



# REZONING REPORT

▶ **FILE #:** 11-A-23-RZ

**AGENDA ITEM #:** 22

**AGENDA DATE:** 11/9/2023

▶ **APPLICANT:** JOHN SEVIER JOINT VENTURE & RED DOOR HOMES

OWNER(S): John Sevier Joint Venture Greg Franklin

TAX ID NUMBER: 124 20002, 20003

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 E GOVERNOR JOHN SEVIER HWY

▶ **LOCATION:** Southeast side of E. Governor John Sevier Hwy, east of Konda Dr.

▶ **APPX. SIZE OF TRACT:** 5.54 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access would be via Konda Drive, a local street with a 28-ft pavement width within a 50-ft right-of-way. The parcel has frontage on E Governor John Sevier Highway, which is a state route, so a curb cut providing access would not be ideal.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Burnett Creek

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

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** Up to 5 du/ac

EXTENSION OF ZONE: Yes, this is an extension of the PR zone.

HISTORY OF ZONING: Two rezonings from A to RB have been requested for parcel 124 20002, and both were withdrawn prior to County Commission action (Cases 4-F-19-RZ and 9-B-03-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 5 du/ac, CA (Commercial)

South: Single family residential - RB (General Residential)

East: Multi-family residential, single family residential, agriculture/forestry/vacant land - CA (Commercial), RA (Low Density Residential)

West: Single family residential - A (Agricultural), RB (General Residential)

NEIGHBORHOOD CONTEXT: The area is primarily comprised of single family residential neighborhoods off of side streets and large, undeveloped tracts off of E Governor John Sevier Highway.

## STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the sector plan**

**designation and would allow development compatible with the surrounding land uses and zoning pattern subject to 3 conditions:**

1. Maintain a tree buffer with 50 ft of depth along the E Governor John Sevier Highway frontage as recommended by the Governor John Sevier Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.
2. No clearing or grading of the site shall be permitted until a concept plan is approved by the Planning Commission.
3. Provide a vegetated buffer consisting of a "Type B" landscape screen of 12 ft in depth adjacent to the A zoned parcels of the property.

**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. The property to the north was developed with single family residential homes beginning in 2018.
2. Considering the ongoing demand for a range of housing options, the proposed rezoning from the A (Agricultural) zone to PR (Planned Residential) zone presents an opportunity to meet this demand where it can be consistent with surrounding development.

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, which is consistent with 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. PR will require the Planning Commission review of site plans prior to any development of the property. During this review, specific issues related to traffic, drainage, access, topography, lot layout and other development concerns would be addressed.
2. This section of Governor John Sevier Highway (State Route 168) is designated a Scenic Highway by the State of Tennessee and new buildings within 1,000-ft of Tennessee Scenic Highways have a building height limitation of 35 ft above the level of the highway (TCA § 54- 27-114).

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 South County Sector Plan, which allows consideration of the PR zone in the Planned Growth Areas of the Growth Policy Plan.
2. Neither the requested nor the recommended zones are in conflict with the General Plan.
3. The rezoning is consistent with the General Plan's development policy 9.3 to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

ESTIMATED TRAFFIC IMPACT: 303 (average daily vehicle trips)

