

REZONING REPORT

▶ **FILE #:** 11-D-23-RZ

AGENDA ITEM #: 8

AGENDA DATE: 11/9/2023

▶ **APPLICANT:** NORTSHORE CONSTRUCTION, INC.

OWNER(S): Bill A. King

TAX ID NUMBER: 107 C B 035

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 4501 LONAS DR

▶ **LOCATION:** North side of Lonas Dr, south side of Kim Watt Dr, east of Pawnee Rd

▶ **APPX. SIZE OF TRACT:** 1.81 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Lonas Drive, a major collector with a pavement width of approximately 19 ft within a right-of-way that varies from 40 ft to 56 ft. Kim Watt Drive, a local street with a 20-ft pavement width within 38-ft of right-of-way, is located on the north side of the property.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Single family residential

▶ **EXTENSION OF ZONE:** Yes, it is a minor extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood)

East: Rural residential - RN-1 (Single-Family Residential Neighborhood), RN-2 (Single-Family Residential Neighborhood)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The subject property is located within the Lonas Drive Community Association, which is primarily consisted of single family residences with a few multifamily developments mixed in. A corridor of offices and commercial uses along Papermill Dr is located approximately 1000 ft south of the subject property.

STAFF RECOMMENDATION:

- ▶ **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. There have not been any recent substantial changes in the area. However, the Planning Commission approved a similar rezoning request for the adjacent property to the east (7-V-23-RZ) and the proposed rezoning will be a minor extension of the district.
2. In 1949, this lot was located in the middle of a minor subdivision of three lots. Since then, the two adjacent lots have been subdivided into six smaller lots highlighting the constant need for small scale housing. This proposal will provide an opportunity to meet this need.

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

1. The RN-2 (Single-Family Residential Neighborhood) district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville.
2. There is a mix of single family and multifamily residential uses along Jonas Dr, within 1000 ft of the subject property (on properties zoned RN-1 through RN-3, RN-6, and C-N). Furthermore, some of the existing nearby lots zoned RN-1 have smaller lot size and shorter setbacks that align with the dimensional standards of the RN-2 district. The proposed RN-2 district will be consistent with the surrounding area and meet the intent of the zoning ordinance.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed amendment is not expected to adversely impact the surrounding area, which comprises a mix of residential zoning districts and uses, as mentioned above.

