



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 11-G-23-RZ **AGENDA ITEM #:** 24
11-A-23-SP **AGENDA DATE:** 11/9/2023

▶ **APPLICANT:** SYNERGY GOLF GROUP, LLC AND RON WATKINS
OWNER(S): Todd Froehle Synergy Golf Group, LLC

TAX ID NUMBER: 144 B A 049 144CC02201 [View map on KGIS](#)
JURISDICTION: Commission District 5
STREET ADDRESS: 913 GETTYSVUE DR (0 GETTYSVUE DR)
▶ **LOCATION:** Northeast side of Gettysvue Dr, northeast of Polo Club Ln
▶ **TRACT INFORMATION:** 5.05 acres.
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Gettysvue Dr, a local road with a pavement width of 26 ft in a 50-ft right-of-way.
UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District
WATERSHED: Sinking Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), OS (Other Open Space), HP (Hillside Protection) / PR (Planned Residential) up to 3 du/ac
▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office), HP (Hillside Protection) / PR (Planned Residential)
▶ **EXISTING LAND USE:** Private Recreation

▶ **DENSITY PROPOSED:** 18 du/ac
EXTENSION OF PLAN DESIGNATION/ZONING: No, this is not an extension.
HISTORY OF ZONING REQUESTS: Rezoned from A to PR in 1994 (6-O-94-RZ)
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - LDR (Low Density Residential) - PR (Planned Residential) up to 3 du/ac
South: Public/Quasi Public Land - LDR (Low Density Residential), OS (Other Open Space) - PR (Planned Residential) up to 3 du/ac, OS (Parks and Open Space)
East: Public/Quasi Public Land - OS (Other Open Space) - OS (Parks and Open Space)
West: Single family residential - LDR (Low Density Residential), OS (Other Open Space) - PR (Planned Residential) up to 3 du/ac, OS (Parks and Open Space)

NEIGHBORHOOD CONTEXT: The site is located in the middle of the Gettysview development, adjacent to the Gettysvue County Club clubhouse.

STAFF RECOMMENDATION:

- ▶ **Deny the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is inconsistent with the surrounding development and does not meet the location criteria for MDR/O.**

- ▶ **Deny the PR (Planned Residential) zone up to 18 du/ac because it is inconsistent with the land use classification in the Southwest City Sector Plan.**

COMMENTS:

The subject property is in the Gettysvue subdivision, a golf course community consisting primarily of single family houses and some house-scale attached residential structures. The subject property is immediately surrounded by single family houses, Gettysvue County Club clubhouse and parking lot, and the golf course. A sector plan amendment is required for the rezoning because the applicant proposes to increase the area where attached dwellings can be developed, to include the area of the existing tennis courts, and this expansion would increase the density beyond what is allowed by the current LDR Low Density Residential land use classification.

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no significant changes in the area that warrant amending the sector plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have been no significant infrastructure improvements to this area recently, and there are no capital improvements planned for this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the sector plan related to the subject property.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. Residential construction started in the mid-1990's and the subdivision was largely built out by 2008. Individual houses have been incrementally built since.

OTHER CONSIDERATIONS:

1. The location criteria for the MDR/O land use classification states that it should be used in areas between commercial development and low density residential neighborhoods, on sites with less than 15% slopes, and along corridors to be served by transit or proposed by transit. This site does not meet these criteria. It is in the Hillside Protection area and has slopes above 15% and is within a residential neighborhood, so it is not located on a thoroughfare that could be served by transit.

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 residential portion of the Gettysvue development is zoned PR (Planned Residential) up to 3 du/ac. The adjacent golf course and clubhouse property are located in the City of Knoxville and zoned OS (Parks and Open Space) and HP (Hillside Protection).
2. The Gettysvue development, including the golf course, was originally approved under the PR (Planned Residential) zone in the County (11-SG-94-C / 11-G-94-UR). The subject site was noted as "villa tract" for future development.
3. The golf course and clubhouse were rezoned to OS (Open Space) in 1995 (11-T-95-RZ), which reduced the

overall allowed density but did not make the approved subdivision non-conforming to the maximum density.

4. The City of Knoxville annexed the golf course, clubhouse, and future commercial property in 1996 (6-E-96-RZ).
5. A use on review (development plan) was approved for the subject site for 60 attached dwellings in two, 3-story buildings, excluding the area with the tennis courts that this application includes (1-A-99-UR). The staff report states the proposed density being 16.85 du/ac (60 units on 3.56 acres), and the density for the entire development being 1.98 du/ac.
6. A new use on review (development plan) was approved for the subject site for 19 condominium units (attached dwellings) in 2003 (10-D-03-UR). This approval replaced the previous 60-unit approval.
7. This rezoning request is necessary because the applicant proposes increasing the area for the attached dwellings, outside of the boundary of the 1999 and 2003 use on review (development plan) approvals. If the rezoning is approved as requested, up to 90 dwelling units can be requested. Any proposed development on this property would require a Development Plan application and approval by the Planning Commission. A Transportation Impact Analysis would be required if the proposal is projected to generate 750 vehicle trips per day or more (approximately 77 dwelling units).
8. The residential portion of the Gettysvue development has followed the original development approval with only minor modifications that did not require amendments to the sector plan.