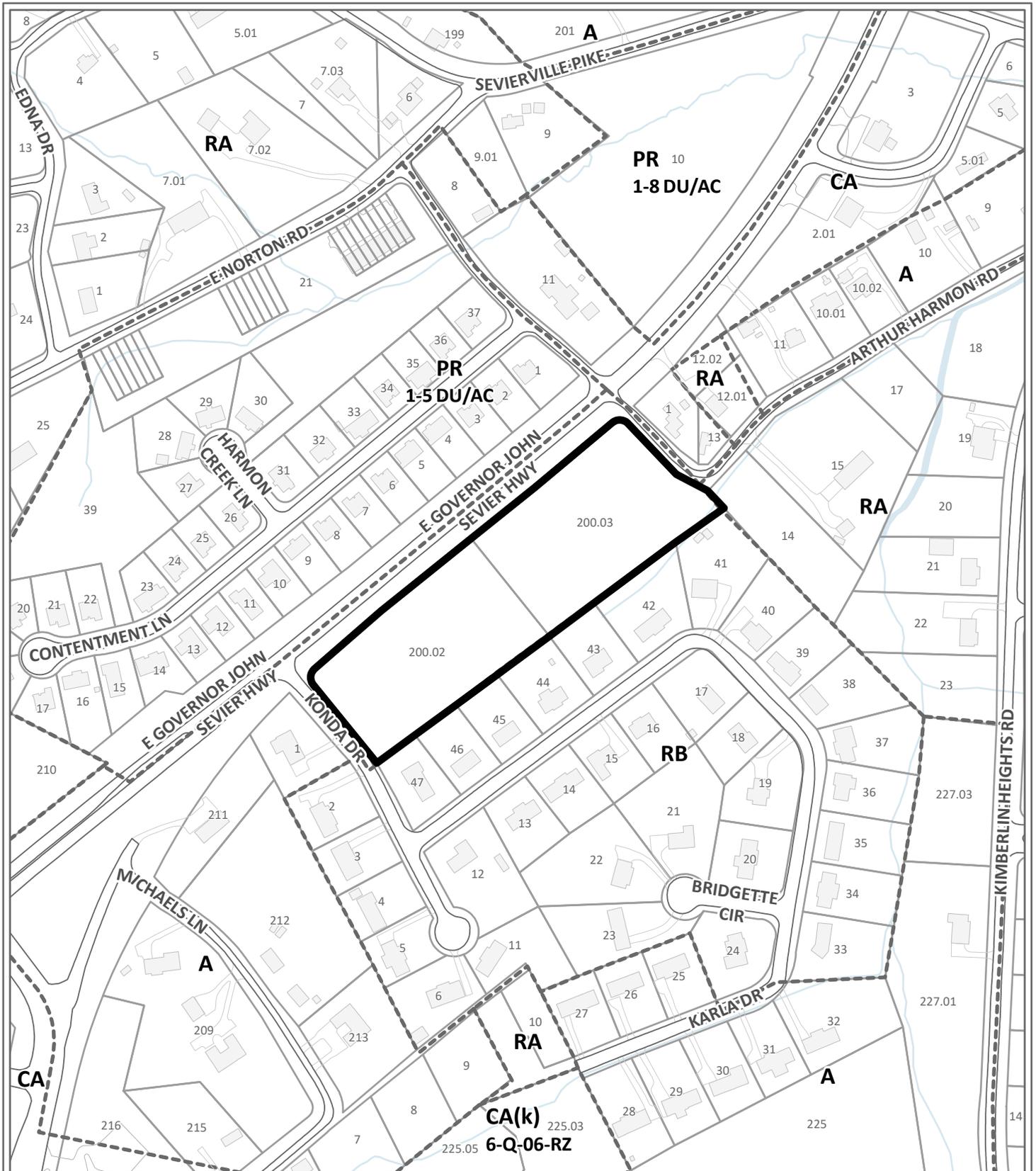
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell 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 12/18/2023. 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**