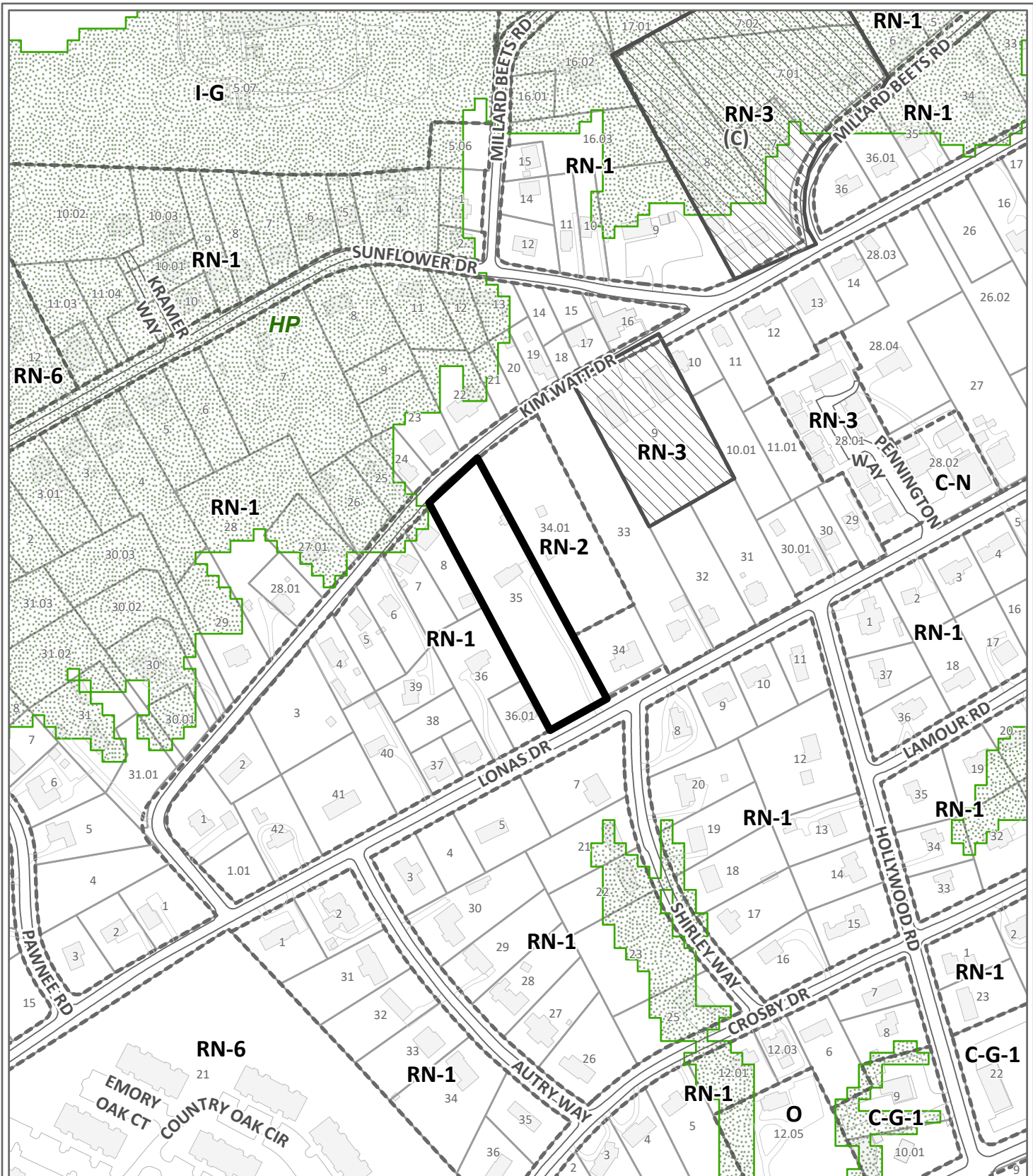
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed zoning is permitted in the LDR (Low Density Residential) land use classification in the Northwest City Sector Plan and the One Year Plan.
2. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing opportunities.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/12/2023 and 1/9/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



REZONING

11-D-23-RZ

Petitioner: Northshore Construction, Inc.



From: RN-1 (Single-Family Residential Neighborhood)

To: RN-2 (Single-Family Residential Neighborhood)