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

1. The PR zone is intended to provide for creative responses to environmental constraints on a property. It permits clustering of residential density in order to preserve environmentally sensitive areas and maximize development potential on optimal portions of a property. The PR zone is appropriate for this property due to the slopes that are present on the site. However, the proposed density is out of character with the rest of the development.
2. The property is within the HP (Hillside Protection) area with the steepest slopes concentrated on the north side of the property, adjacent to single family homes.

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 PR zone emphasizes compatibility with surrounding and adjacent zones, as determined through Planning Commission review of development plans. Knox County staff and the Planning Commission will evaluate plans to address issues such as roadway access, provision of sidewalks, topography and stormwater management in a forum that enables public input.

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. If the sector plan amendment is denied as recommended, the PR up to 18 du/ac zoning is inconsistent with the Southwest County Sector Plan's LDR land use classification.
2. General Plan policy 11.2 recommends densities of 12 to 24 du/ac be located in the urban growth area and adjacent to neighborhood and community centers. This property is not located in the urban growth boundary or adjacent to a neighborhood or community center. In general, a neighborhood and community center is in reference to a commercial node, though a recreational node could be a consideration.
3. The proposed MDR/O (Medium Density Residential/Office) land use classification in the Southwest County Sector Plan is recommended along thoroughfares (collector and arterial streets) or as a transition (buffer) between commercial uses and low density residential areas. The golf course and county club are non-residential but are permitted uses in the PR (Planned Residential) zone as a "recreation use".

ESTIMATED TRAFFIC IMPACT: 868 (average daily vehicle trips)

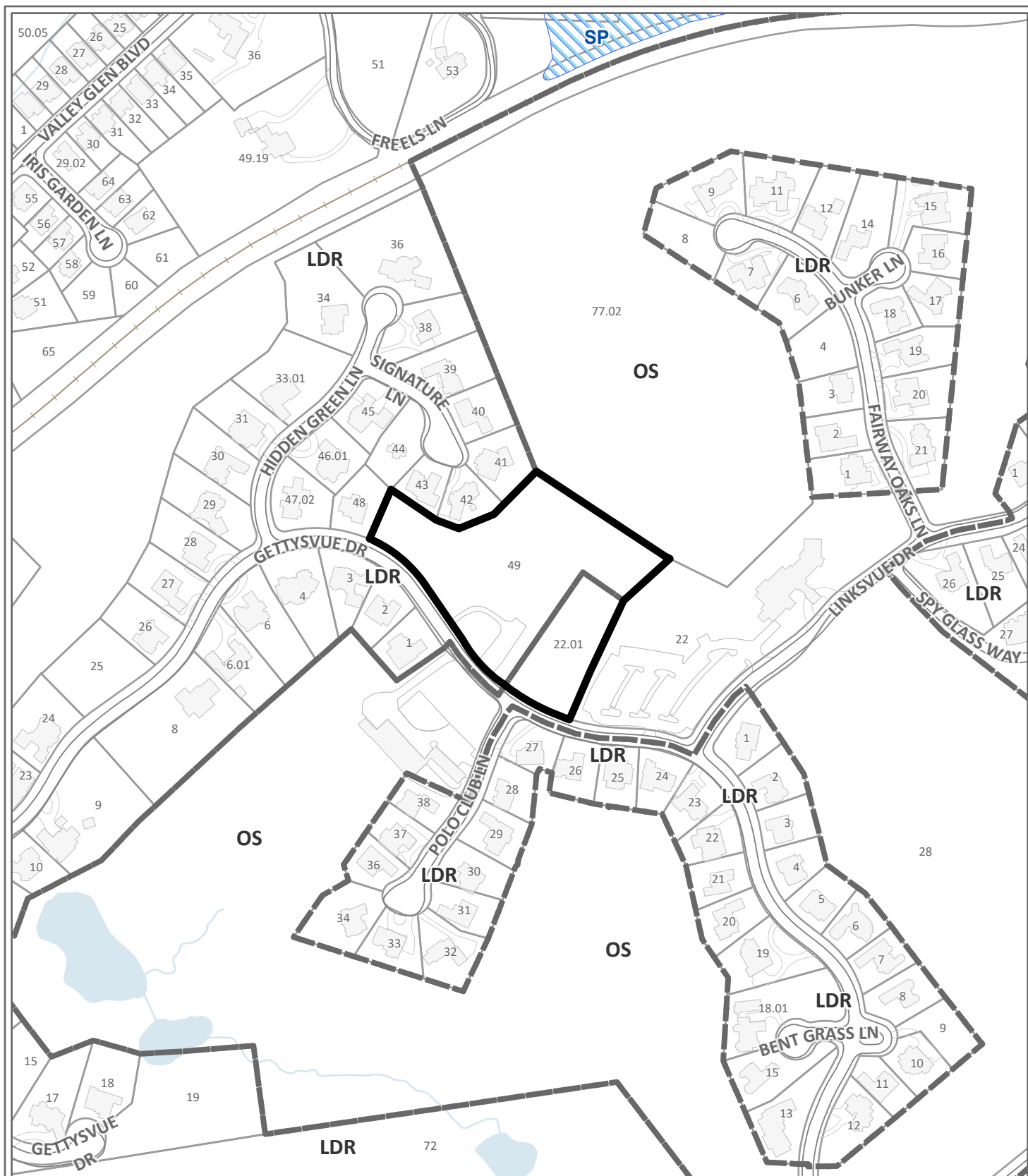
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 Bearden 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.



