

REZONING REPORT

▶ **FILE #:** 10-G-23-RZ

AGENDA ITEM #: 31

AGENDA DATE: 10/5/2023

▶ **APPLICANT:** BRIAN A. FREDERICK

OWNER(S): C. Frank & Maxine Conner

TAX ID NUMBER: 133 038

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8500 WESTLAND DR

▶ **LOCATION:** South side of Westland Dr, east of Gothic Manor Ln

▶ **APPX. SIZE OF TRACT:** 2.14 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Dr, a minor arterial with a 21-ft pavement width within an 88-ft right-of-way. As an alternative, Sand Trap Ln can be extended as planned at the terminus of the existing road.

UTILITIES: Water Source: First Knox Utility District (Currently Well)

Sewer Source: First Knox Utility District (Currently Septic)

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A (Agricultural), PR (Planned Residential) up to 5 du/ac

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Rural Residential

▶ **DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: No, but the RA zone is within close proximity.

HISTORY OF ZONING: In 2018, a sliver of the property at the rear was rezoned from A to PR up to 5 du/ac along with the adjacent properties to the south. (8-A-18-RZ)

SURROUNDING LAND USE AND ZONING: North: Railroad and Westland Dr right-of-way and single family residential - PR (Planned residential) 1-4 du/ac.

South: Agriculture/forestry/vacant land - PR (Planned residential) 5 du/ac

East: Agriculture/forestry/vacant land - PR (Planned residential) 5 du/ac

West: Single family residential - PR (Planned residential) 5 du/ac

NEIGHBORHOOD CONTEXT: The surrounding properties are single family residential homes with densities ranging from 1 - 5 du/ac.

STAFF RECOMMENDATION:

▶ **Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and consistent with the surrounding development.**

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 surrounding properties have been transitioning steadily from A zoning to PR with densities of up to 5 du/ac since the late 1980s.
2. This is one of the few vacant parcels to be subdivided along Westland Rd.

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

1. The RA zone provides for residential development with up to 4 du/ac with minimum lot sizes of 10,000 sq. ft. The densities within the RA zone are consistent with surrounding development.

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 property is in an area with a mix of residential zones and densities, similar to what is proposed.
2. Built out at capacity, the development could include up to 9 lots for single-family residential homes with 10,000 sq ft minimum lot sizes.
3. Site plans would be required to meet the requirements of the Knox County Stormwater Ordinance.

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 Southwest County Sector Plan, which allows consideration of the RA zone in the Planned Growth Boundary of the Growth Policy Plan.
2. The rezoning is consistent with the General Plan's development policy 4.5 - Avoid creating small, isolated pockets of residential development; encourage neighborhoods large enough to support cost-effective provisions of community facilities and services and maintain a strong residential quality and stability.
3. The rezoning is consistent with the General Plan's development policy 8.1 to develop infill housing on vacant lots and redevelopment parcels.

ESTIMATED TRAFFIC IMPACT: 110 (average daily vehicle trips)

