville Utiliti

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Northeast side of Zion Ln, northwest of Ball Rd

General Location

☐ City Commission District 6 A (Agricultural)

☒ County District Zoning District

Single Family Residential

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☒ Zoning Change   **PR (Planned Residential)**

Proposed Zoning

Pending Plat File Number

- ☐ Plan

Amendment

Proposed Plan Designation(s)

**4 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

**\$650.00**

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.

**Jack Smith**

**4/18/2023**

Applicant Signature

Please Print

Date

Phone / Email

**Jack Smith JR Holdings Company**

**4/18/2023**

Property Owner Signature

Please Print

Date



Sign the application digitally (or print, sign, and scan).

Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

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

Jack Smith

Owner

Applicant Name

Affiliation

04/03/2023

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

Jack Smith

JR Holdings Company

Name

Company

3416

Knoxville

TN

37931

Address

City

State

ZIP

8653646479

info@smithmechanicaltn.com

Phone

Email

## CURRENT PROPERTY INFO

3416 Zion Lane

8653646479

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3416 Zion Lane

03901

Property Address

Parcel ID

KUB

KUB

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

August 29, 2022

**DEVELOPMENT REQUEST**

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

- ☐ Combine Parcels   ☐ Divide Parcel

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

**ZONING REQUEST**

- ☒ Zoning Change

Rezone to PR Planned Residential

Proposed Zoning \_\_\_\_\_

- ☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

1/3 Acre

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

- ☐ Other (specify) \_\_\_\_\_

Pending Plat File Number

**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**

Applicant Signature

Jack Smith

Please Print

04/03/2023

Date

8653646479

Phone Number

info@smithemechanicaltn.com

Email

Jack Smith

Please Print

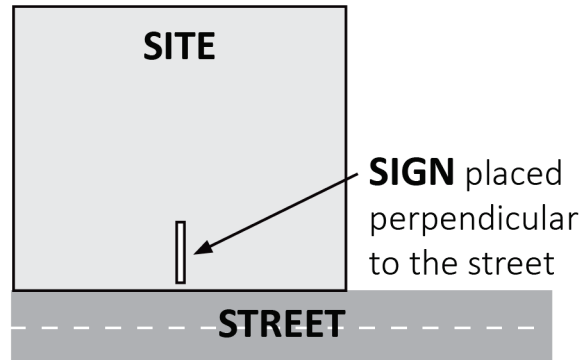
04/03/2023

Date

Property Owner Signature

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:***

\_\_\_\_\_ **May 26, 2023** \_\_\_\_\_ and \_\_\_\_\_ **June 9, 2023** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Jack Smith

**Date:** 4/18/2023

**File Number:** 6-D-23-RZ



Sign posted by Staff



Sign posted by Applicant