

REZONING REPORT

▶ **FILE #:** 6-I-23-RZ

AGENDA ITEM #: 27

AGENDA DATE: 6/8/2023

▶ **APPLICANT:** TROWBRIDGE LAND HOLDINGS, LLC

OWNER(S): Billy G Jane H Kelley Trustees

TAX ID NUMBER: 28 057,021

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 8103 NORRIS FRWY (8150 PELLEAUX RD)

▶ **LOCATION:** South side of Pelleaux Rd, west of Norris Frwy

▶ **APPX. SIZE OF TRACT:** 40.05 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Pelleaux Road, a major collector with a 19-ft pavement width inside a right-of-way that varies from 40 to 55 ft in width.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Rural Residential, Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Rural residential, and agriculture/forestry/vacant - A (Agricultural), RA (Low Density Residential)

South: Single family residential, rural residential, and agriculture/forestry/vacant - A (Agricultural)

East: Norris Freeway right-of-way - PR (Planned Residential) up to 4 du/ac

West: Single family residential, and agriculture/forestry/vacant - PR (Planned Residential) up to 3.1 du/ac, A (Agricultural)

NEIGHBORHOOD CONTEXT: This area consists of single-family dwellings with a mix of lot sizes ranging from 0.75 acres to over 16 acres fronting Pelleaux Road, and subdivisions with smaller lots as small as 0.25 acres off of side streets.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone with up to 3.5 du/ac because it is consistent with the sector plan designation and with surrounding development, subject to one condition.**

ZONING CONDITION:

1) The portion of the parcel with slopes of 25% or greater shall be left undisturbed, as delineated in the slope

analysis map.

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 area has been transitioning from the A (Agricultural) zone to the RA (Low Density Residential) and PR zones, the latter with densities up to 2.1, 3.1 and 4 du/ac, since the mid-1990s.
2. There is an increased need for housing. The proposed rezoning would create an opportunity to meet this need.

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 allows clustering of residences to focus development on the optimal parts of the property to preserve more sensitive areas, such as steep slopes.
2. The PR zone is an appropriate consideration in this context because it enables concentrated development away from the steep slopes.

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 southeast and southwest corners of the site are in the HP area. The slope analysis recommends a maximum disturbance area of 24.58 acres out of the total 39.98 acres, and it recommends a density of 2.65 du/ac. Together, these recommendations yield 106 dwelling units.
2. The recommended density of 3.5 du/ac is more consistent with surrounding development than the requested 5 du/ac. The PR zone with up to 4 du/ac is across Norris Freeway, so it is somewhat disjointed from the subject property. At 40.05 acres, the requested 5 du/ac could result in up to 200 new lots on this property. The recommended 3.5 du/ac could result in up to 140 new lots.
3. Clearing and grading this portion of the property could result in erosion and increased stormwater pollution. Considering these adverse effects, staff recommends approving the PR zone at the requested density with the condition that the area with slopes of 25% or higher be left undisturbed, as shown in Exhibit B. This condition is supported by the following development policies of the General Plan: 1) Rigorously enforce zoning regulations and conditions of approval to maintain public confidence in the planned development process [10.4]; 2) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat [9.2]; and 3) Provide incentives for conservation subdivisions, to set aside large portions of open space and protect natural resources [9.4].
4. Due to the number of dwellings expected in this development, a traffic impact analysis will likely be required. The applicant will need to submit a Traffic Impact Analysis Scope Determination to determine what level of study would be needed.
5. The PR zone requires development plan approval by the Planning Commission prior to construction. This will allow staff to review the plan and address issues such as traffic circulation, lot layout, drainage and other potential development concerns.
6. Pelleaux Road is classified as a major collector, so no traffic would be required through residential streets to reach this site.
7. The site is near Halls Elementary, Middle, and High Schools, but is not in the Parental Responsibility Zones of these schools.