**11-A-23-SP
SOUTHWEST COUNTY SECTOR PLAN MAP**

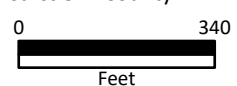
Petitioner: Synergy Golf Group, LLC and Ron Watkins

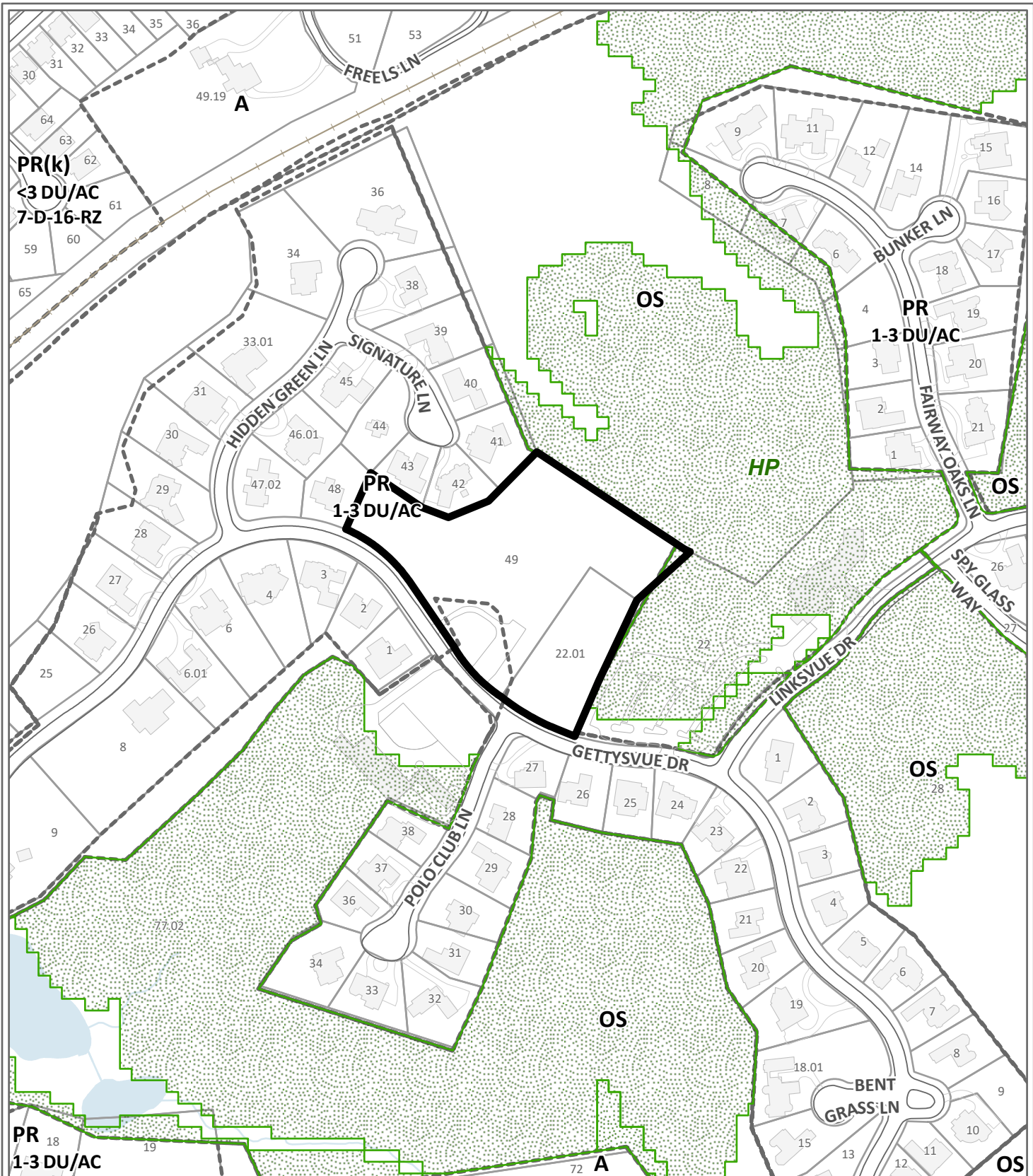


From: OS (Other Open Space), LDR (Low Density Residential), HP (Hillside Protection)
To: HP (Hillside Protection); MDR/O (Medium Density Residential/Office)