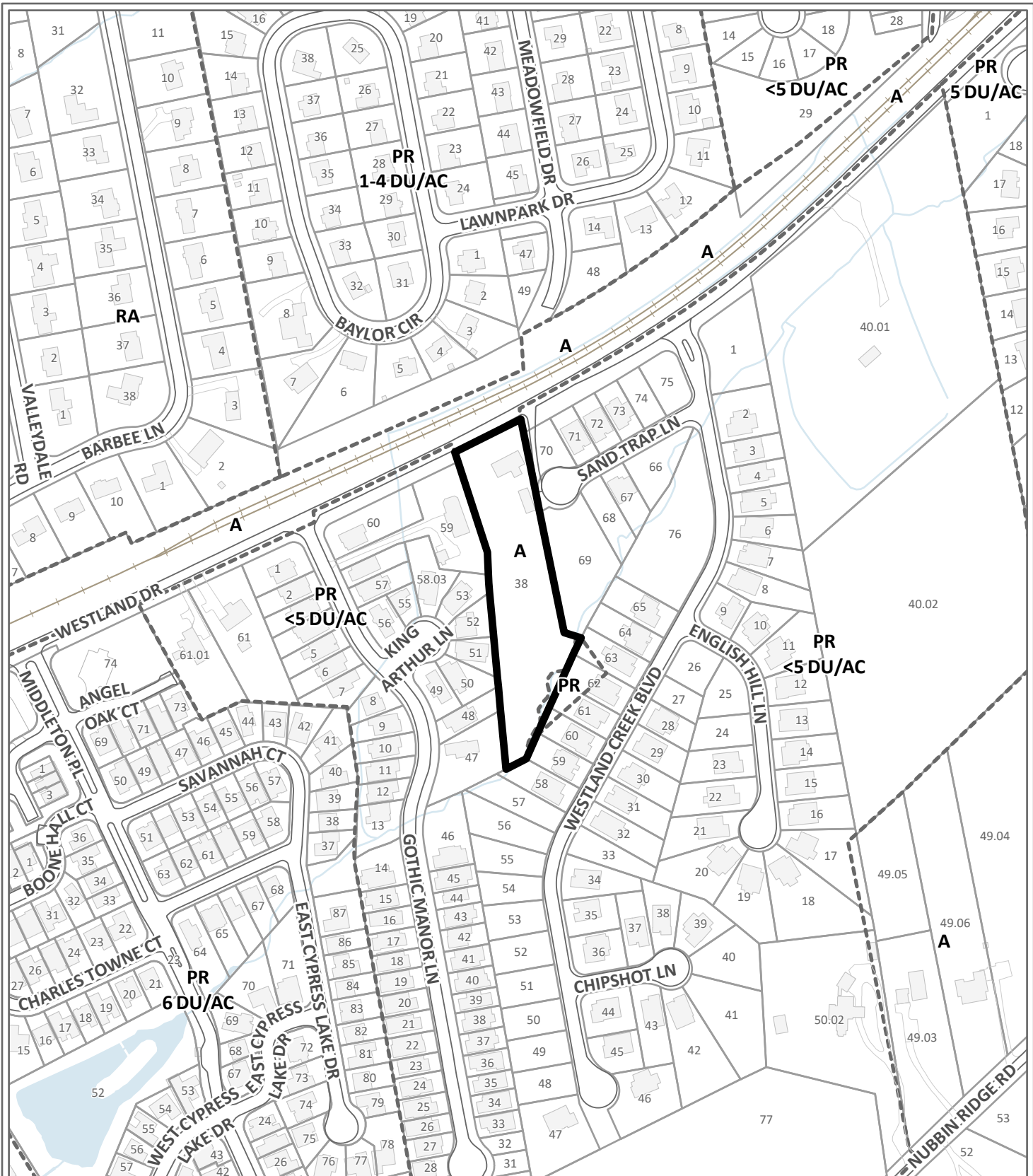
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, grades K-12)

Schools affected by this proposal: Blue Grass 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 11/20/2023. 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

10-G-23-RZ

Petitioner: Brian A. Frederick



From: A (Agricultural), PR (Planned Residential) up to 5 du/ac

To: RA (Low Density Residential)