Map No: 107

Jurisdiction: City

Original Print Date: 10/4/2023

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

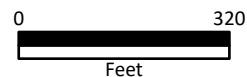
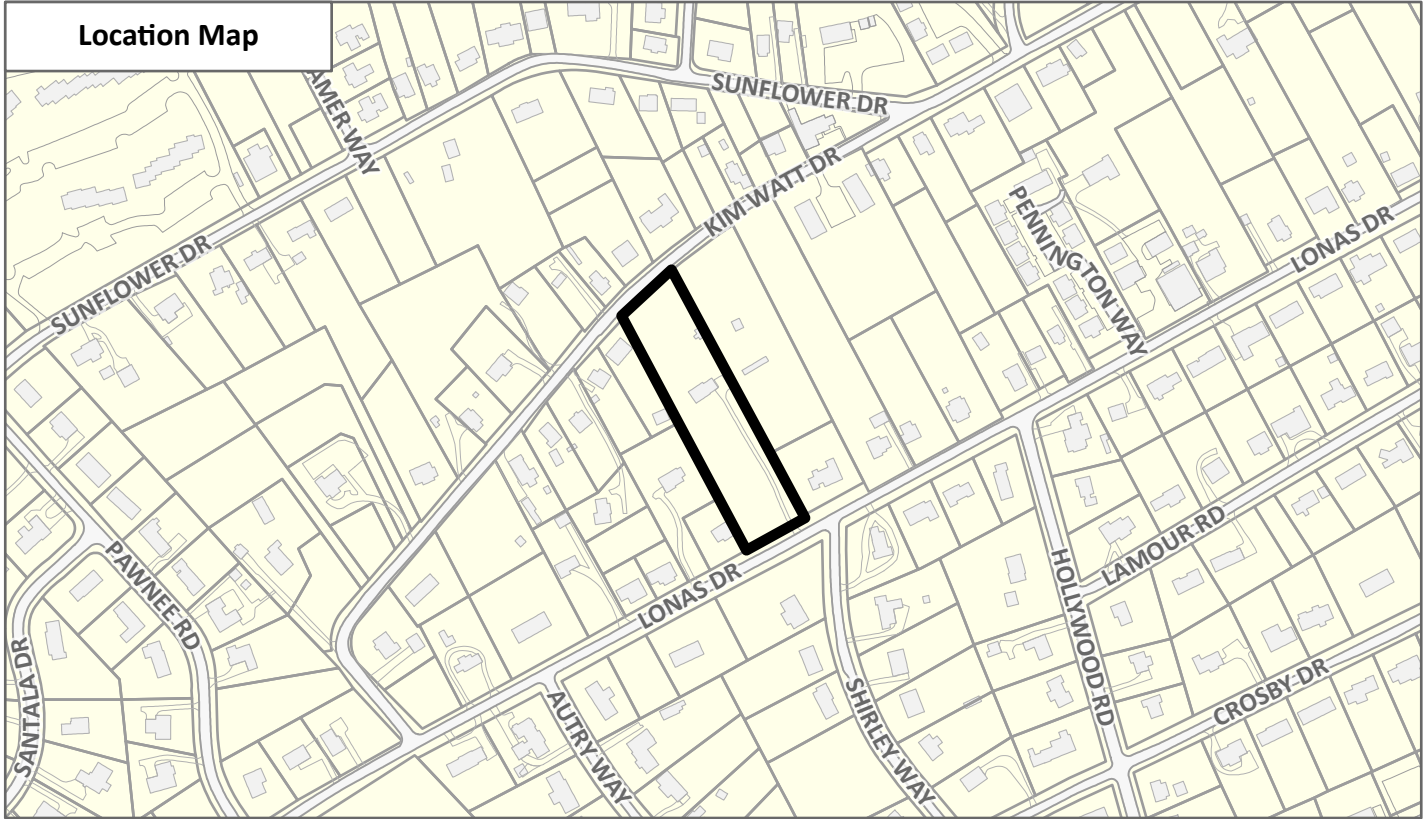