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 for properties in the County's Planned Growth Area of the Growth Policy Plan.
2. The PR zone with the recommended density of up to 3.5 du/ac is supported by the General Plan, as is the condition to preserve the sloped area.
3. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 1909 (average daily vehicle trips)

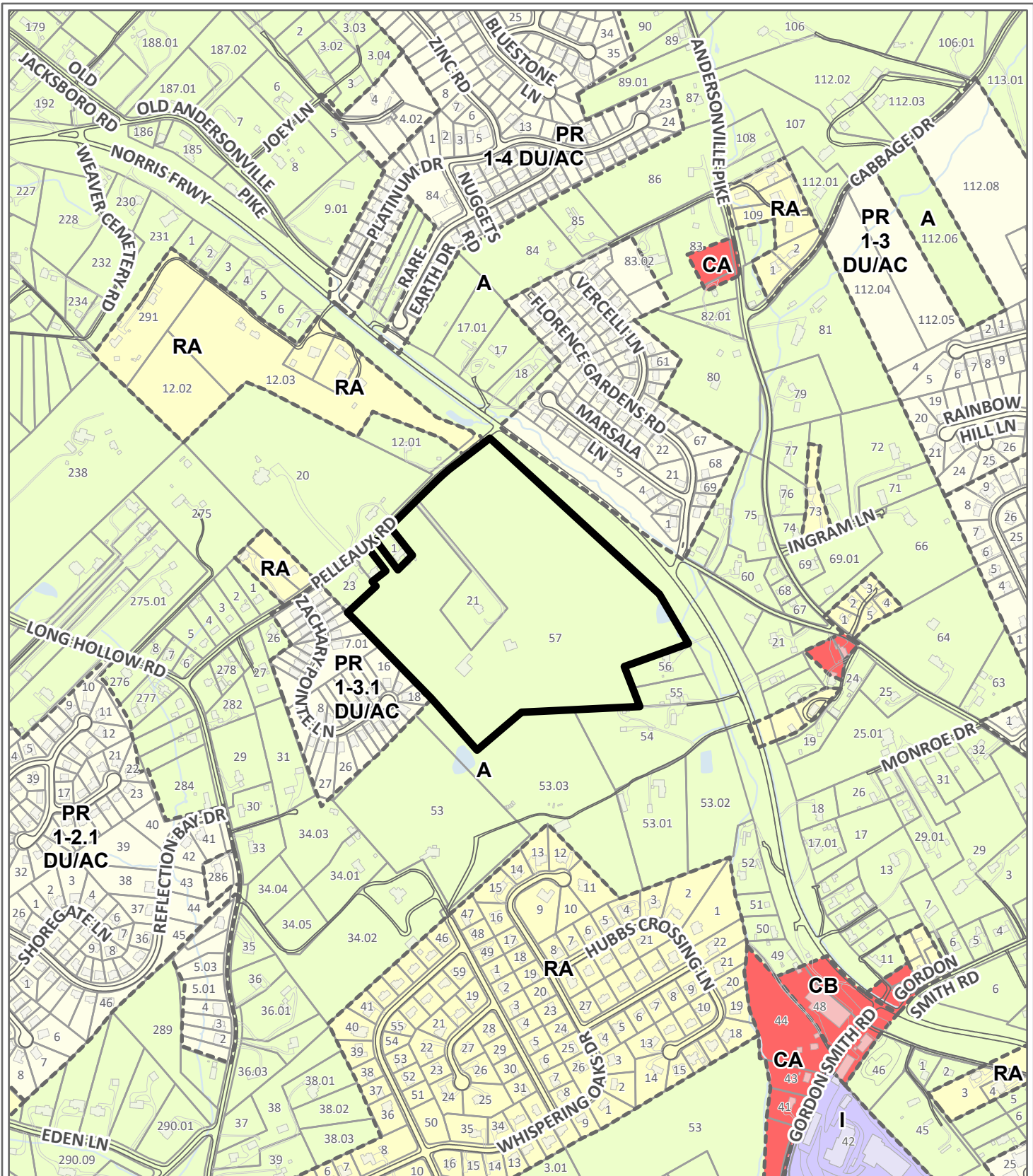
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 85 (public school children, grades K-12)