Map No: 133

Jurisdiction: County

Original Print Date: 8/29/2023

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

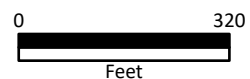
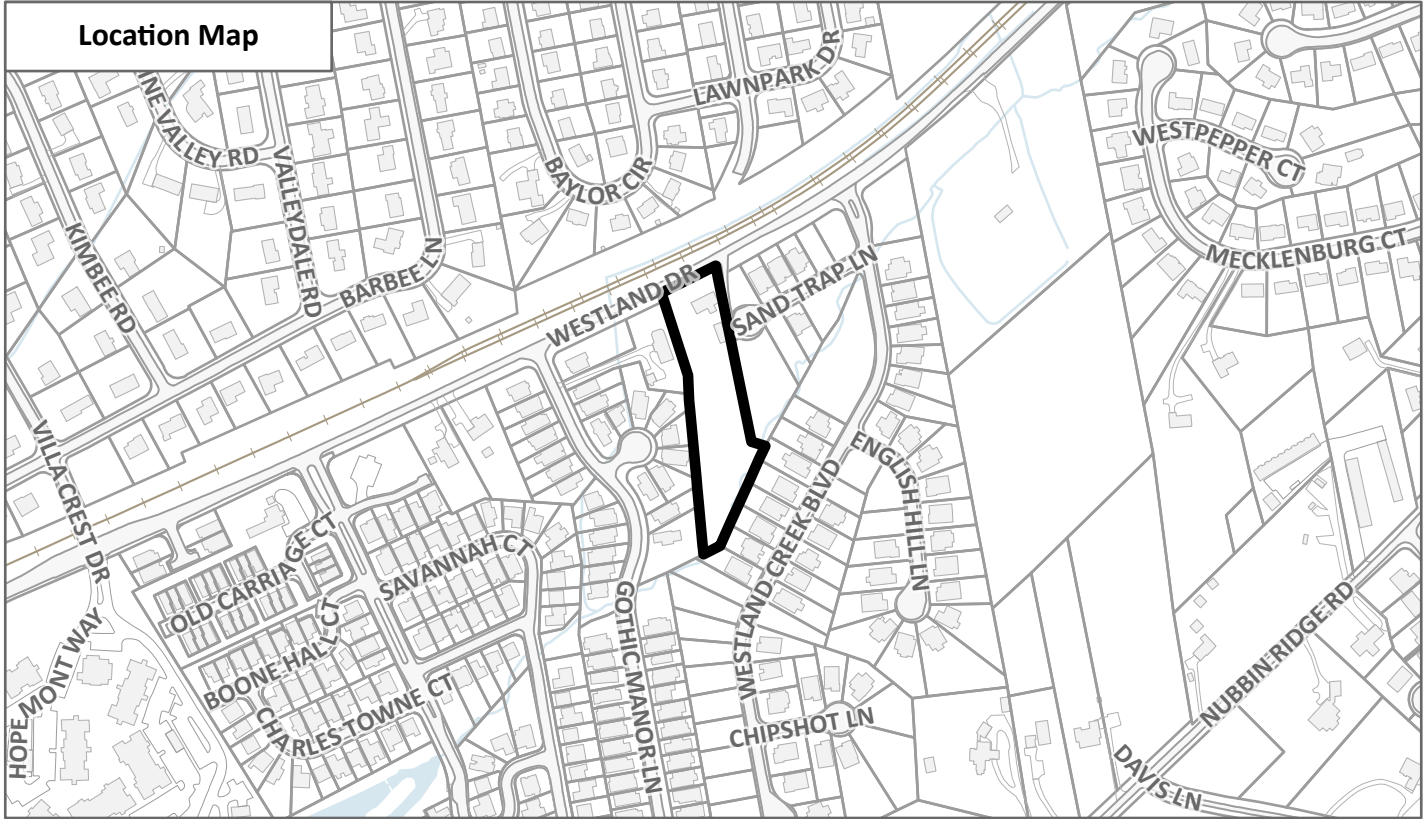