**11-A-23-RZ**

**Petitioner:** John Sevier Joint Venture & Red Door Homes



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

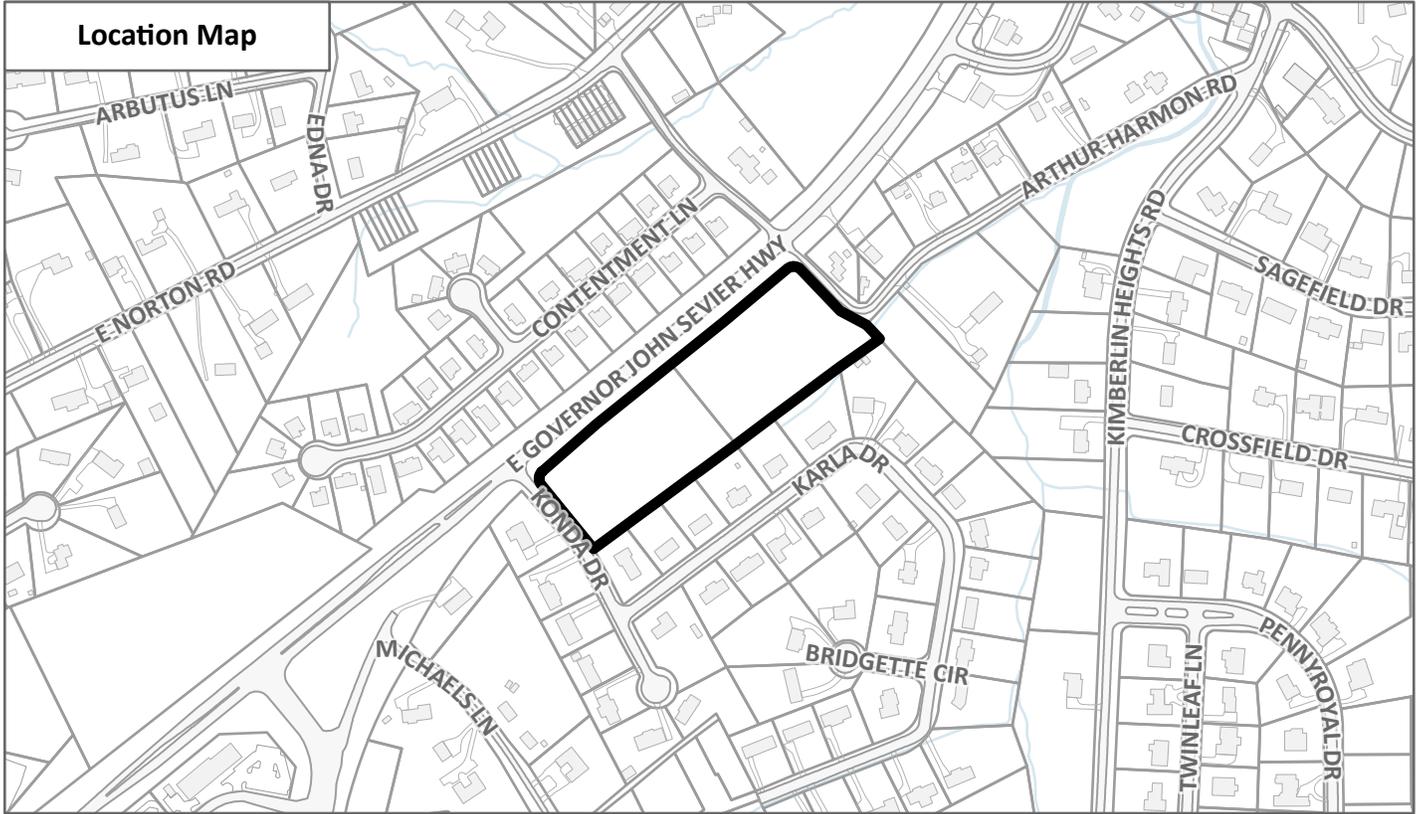
**Map No:** 124  
**Jurisdiction:** County