Exhibit A. Contextual Images

Location Map



Aerial Map

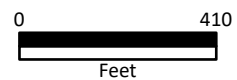


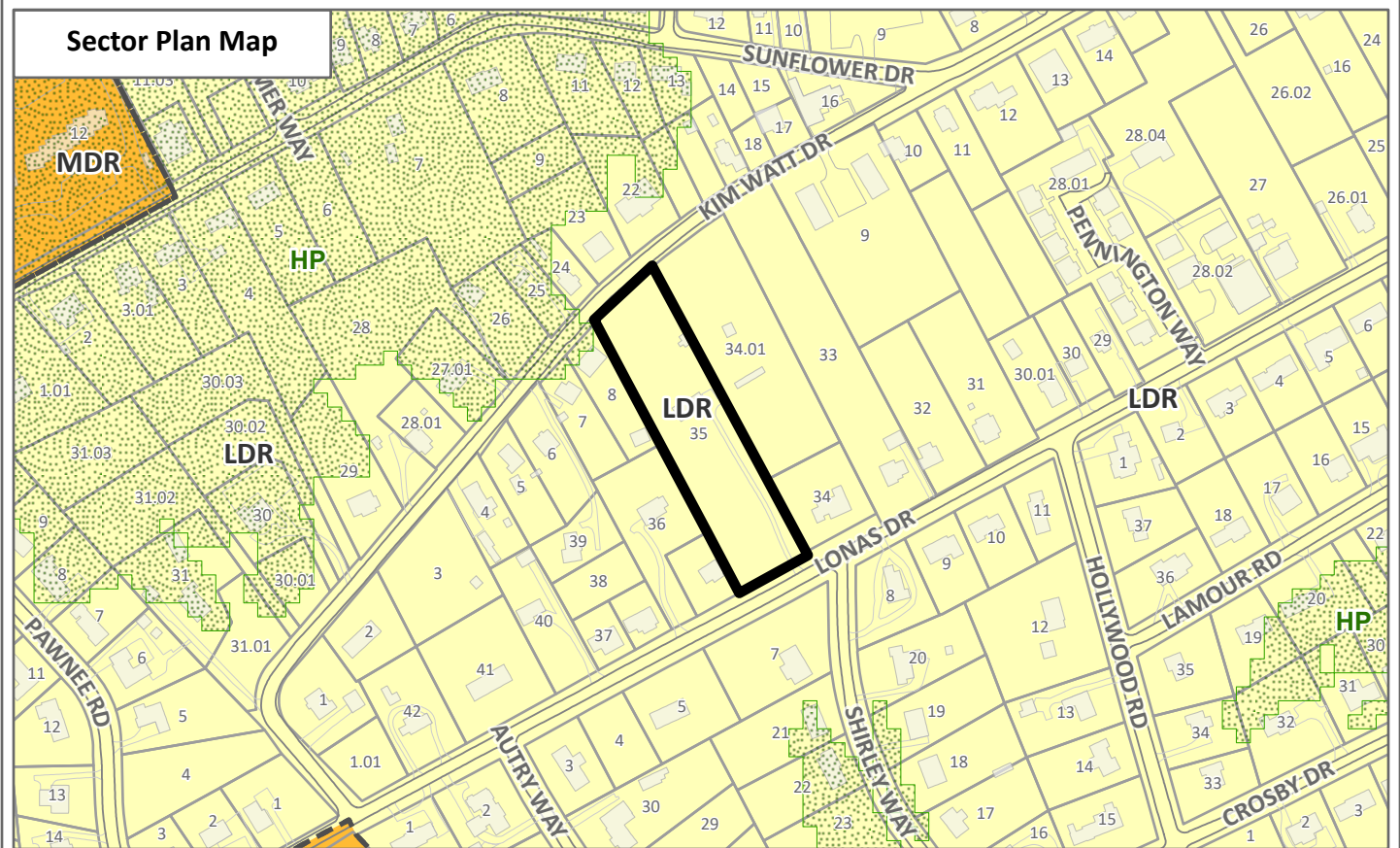
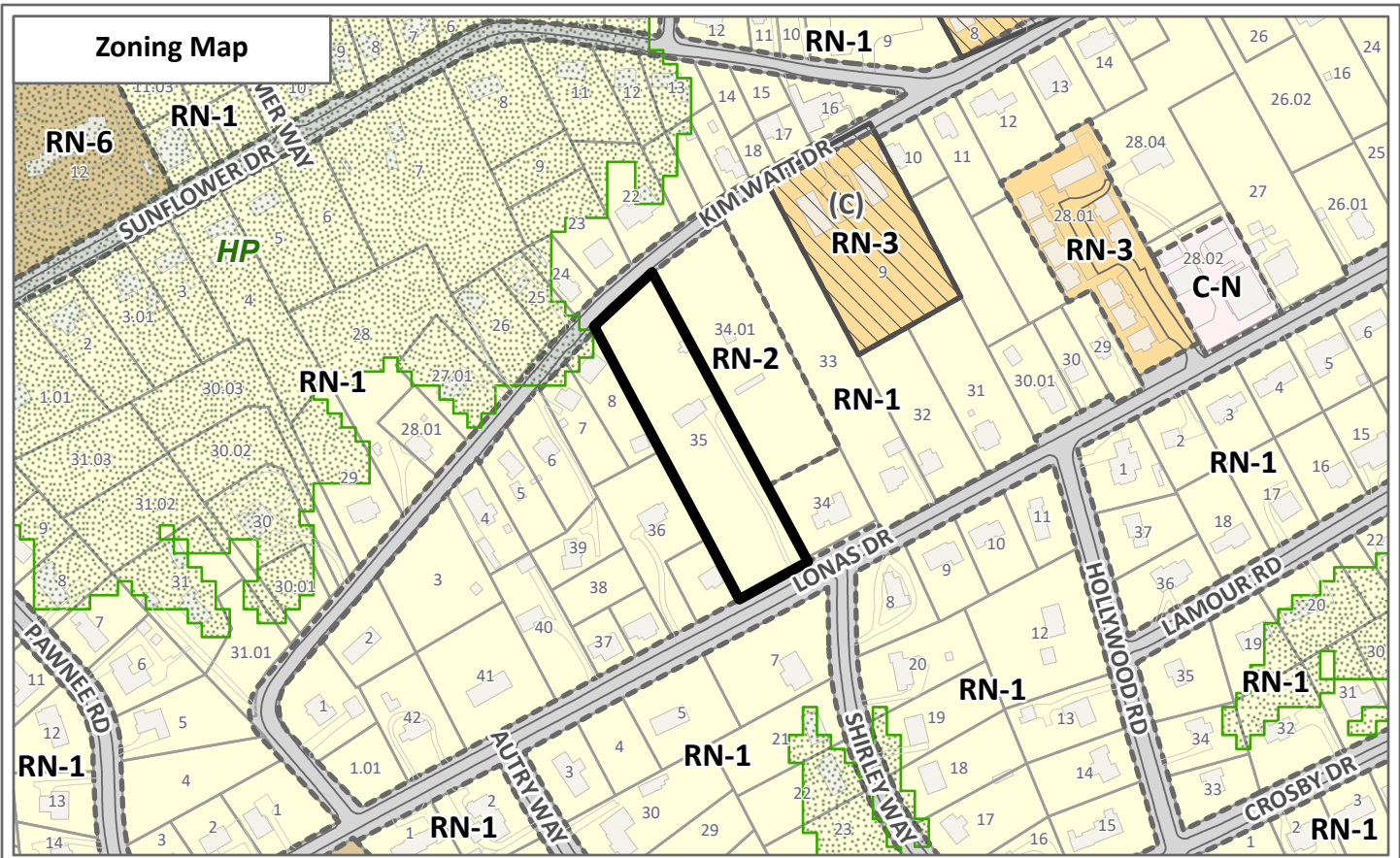
CONTEXTUAL MAPS 1