Exhibit A. Contextual Images

Location Map



Aerial Map

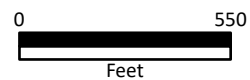


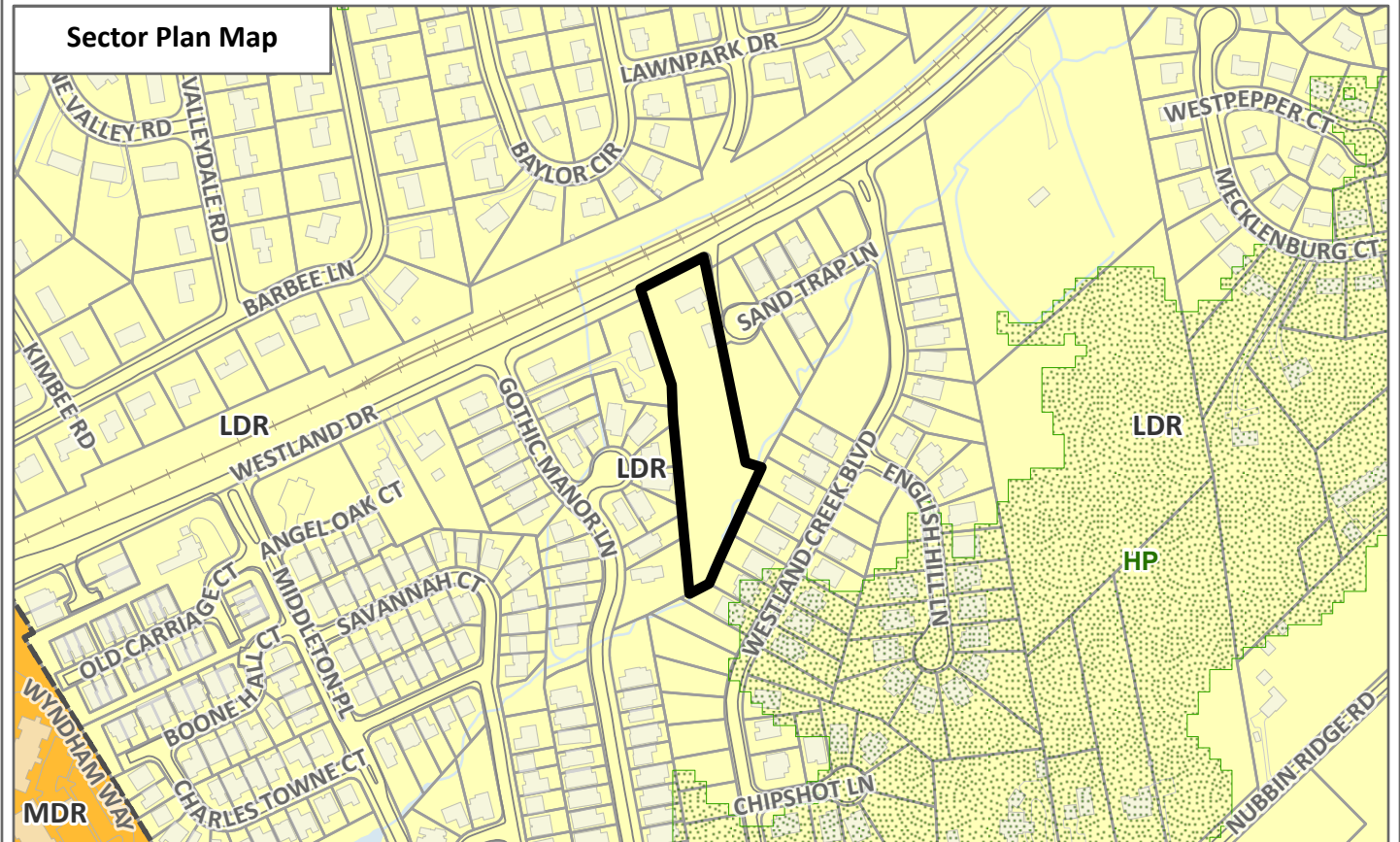
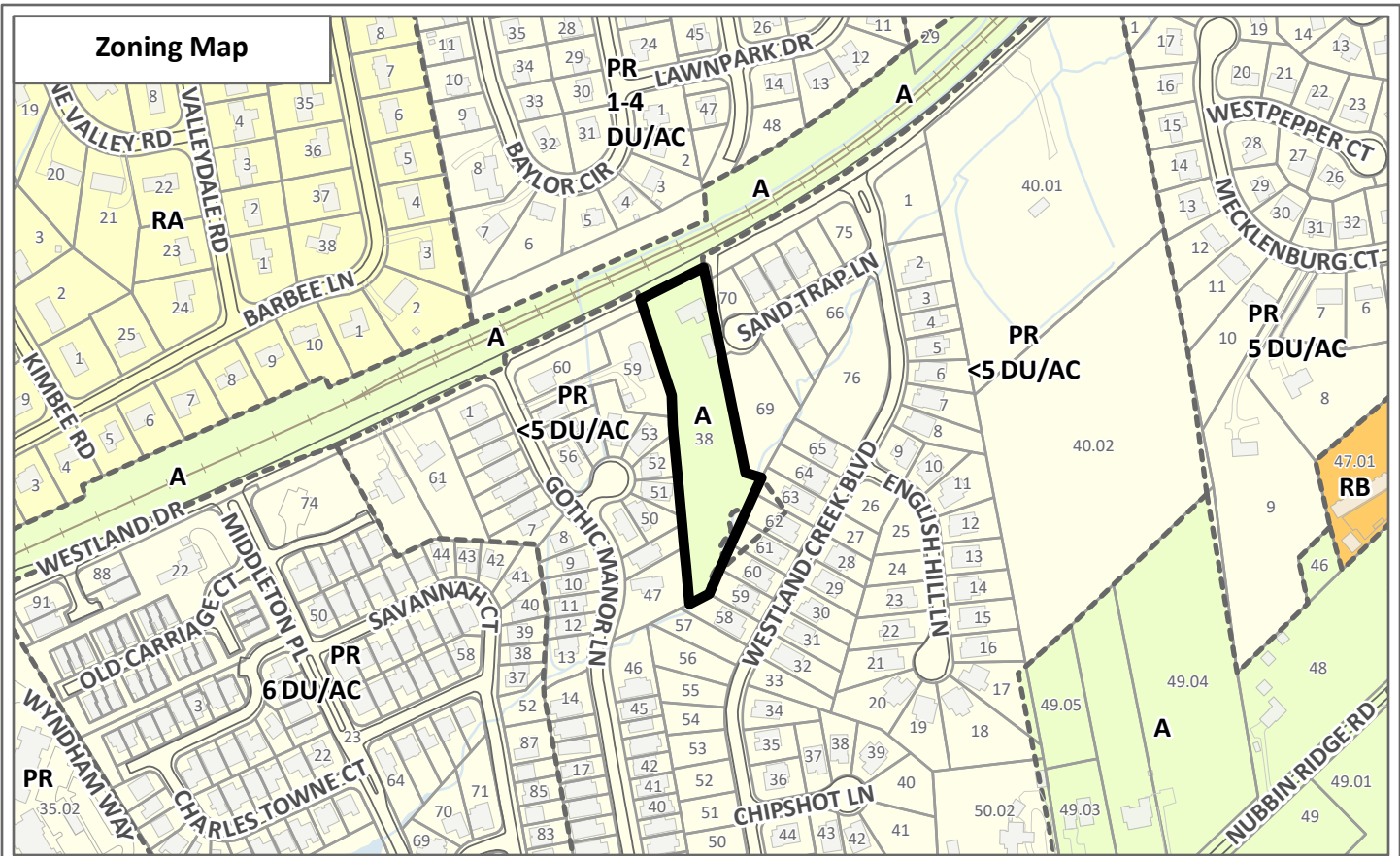
CONTEXTUAL MAPS 1