**Original Print Date:** 10/4/2023  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

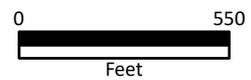


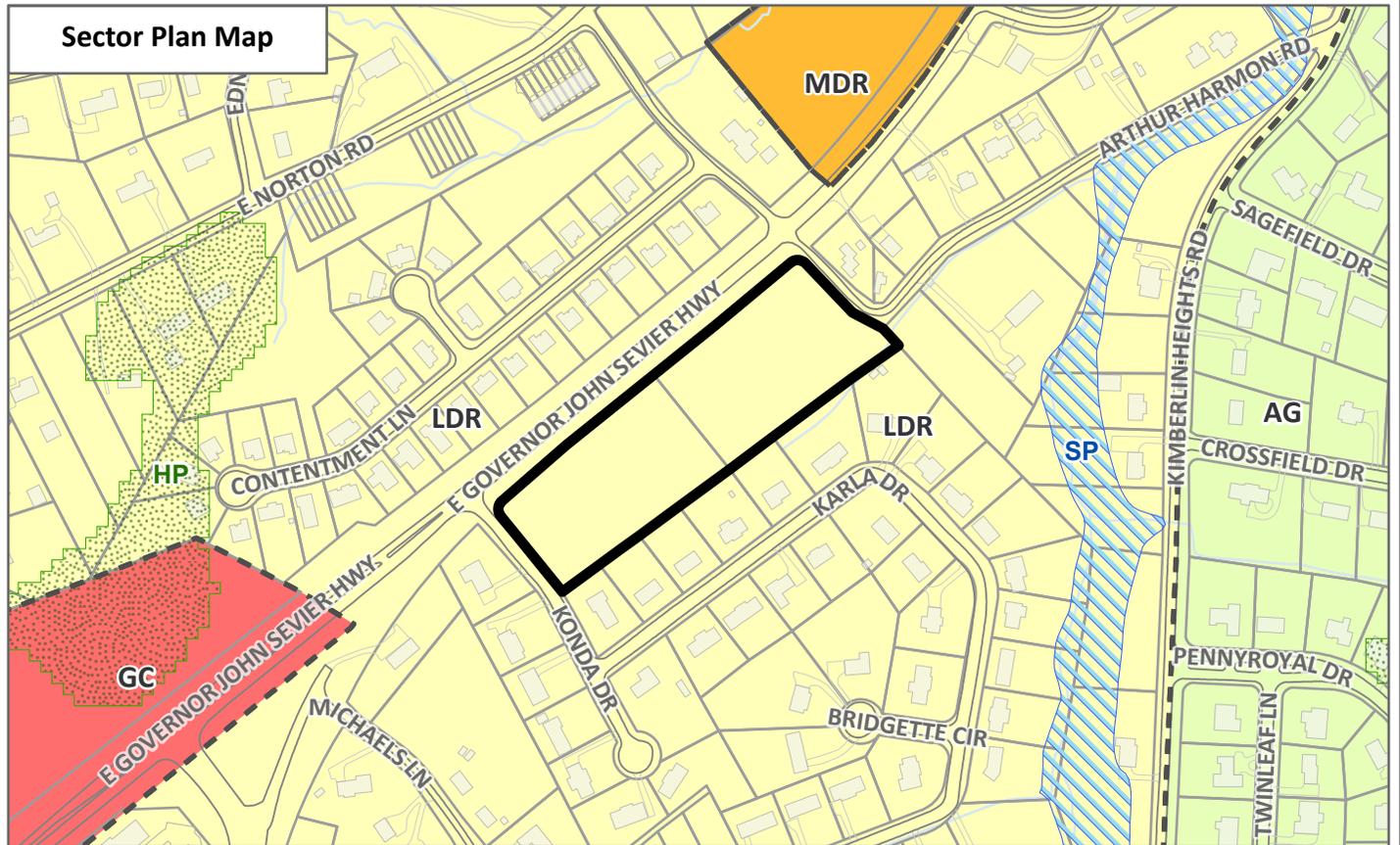
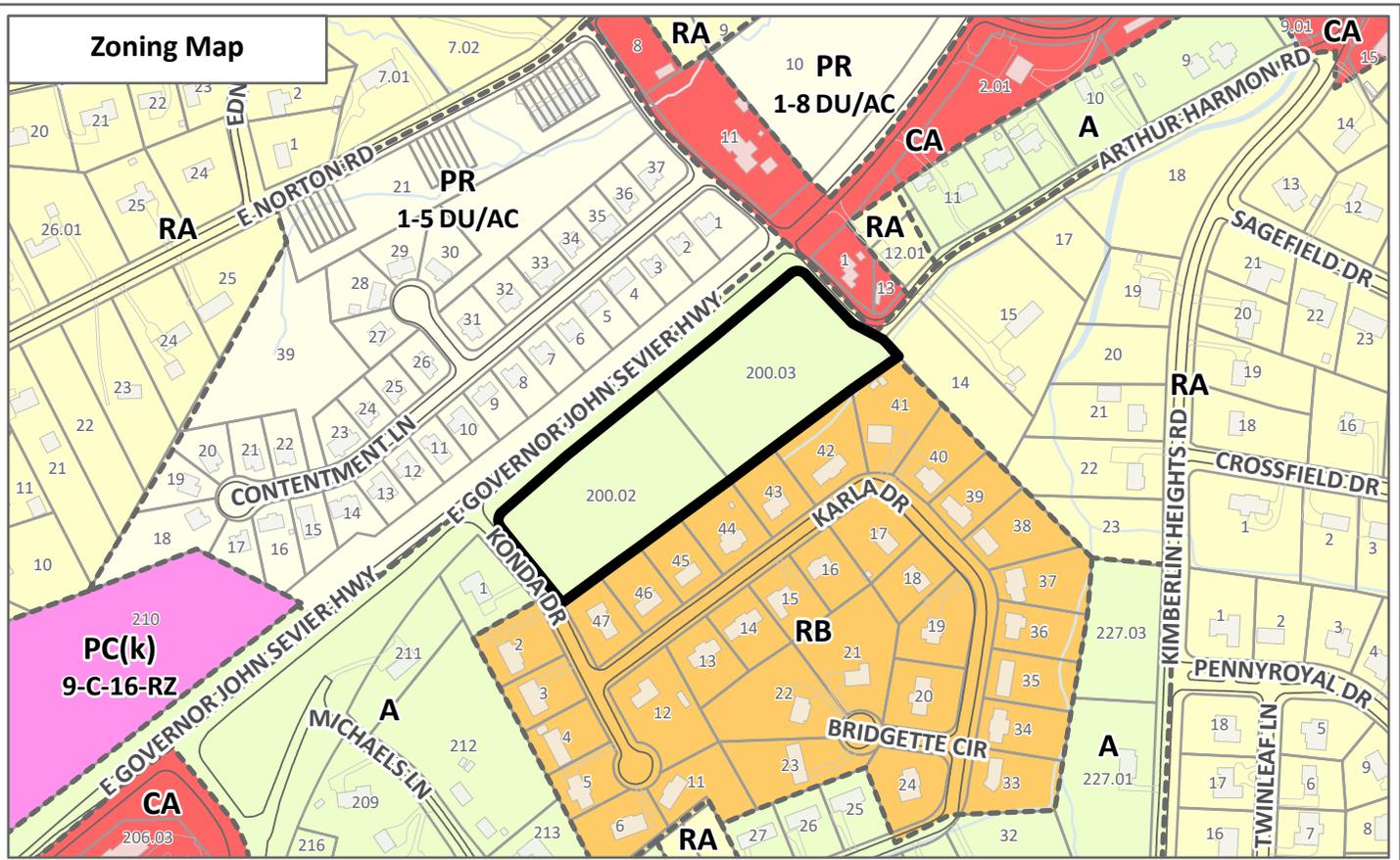
CONTEXTUAL MAPS 1