Schools affected by this proposal: Copper Ridge Elementary, Halls Middle, and Halls 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-I-23-RZ

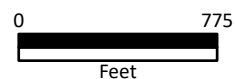
Petitioner: Trowbridge Land Holdings, LLC



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

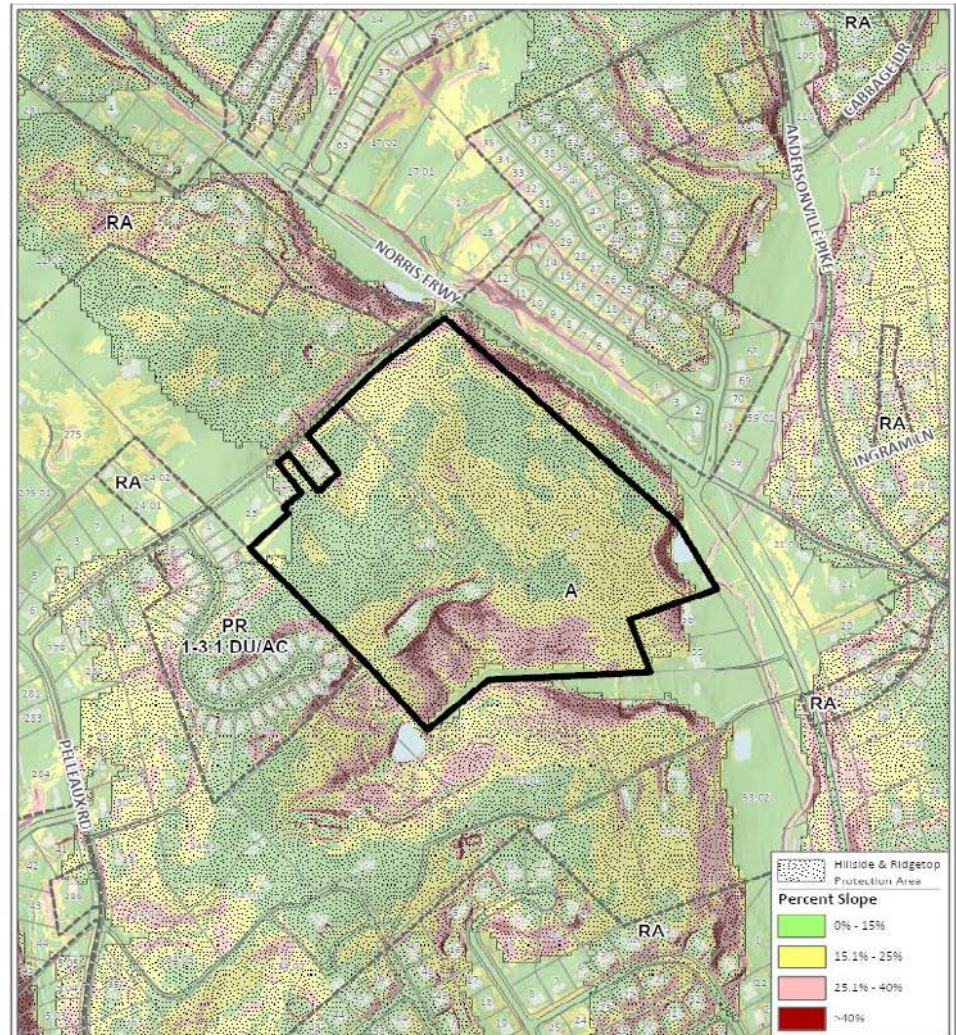
Map No: 28
Jurisdiction: County

Original Print Date: 5/9/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