Map No: 144
Jurisdiction: County

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





REZONING

11-G-23-RZ

Petitioner: Synergy Golf Group, LLC and Ron Watkins



From: PR (Planned Residential) 1-3 du/ac

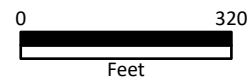
To: PR (Planned Residential) up to 18 du/ac

Map No: 144

Jurisdiction: County

Original Print Date: 10/4/2023

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



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	5.0		
Non-Hillside	0.6	N/A	
0-15% Slope	2.7	100%	2.7
15-25% Slope	1.0	50%	0.5
25-40% Slope	0.5	20%	0.1
Greater than 40% Slope	0.2	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	4.4	Recommended disturbance budget within HP Area (acres)	3.3
		Percent of HP Area	75.5%

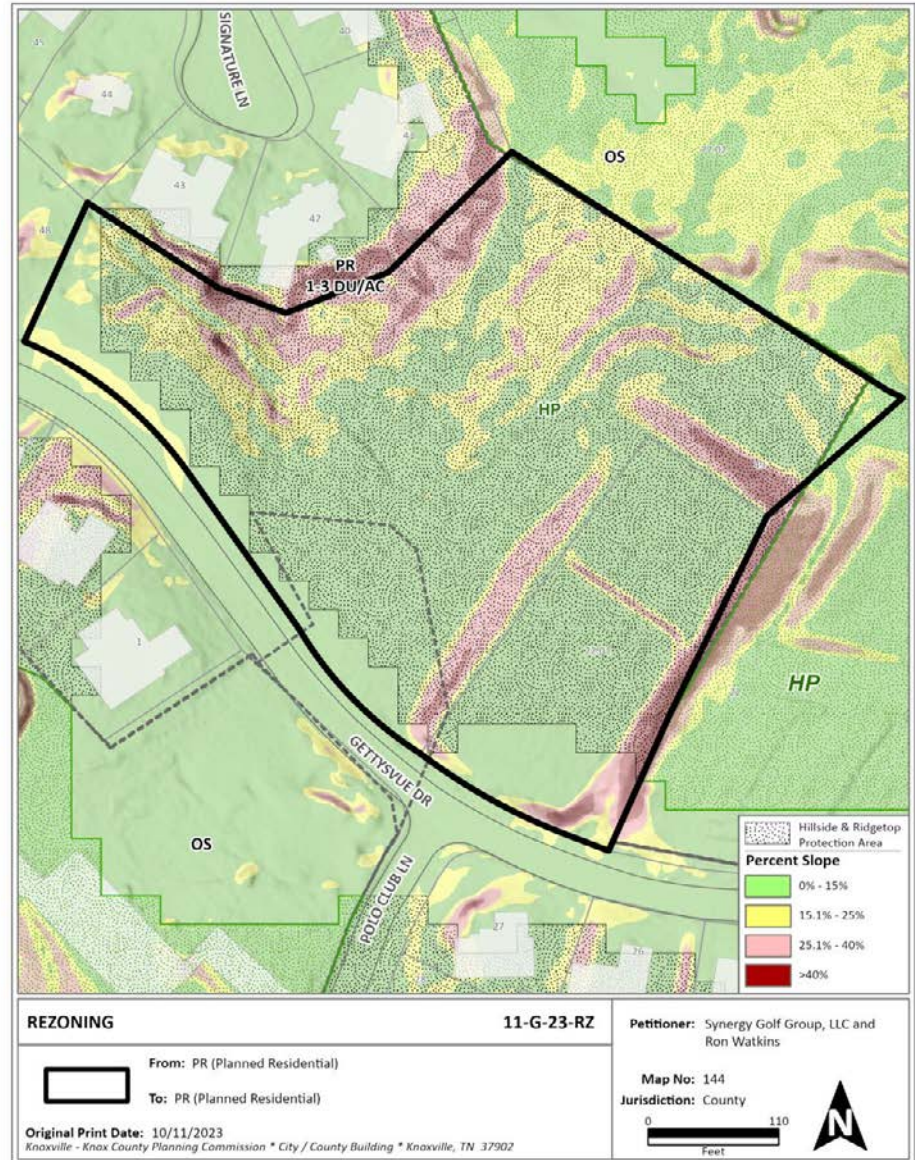
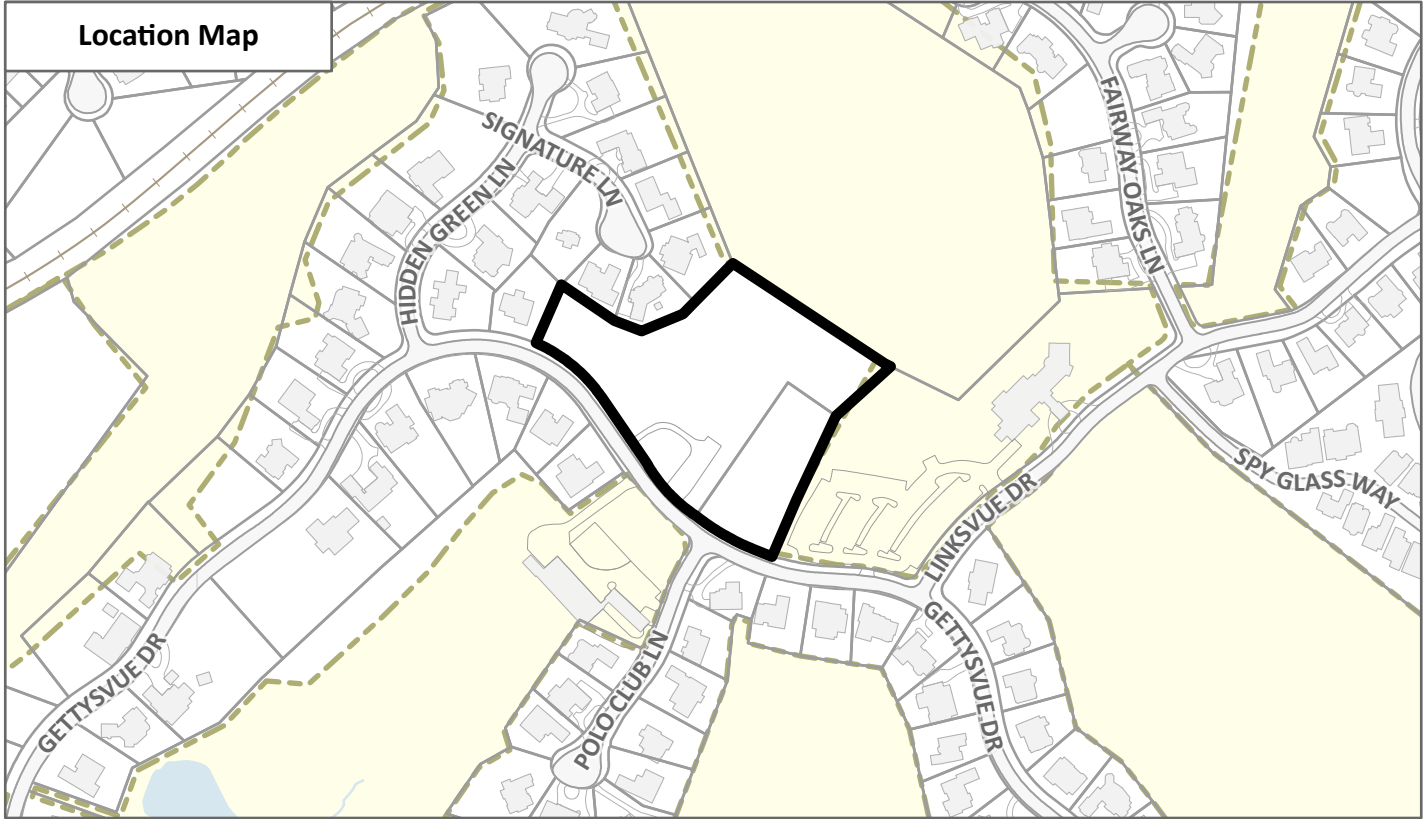