11-A-23-RZ



Case boundary



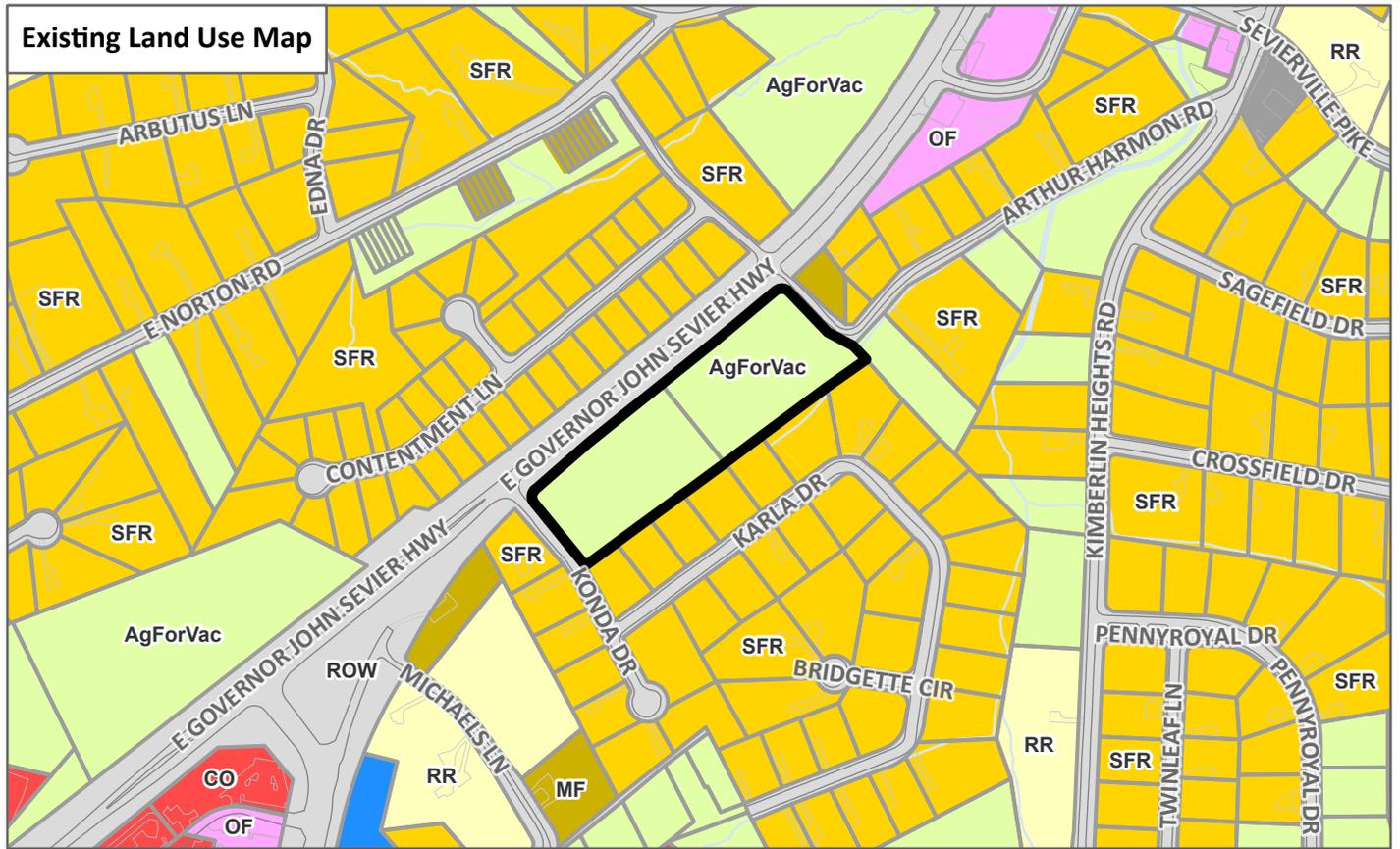


**CONTEXTUAL MAPS 2** **11-A-23-RZ**

Case boundary

0 430  
Feet

Existing Land Use Map

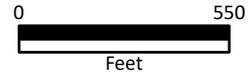


CONTEXTUAL MAPS 3

11-A-23-RZ



Case boundary



## Type “B” Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

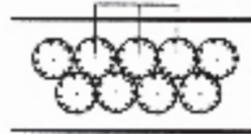
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs

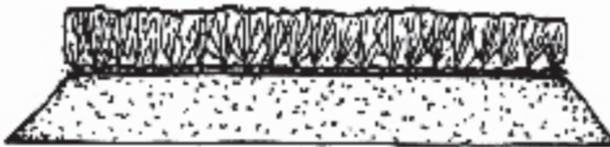


Maximum 4' Centers

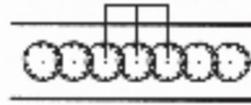


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

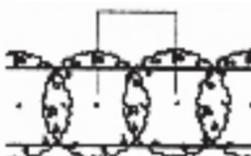


TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers





# 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

**John Sevier Joint Venture & Red Door Homes**

**Property Owner**

Applicant Name

Affiliation

8-31-2023

~~Oct 12, 2023~~

11/9/2023

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

**Greg Franklin**

**John Sevier Joint Venture**

Name

Company

1110 Willowood Rd

Knoxville

TN

37922

Address

City

State

ZIP

865-919-0699

gfranklin74@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

**John Sevier Joint Venture**

**1110 Willowood Rd**

**865-919-0699**

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

**E Gov John Sevier Highway & Konda Road**

**124 20002, 124 2003**

Property Address

Parcel ID

**KUB**

**Knox Chapman**

**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

- 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  
 **Planned Residential**  
 Proposed Zoning \_\_\_\_\_

Plan Amendment Change

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

**1-5 units/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
0802	\$927.00	
Fee 2		\$927.00
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