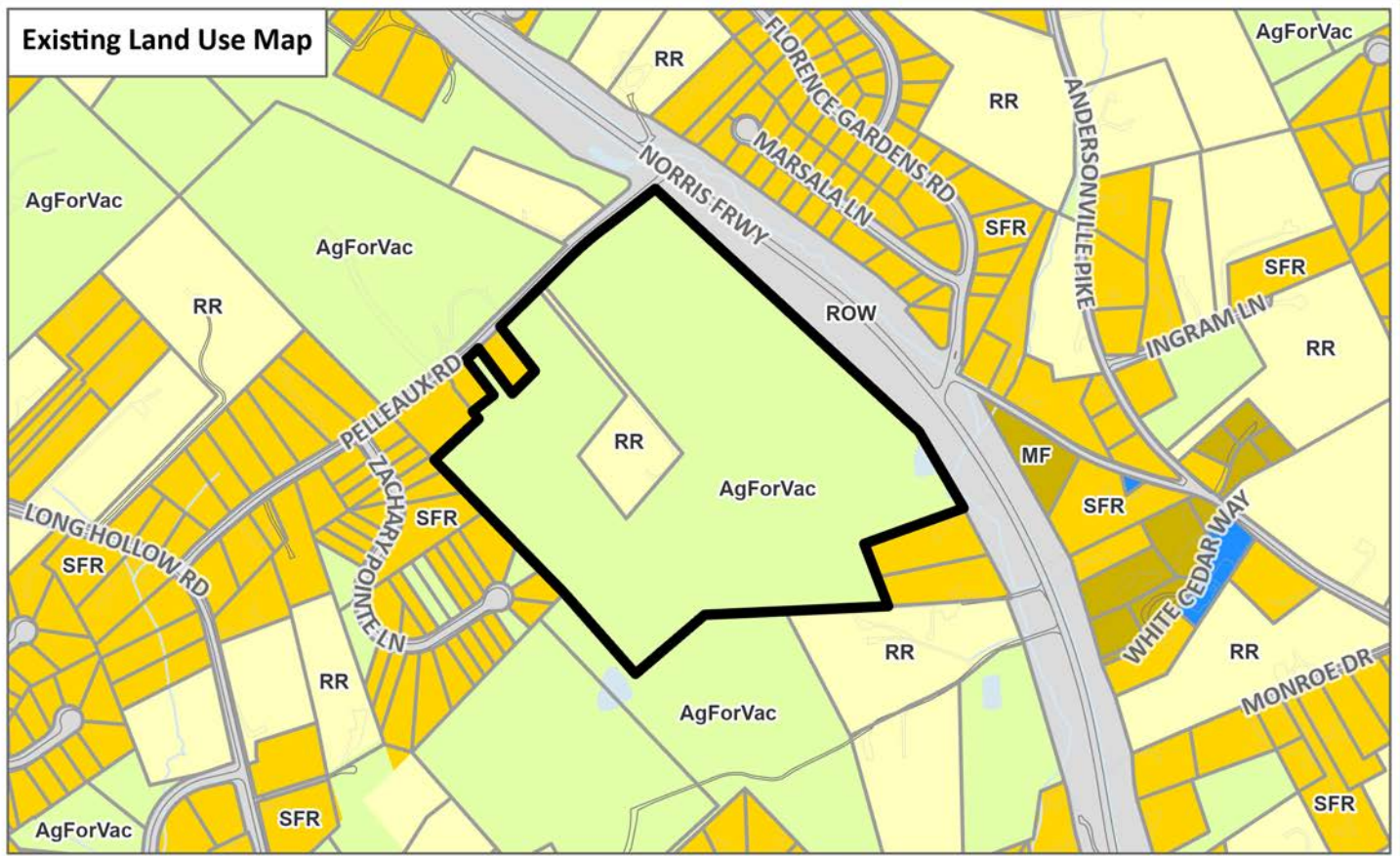
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	39.98		
Non-Hillside	1.88	N/A	
0-15% Slope	14.80	100%	14.80
15-25% Slope	17.50	50%	8.75
25-40% Slope	4.50	20%	0.90
Greater than 40% Slope	1.30	10%	0.13
Ridgetops			
Hillside Protection (HP) Area	38.10	Recommended disturbance budget within HP Area (acres)	24.58
		Percent of HP Area	0.65