11-D-23-RZ



Case boundary



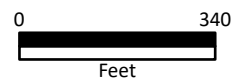


CONTEXTUAL MAPS 2

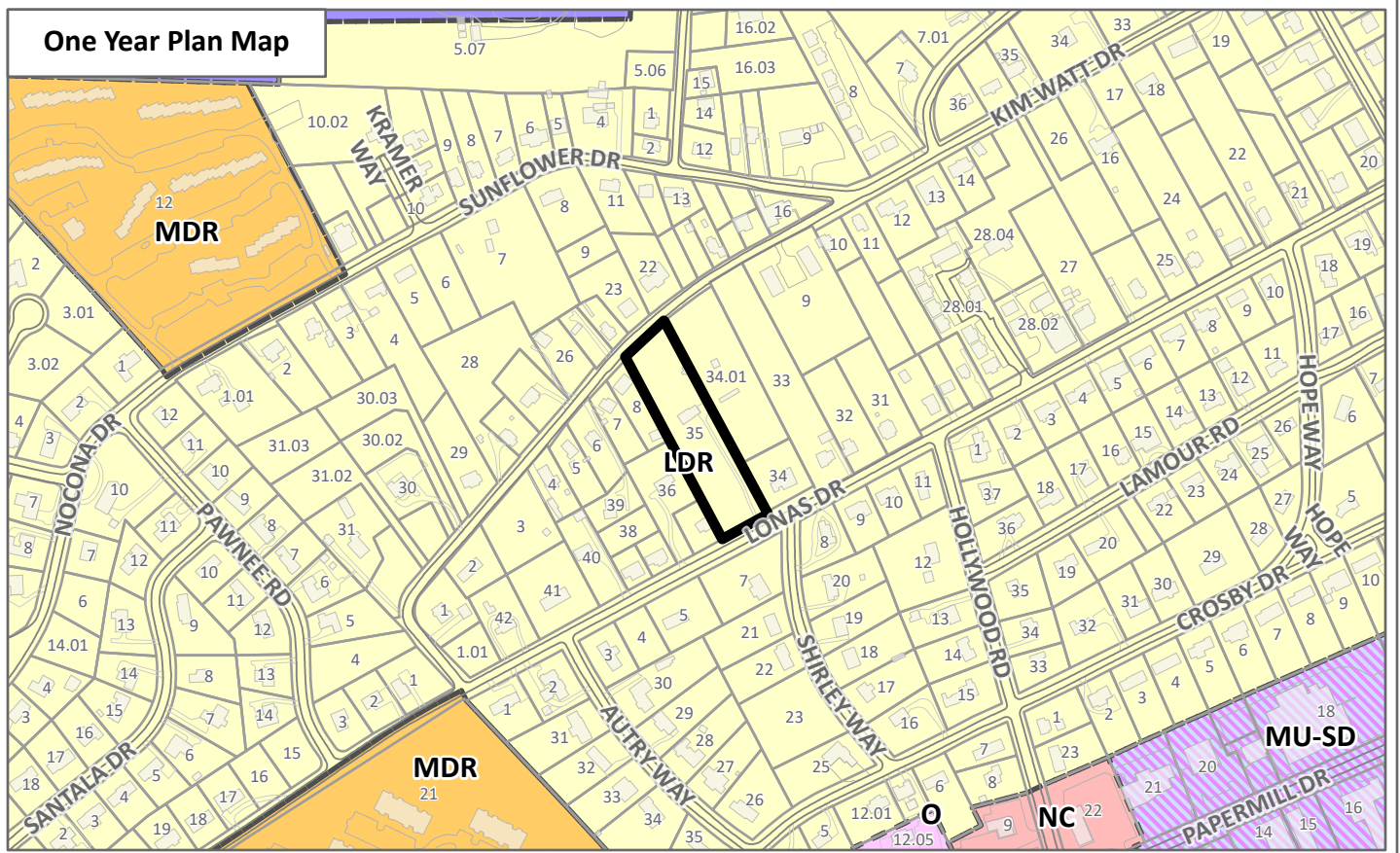
11-D-23-RZ



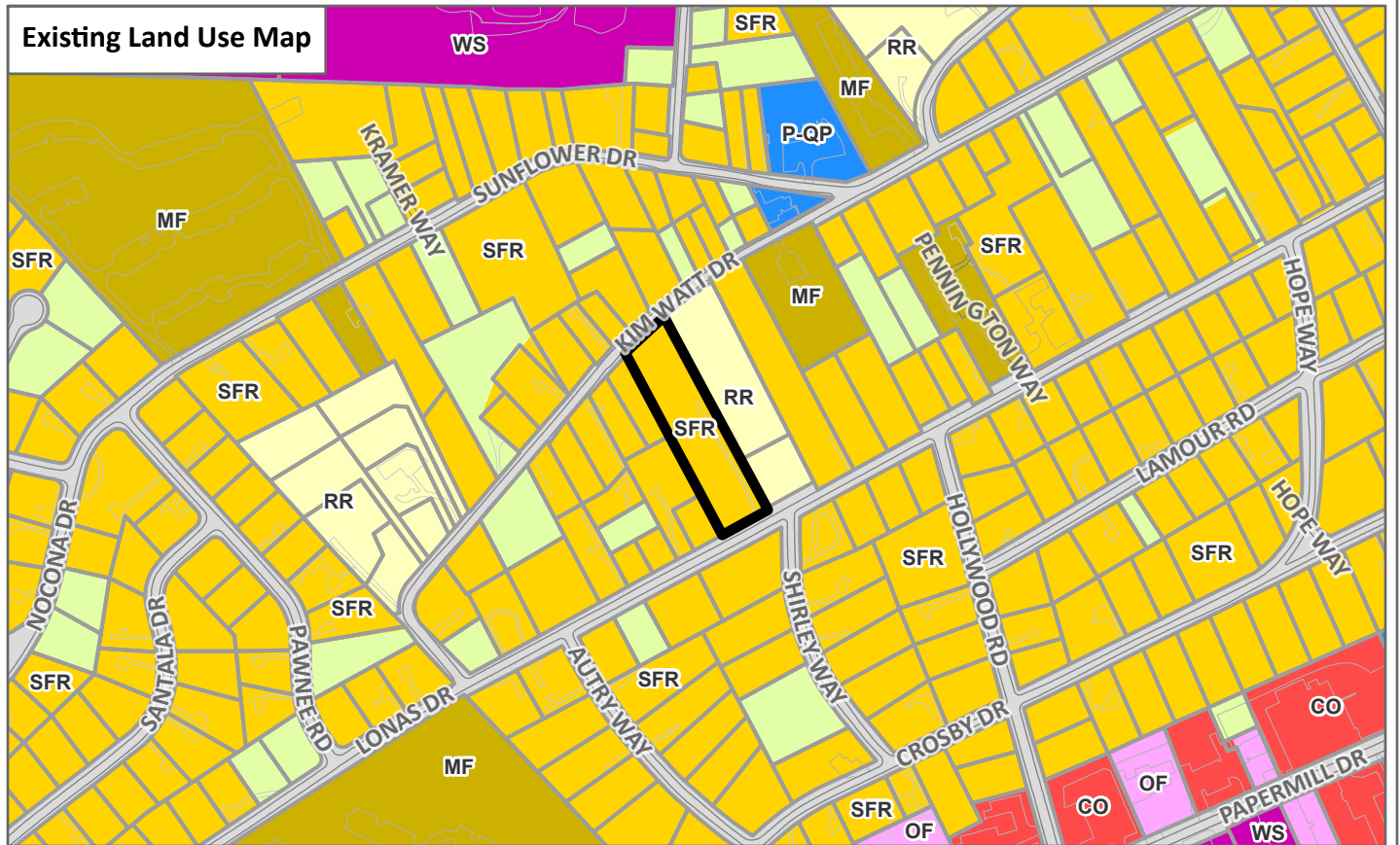
Case boundary



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

11-D-23-RZ



Case boundary



(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to 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

Northshore Construction, Inc.

DEVELOPER

Applicant Name

Affiliation

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.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Garrett Tucker

Robert Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

(865) 947-5996

gtucker@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Bill A. King

5132 Buckhead Trail, Knoxville, TN 37919 (865) 388-0146

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4501 Lonas Drive, Knoxville, TN 37909

CLT 107CB Parcel 035

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 **RN-2**
Proposed Zoning

Plan Amendment Change _____
Proposed Plan Designation(s)

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

 BM-SIGNED
09/18/23 03:25 PM EDT

Applicant Signature

Northshore Construction, Inc.