John Sevier Joint Venture & Red Door Hom 8-31-2023

Please Print

Date

865-919-0699

gfranklin74@gmail.com

Phone Number

Email

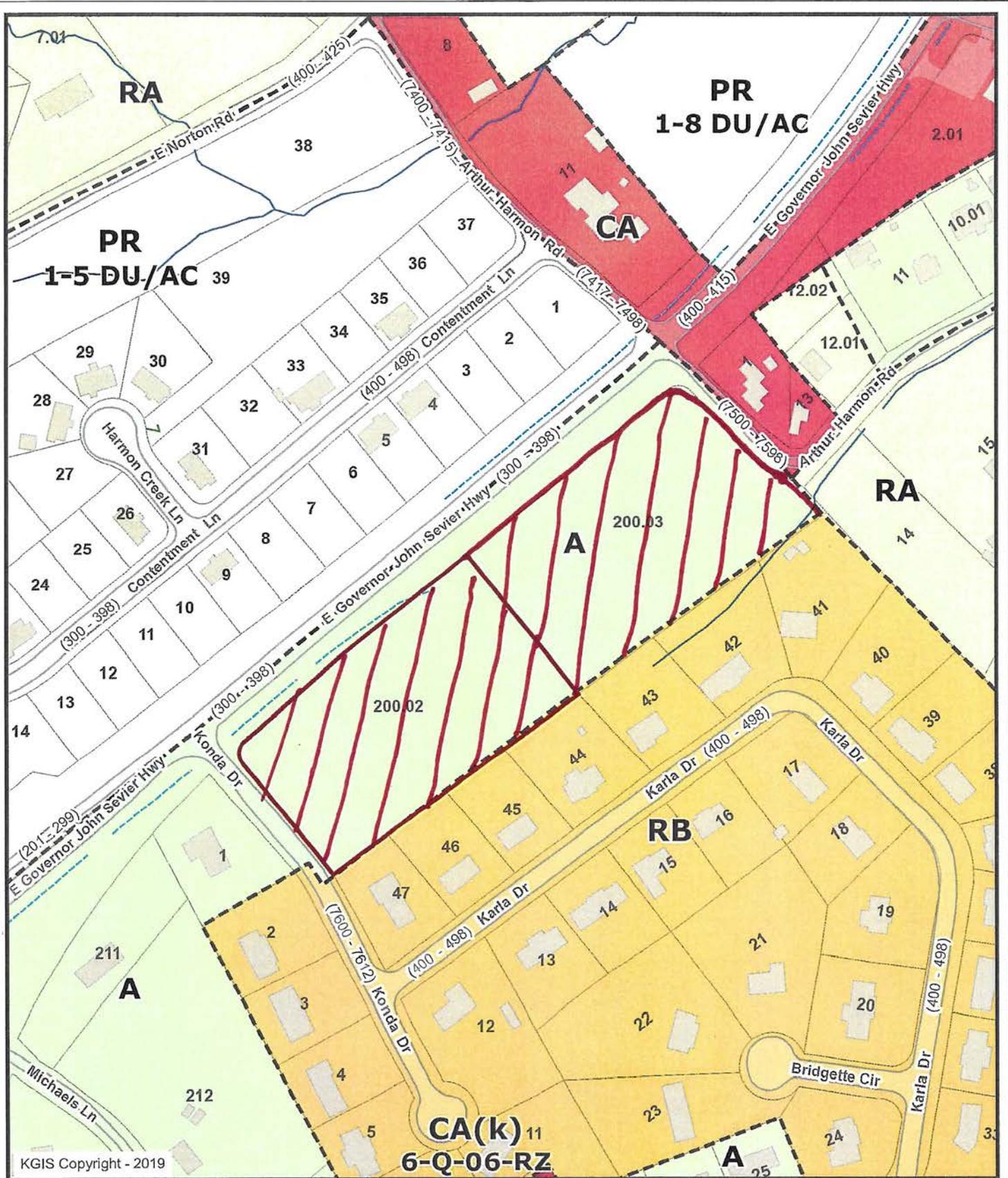
Property Owner Signature

Greg Franklin

8/31/2023

Please Print

Date Paid



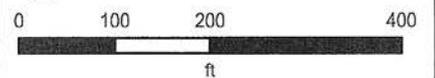
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### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/22/2019 at 10:53:10 AM



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# 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

### John Sevier Joint Venture & Red Door Homes

Applicant Name Affiliation

**8/31/2023** **11/9/2023** **11-A-23-RZ**

Date Filed Meeting Date (if applicable) File Number(s)

### CORRESPONDENCE

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

### John Sevier Joint Venture Greg Franklin

Name / Company

### 1110 Willowood Rd Knoxville TN 37922

Address

### 865-919-0699 / gfranklin74@gmail.com

Phone / Email

### CURRENT PROPERTY INFO

**John Sevier Joint Venture Greg Franklin** **1110 Willowood Rd Knoxville TN 37922** **865-919-0699 / gfranklin74@g**

Owner Name (if different) Owner Address Owner Phone / Email

### 0 E GOVERNOR JOHN SEVIER HWY / 0 E GOVERNOR JOHN SEVIER HWY

Property Address

**124 20002, 20003** **5.54 acres**

Parcel ID Part of Parcel (Y/N)? Tract Size

**Knox-Chapman Utility District**

Sewer Provider Water Provider Septic (Y/N)

### STAFF USE ONLY

### Southeast side of E. Governor John Sevier Hwy, West of Arthur Harmon Rd.

General Location

City **Commission District 9** **A (Agricultural)** **Agriculture/Forestry/Vacant Land**

County District Zoning District Existing Land Use

**South County** **LDR (Low Density Residential)** **Planned Growth Area**

Planning Sector Sector Plan Land Use Classification 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	Total Number of Lots Created
<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)

### 1-5 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>\$927.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

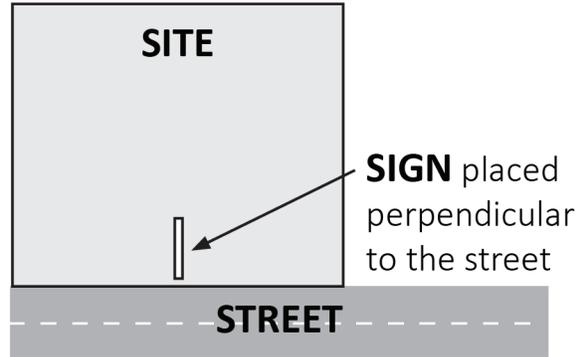
I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature    **John Sevier Joint Venture & Red Door Homes**    **8/31/2023**  
Please Print    Date

Phone / Email

Property Owner Signature    **John Sevier Joint Venture Greg Franklin**    **8/31/2023**  
Please Print    Date

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:*

\_\_\_\_\_ 10/27/2023 \_\_\_\_\_ and \_\_\_\_\_ 11/10/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: John Sevier Joint Venture

Date: 08/31/2023

File Number: 11-A-23-RZ

- Sign posted by Staff
- Sign posted by Applicant