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	1.88	5.00	9.38
0-15% Slope	14.80	4.00	59.21
15-25% Slope	17.50	2.00	34.99
25-40% Slope	4.50	0.50	2.25
Greater than 40% Slope	1.30	0.20	0.26
Ridgetops	0.00	3.00	0.00
Subtotal: Sloped Land	38.10		96.71
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	39.98	2.65	106.09
Proposed Density (Applicant)	39.98		0.0



REZONING	6-I-23-RZ	Petitioner: Trowbridge Land Holdings, LLC
<div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block; margin-right: 5px;"></div> From: A (Agricultural) to: PR (Planned Residential)	Map No: 28 Jurisdiction: County	
Original Print Date: 5/11/2023 <small>Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902</small>		

Existing Land Use Map



Aerial Map

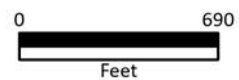


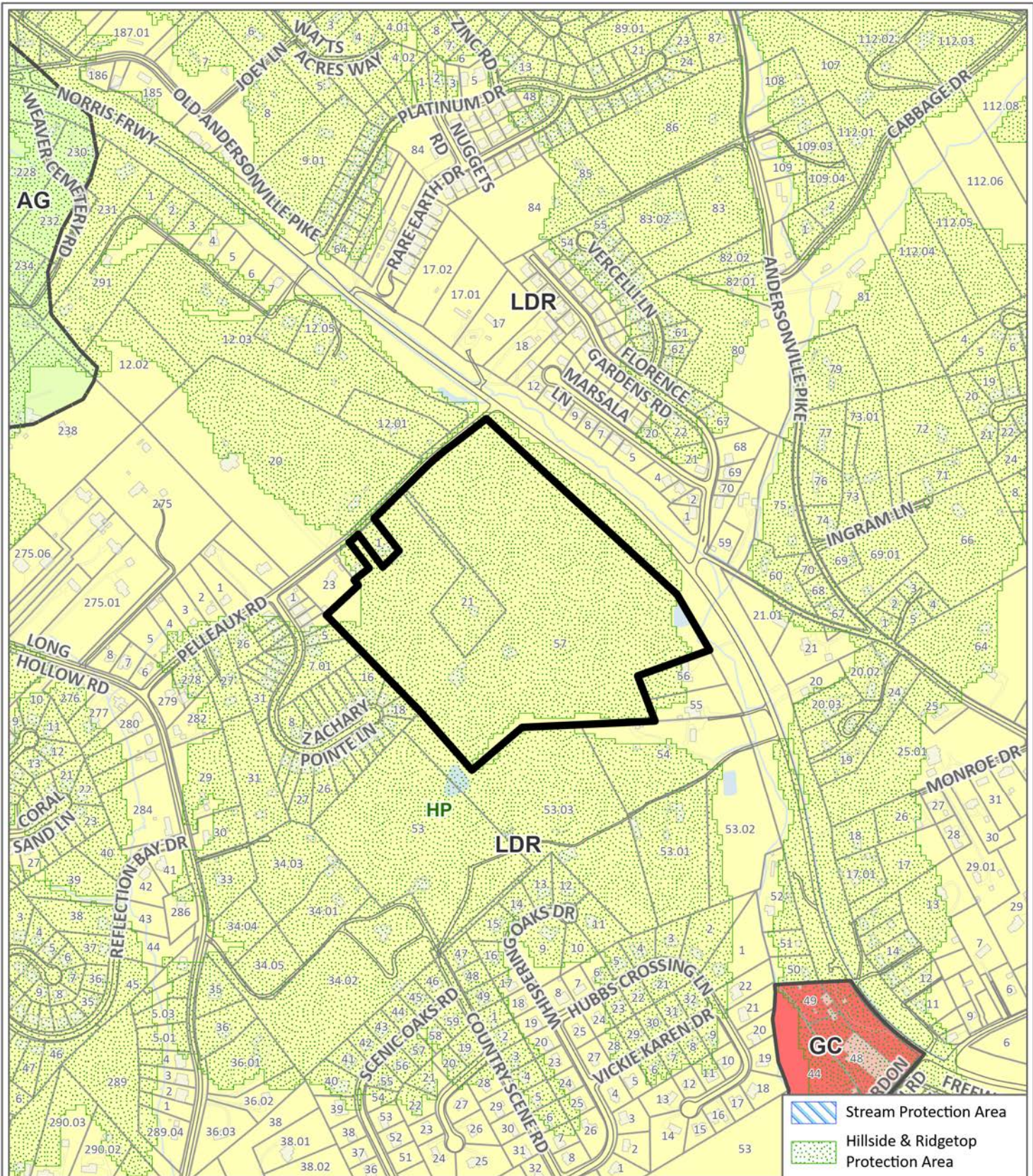
CONTEXTUAL MAPS

6-I-23-RZ



Case boundary





NORTH COUNTY SECTOR PLAN MAP

6-I-23-RZ

Petitioner: Trowbridge Land Holdings, LLC



Case boundary

Original Print Date: 5/16/2023

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

Map No: 28

Jurisdiction: County





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

Trowbridge Land Holdings, LLC

Applicant Name

Affiliation

4/24/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-I-23-RZ

File Number(s)

CORRESPONDENCE

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

Brad Davis Trowbridge Land Holdings, LLC

Name / Company

PO Box 23350 Knoxville TN 37933

Address

931-335-9495 / brad@dtventures.llc

Phone / Email

CURRENT PROPERTY INFO

Billy G Jane H Kelley Trustees

Owner Name (if different)