10-G-23-RZ



Case boundary

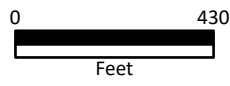




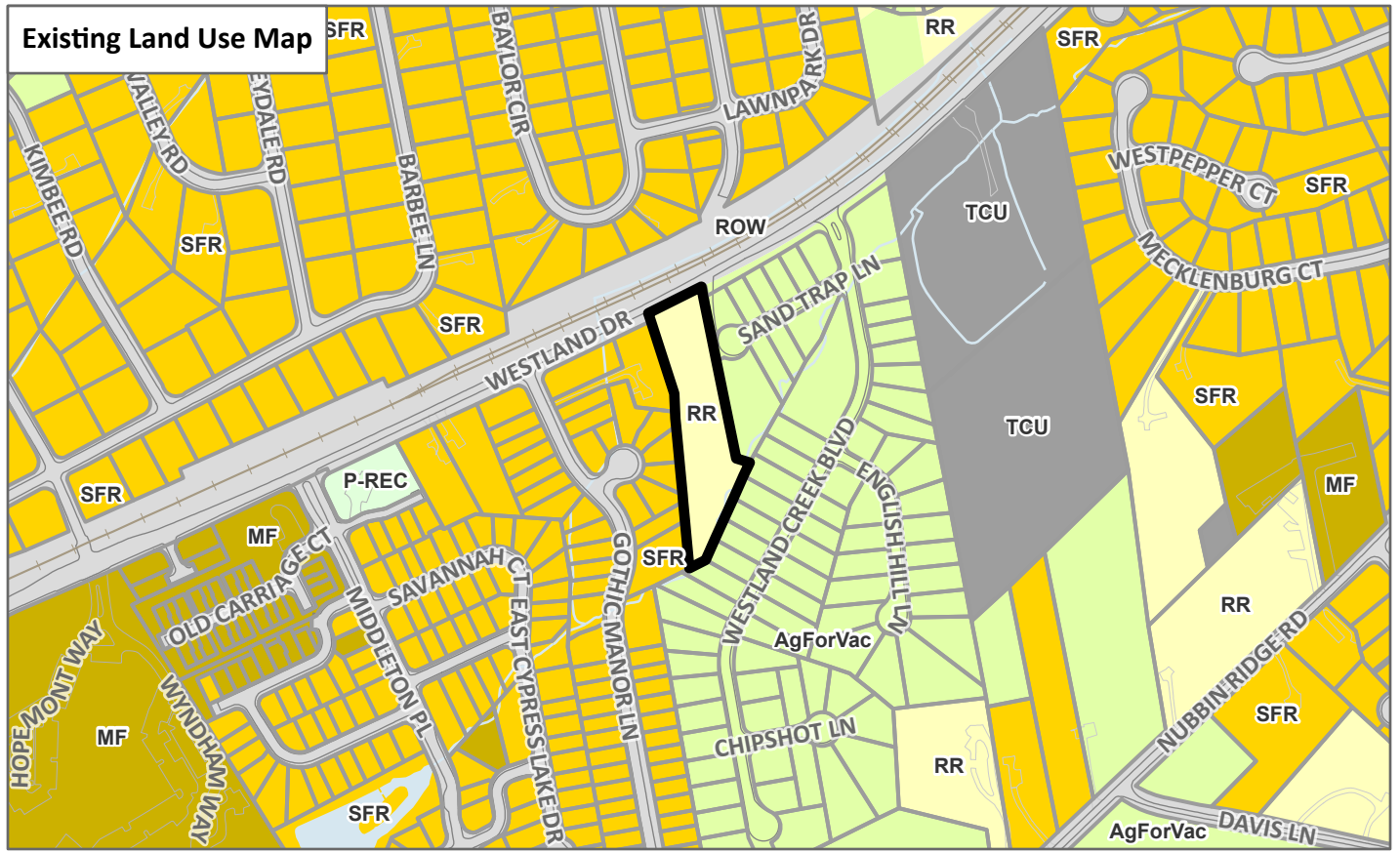
CONTEXTUAL MAPS 2

10-G-23-RZ

 Case boundary



Existing Land Use Map

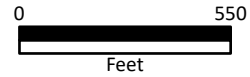


CONTEXTUAL MAPS 3

10-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
 - Sector Plan
 - One Year Plan
- Rezoning

Brian A. Frederick

Applicant Name

Affiliation

8/21/2023

Date Filed

10/5/2023

Meeting Date (if applicable)

10-G-23-RZ

File Number(s)

CORRESPONDENCE

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

Brian A. Frederick

Name / Company

825 S Gallaher View Rd Knoxville TN 37919

Address

865-771-7200 / b.frederick@comcast.net

Phone / Email

CURRENT PROPERTY INFO

C. Frank & Maxine Conner

Owner Name (if different)

8500 Westland Dr Knoxville TN 37923

Owner Address

865-691-8786

Owner Phone / Email

8500 WESTLAND DR

Property Address

133 038

Parcel ID

2.14 acres

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District (Currently Septic)

Sewer Provider

First Knox Utility District (Currently Well)

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Westland Dr, east of Gothic Manor Ln

General Location

City

Commission District 4

A (Agricultural), PR (Planned Residential) up to 5 du/ac

Rural Residential

County District

Zoning District

Existing Land Use

Southwest County

Planning Sector

LDR (Low Density Residential)

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	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RA (Low Density Residential)	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

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
\$650.00	
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	Brian A. Frederick Please Print	8/21/2023 Date
---------------------	---	--------------------------

Phone / Email		
Property Owner Signature	C. Frank & Maxine Conner Please Print	8/21/2023 Date



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

Brian A. Frederick

Family of Owner

Applicant Name

Affiliation

08-21-2023

10-05-2023

Date Filed

Meeting Date (if applicable)

File Number(s)

10-G-23-RZ

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

Brian A. Frederick

N/A

Name

Company

825 S. Gallaher View Rd

Knoxville

TN

37919

Address

City

State

ZIP

865-771-7200

b.frederick@comcast.net

Phone

Email

CURRENT PROPERTY INFO

C. Frank & Maxine Conner

8500 Westland Dr., Knoxville, TN 37923

865-691-8786

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8500 Westland Dr., Knoxville, TN 37923

133 38

Property Address

Parcel ID

First Utility (Currently Septic)

First Utility (Currently Well)

Y

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 **RA**
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

0801

Fee 2

Fee 3

Total

\$650

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

Brian A. Frederick

Please Print

08-21-2023


Date

865-771-7200

Phone Number

b.frederick@comcast.net

Email


Property Owner Signature

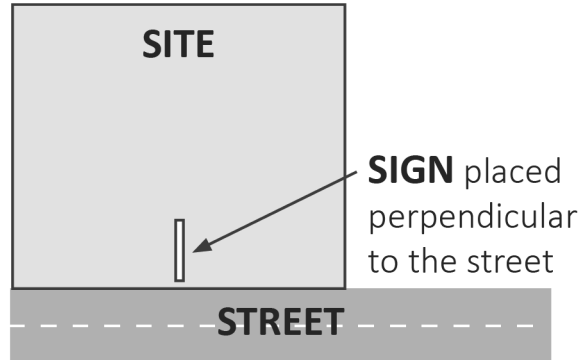
Carl Frank Conner

Please Print

08-21-2023, SH

Date Paid

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:

_____ 09/22/2023 _____ and _____ 10/06/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Brian A. Frederick

Date: 08/21/2023

File Number: 10-G-23-RZ

- Sign posted by Staff
- Sign posted by Applicant