Exhibit A. Contextual Images

Location Map



Aerial Map

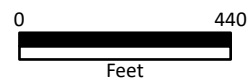


CONTEXTUAL MAPS 1

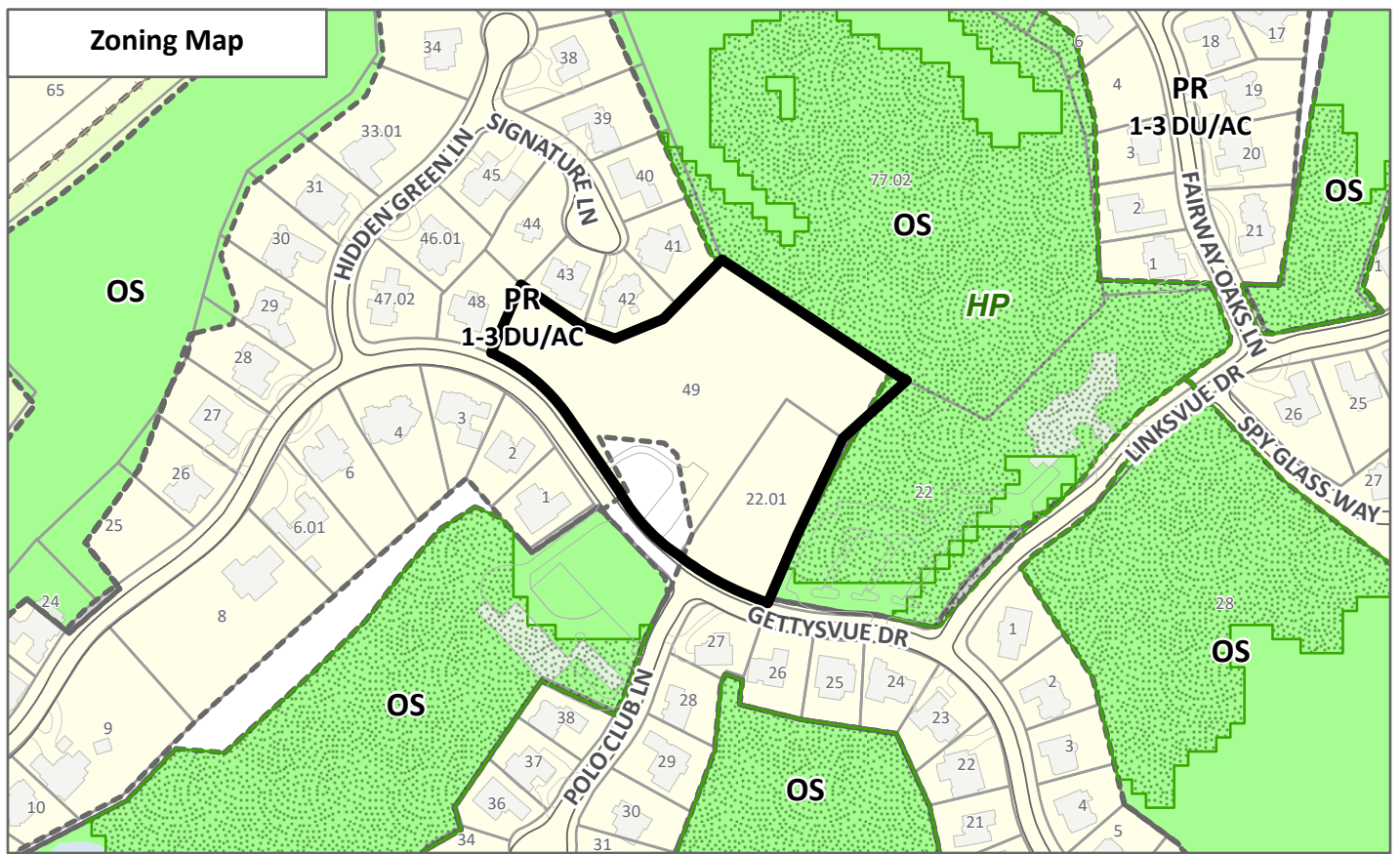
11-A-23-SP / 11-G-23-RZ



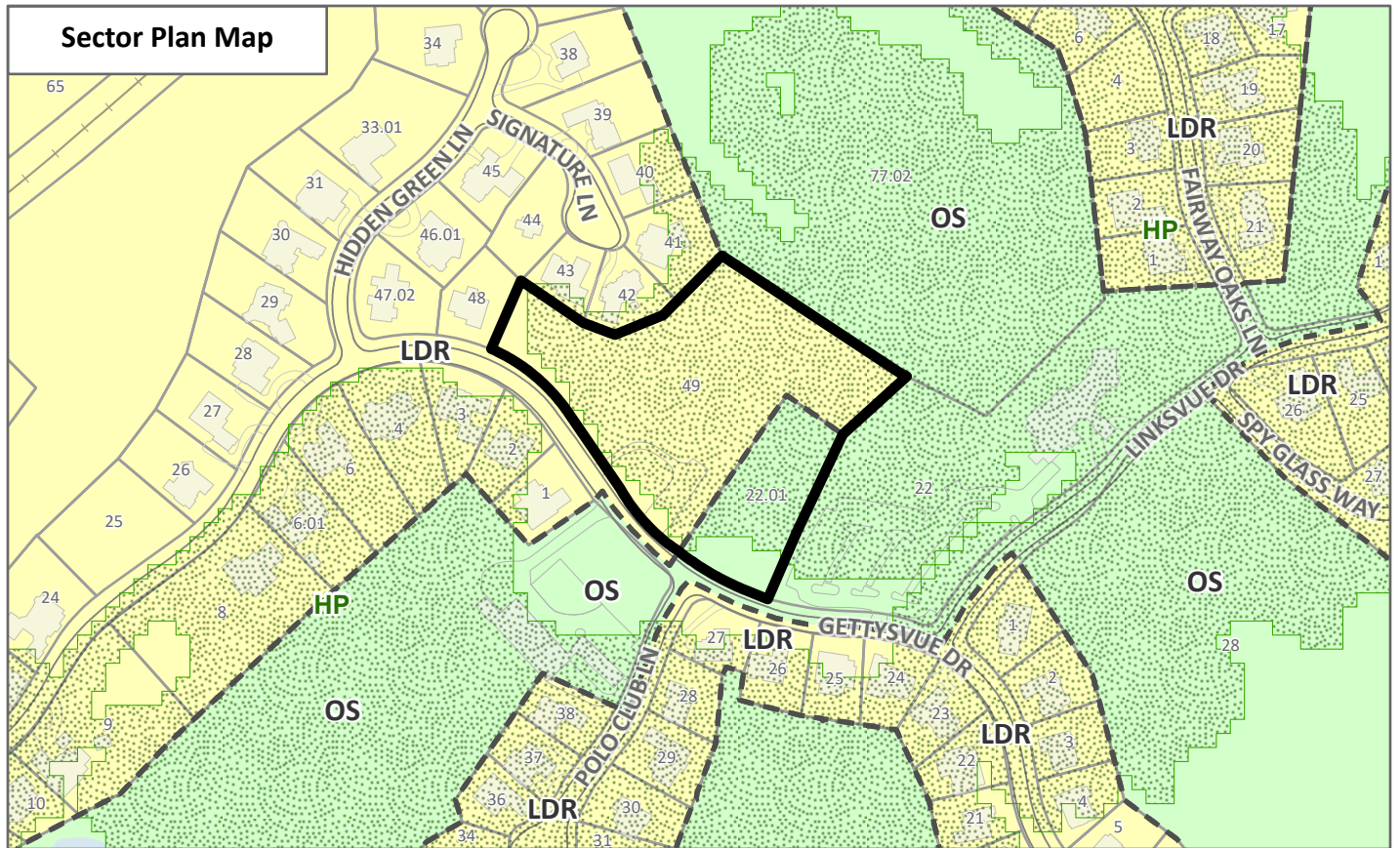