244 Scottsdale Dr Troy MI 48084

Owner Address

248-930-0243

Owner Phone / Email

8103 NORRIS FRWY / 8150 PELLEAUX RD

Property Address

28 057,021

Parcel ID

Part of Parcel (Y/N)?

40.05 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Pelleaux Rd, west of Norris Frwy

General Location

City **Commission District 7 A (Agricultural)**

**Rural Residential,
Agriculture/Forestry/Vacant Land**

County District Zoning District

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

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

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
\$2,652.50	
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: Trowbridge Land Holdings, LLC Date: 4/24/2023
Please Print

Phone / Email: _____

Property Owner Signature: Billy G Jane H Kelley Trustees Date: 4/24/2023
Please Print

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

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

 Other (specify) _____ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

Zoning Change **PR**
Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)
5

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


Trowbridge Land Holdings, LLC

4/18/2023

Applicant Signature

Please Print

Date

931-335-9495

brad@dtventures.llc

Phone Number

Email



dotloop verified
04/19/23 12:46 PM EDT
FZD7-3K8G-AYVL-CBUE

dekelley22@gmail.com

4/19/2023

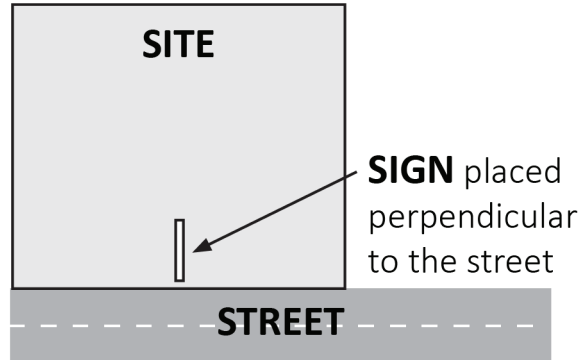
Property Owner Signature

Please Print

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Brad Davis

Date: 4/24/2023

File Number: 6-I-23-RZ



Sign posted by Staff



Sign posted by Applicant