Please Print

Sep 18, 2023

Date

(865) 200-9521

Phone Number

david@daviddro.com

Email

 BM-SIGNED
Bill King
09/20/23
04:20 PM EDT

Property Owner Signature

Bill A. King

Please Print

Sep 20, 2023

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.

PACKAGE CERTIFICATE

REZONING APPLICATION

2 pages

Rezoning Application-2.pdf

2 pages

E-SIGN INFO



Status:

SIGNED

Originator:

William Zayets
will@northshoretn.com
IP: 69.228.203.171
Domain: my.brookermint.com
Date: Sep 18, 2023 02:59 PM



Package ID:

65349D5A05B4B282131DC4CEA3FEF96E

Time zone:

EDT (UTC-4)

Signers:

BK	Bill King Bill King	baking1959@gmail.com IP: 104.129.82.227	Signed	Sep 20, 2023 04:20 PM id: 1886f1512dc5daba7e9d3dedf16cd01e	
DD	David Drozhzhin David Drozhzhin	david@daviddro.com IP: 69.228.203.171	Signed	Sep 18, 2023 03:25 PM id: af608c4eeb1f961f47a9f82e32547dac	

HISTORY

Sep 18, 2023	03:25 PM	DD	David Drozhzhin	david@daviddro.com	IP: 69.228.203.171	Viewed	
Sep 18, 2023	03:25 PM	DD	David Drozhzhin	david@daviddro.com	IP: 69.228.203.171	Signed	
Sep 18, 2023	05:53 PM	BK	Bill King	baking1959@gmail.com	IP: 174.161.6.168	Viewed	
Sep 20, 2023	04:20 PM	BK	Bill King	baking1959@gmail.com	IP: 104.129.82.227	Signed	
Sep 20, 2023	04:20 PM		Package has been fully signed and sealed				Completed



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

Northshore Construction, Inc.

Applicant Name Affiliation

9/22/2023	11/9/2023	11-D-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.

Garrett M. Tucker, PE, RLS Robert Campbell and Associates

Name / Company

7523 Taggart Ln Knoxville TN 37938

Address

865-947-5996 / GTucker@RGC-A.com

Phone / Email

CURRENT PROPERTY INFO

Bill A. King	5132 Buckhead Trl Knoxville TN 37919	865-388-0146
Owner Name (if different)	Owner Address	Owner Phone / Email

4501 LONAS DR
Property Address

107 C B 035	1.81 acres
Parcel ID	Tract Size

Knoxville Utilities Board	Knoxville Utilities Board	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

North side of Lonas Dr, south side of Kim Watt Dr, east of Pawnee Rd
General Location

<input checked="" type="checkbox"/> City	Council District 6	RN-1 (Single-Family Residential Neighborhood)	Single family residential
<input type="checkbox"/> County	District	Zoning District	Existing Land Use

Northwest City	LDR (Low Density Residential)	N/A (Within City Limits)
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 RN-2 (Single-Family Residential Neighborhood)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information	

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$650.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

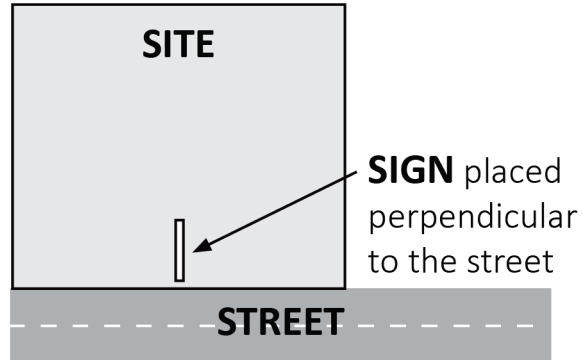
AUTHORIZATION

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	Northshore Construction, Inc.	9/22/2023
	Please Print	Date

Phone / Email	Bill A. King	9/22/2023
Property Owner Signature	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:

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

Applicant Name: Northshore Construction, INC.

Date: 9/22/2023

File Number: 11-D-23-RZ

- Sign posted by Staff
- Sign posted by Applicant