Case boundary



Zoning Map



Sector Plan Map

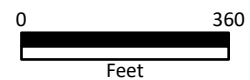


CONTEXTUAL MAPS 2

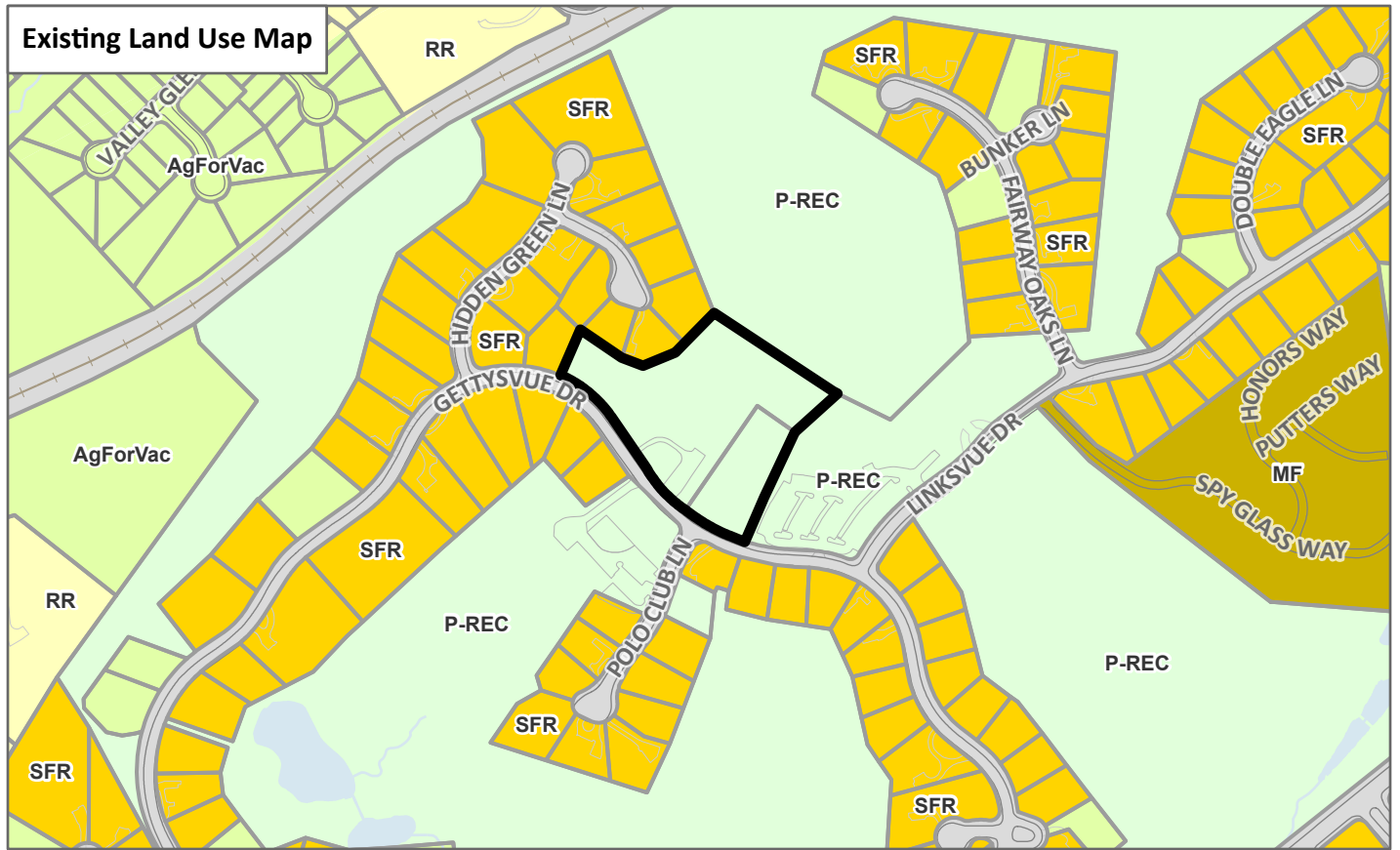
11-A-23-SP / 11-G-23-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

11-A-23-SP / 11-G-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
 - SP OYP
- Rezoning

Synergy Golf Group, LLC and Ron Watkins

Owners/Applicants

Applicant Name

9/25/2023

Date Filed

November 9, 2023

Meeting Date (if applicable)

Affiliation

File Number(s)

11-G-23-RZ
11-A-23-SP

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

8907 and 9317 Linksvue Dr.

865-719-9490

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

913 and 0 Gettysvue, Dr.

144BA049 and 144CC02201

Property Address

Parcel ID

FUD

FUD

NA

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

SE of intersection with Hidden Green LN., NE of intersection with Linksvue Dr.

~5.04 acres

General Location

Tract Size

5

PR 1-3

P-REC

City County

District

Zoning District

Existing Land Use

Southwest County

Low Density Residential

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

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 PR -18 dua

Proposed Zoning

Plan Amendment Change MDR/O

Proposed Plan Designation(s)

18

6-O-94-RZ

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	\$902.50	
Fee 2		\$1,752.50
0604	\$850.00	
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

 R. A. WATKINS
  Todd Frueh
 Synergy Golf Group, LLC and Ron Watkins

Applicant Signature WATKINS - 865-719-9490

Please Print

Date

9/19/23

Frueh - 865-539-0198

WATKINS R @ PARTNERS INFO. COM
 TODD@GETTYSOURCE.COM

9/12/23

Phone Number

Email

09/25/2023, SG

Property Owner Signature

Please Print

Date Paid



RONALD A. WATKINS



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

Synergy Golf Group, LLC and Ron Watkins

Applicant Name Affiliation

9/25/2023	11/9/2023	11-G-23-RZ / 11-A-23-SP
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.

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Todd Froehle Synergy Golf Group, LLC	9317 Linkvue Dr Knoxville TN 37922	865-539-0198 / todd@gettysvu
Owner Name (if different)	Owner Address	Owner Phone / Email

0 GETTYSVUE DR / 913 GETTYSVUE DR

Property Address

144 B A 049 144CC02201	5.05 acres
Parcel ID	Tract Size

First Knox Utility District	First Knox Utility District	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

Northeast side of Gettysvue Dr, northeast of Polo Club Ln

General Location

<input type="checkbox"/> City	Commission District 5	PR (Planned Residential) 1-3 du/ac
<input checked="" type="checkbox"/> County	District	Zoning District
		Private Recreation
		Existing Land Use

Southwest County	OS (Other Open Space), LDR (Low Density Residential), H	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	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change PR (Planned Residential)	Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment MDR/O (Medium Density Residential/Office), HP (Hillside Protection)		
Proposed Plan Designation(s)		

up to 18 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
\$1,752.50	
Fee 2	
Fee 3	

AUTHORIZATION

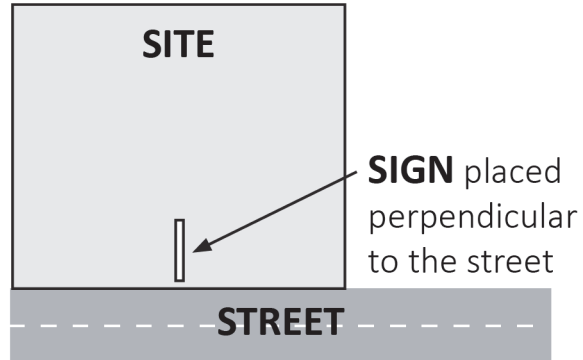
I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Synergy Golf Group, LLC and Ron Watkins	9/25/2023
	Please Print	Date

Phone / Email

Property Owner Signature	Todd Froehle Synergy Golf Group, LLC	9/25/2023
	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: Synergy Golf Group, LLC

Date: 09/25/2023

File Number: 11-G-23-RZ_11-A-23-SP

- Sign posted by Staff
- Sign posted by Applicant