



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 9-A-23-RZ
9-A-23-SP

AGENDA ITEM #: 14
AGENDA DATE: 9/14/2023

▶ **APPLICANT:** PATRICK HUNT
OWNER(S): Patrick Hunt

TAX ID NUMBER: 110 P D 004 [View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 4424 ISLAND HOME PIKE

▶ **LOCATION:** East side of Island Home Pike, west of Mission Rd

▶ **TRACT INFORMATION:** 1.37 acres.

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Island Home Pike, a minor collector street with a 20-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Toll Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural), HP (Hillside Protection) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No, this is not an extension.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Agriculture/forestry/vacant, rural residential - AG (Agricultural), HP (Hillside Protection Overlay) - A (Agricultural)

ZONING South: Rural residential - AG (Agricultural), HP (Hillside Protection Overlay) - A (Agricultural)

East: Agriculture/forestry/vacant - AG (Agricultural), HP (Hillside Protection Overlay) - A (Agricultural)

West: Agriculture/forestry/vacant - AG (Agricultural), HP (Hillside Protection Overlay) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located near the border of the City/County jurisdictional boundary in an area comprised of large-lot single-family residences and

STAFF RECOMMENDATION:

- ▶ **Deny the sector plan amendment to the LDR (Low Density Residential) land use classification because it does not meet the land use location criteria.**

- ▶ **Deny the PR (Planned Residential) zone because it is inconsistent with surrounding development and the sector plan.**

COMMENTS:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The subject property is located in an area that is wooded and hilly, with residential and agricultural development being the prominent land uses. There have been no significant changes to the landscape in terms of development or environmental conditions over the past 20 years.

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

1. The subject property does not have sanitary sewer access and there is no sanitary service shown in the general vicinity.
2. There have been no significant improvements to the road network in this area, and there are no capital improvements planned for this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. It is noteworthy that the subject property's land use classification of AG (Agricultural) does not align with its location in the Urban Growth Area of the Growth Policy Plan. The intent of the Urban Growth Boundary designation includes encouraging a reasonably compact pattern of development and offering a wide range of housing options. Furthermore, the AG classification is characterized in the South City Sector Plan as "farmland in the County's Rural Area as designated in the Growth Policy Plan." The sector plan goes on to say that, "agricultural land uses are generally not recommended in the... County's Planned Growth Area," and it is a logical extension that AG is not intended for Urban Growth Areas as well.
2. It is reasonable to infer that the sector plan's AG land use classification for the approximately 220-acre area including the subject property conflicts with the Urban Growth Area because it originated from an expressed land use desire by affected community members. The Growth Policy Plan defers to the sector plan when it comes to future land use decisions, stating that, "rezonings in the Urban Growth Boundaries shall be consistent with the applicable Sector Plan."
3. Although the AG land use classification is inconsistent with the Growth Policy Plan, it is not necessarily tied to an error or omission in the sector plan.

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

1. The traffic count in this section of Island Home Pike has remained steady over the past twenty years, with identical average daily traffic totals in 2002 and 2022. Similarly, this is not an area where there is a concentration of development activity or significant changes in population that warrant an plan amendment to the LDR (Low Density Residential) land use classification.

OTHER COMMENTS:

1. The sector plan lists two location criteria for the LDR classification, which are not met by the subject property. The first includes sewer utility access and the second criteria is property with slopes of less than 25 percent. As the attached slope analysis shows, approximately one-third of the lot has forested slopes of a 25% grade or greater. The absence of sewer infrastructure and severe slopes on the property further support staff's recommendation to deny the sector plan amendment to LDR.

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. There have been no significant changes to this area either in terms of private development or public improvements over the past 20 years. The subject property and surrounding lots are rural in character, with residences on large, forested lots and agriculture being the predominant land uses.

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 optional methods of development in response to environmental constraints on a property. Residential development can be clustered in the optimal portions of the property to leave more environmentally sensitive areas undisturbed. The subject property's steep slopes provide environmental challenges that align with this intent. However, the PR zone is generally designed for larger areas than the 1.37 acres featured here. There is a periphery boundary that requires all buildings to be set back not less than 35 ft from the lot, which significantly limits the developable area.

2. The PR zone also prioritizes compatibility with adjacent zones. All surrounding properties are zoned A (Agricultural), and the requested density of 5 du/ac greatly exceeds the general development pattern of this area.

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 requested PR zone up to 5 du/ac at this location would be incompatible with the surrounding Agricultural zoning and residential density.

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 PR zoning is in conflict with the South City Sector Plan's AG (Agricultural) land use classification.

2. The proposed rezoning would be an outlier for the area, and is not 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.

3. The proposed rezoning is consistent with the Growth Policy Plan's Urban Growth Boundary.

ESTIMATED TRAFFIC IMPACT: 76 (average daily vehicle trips)

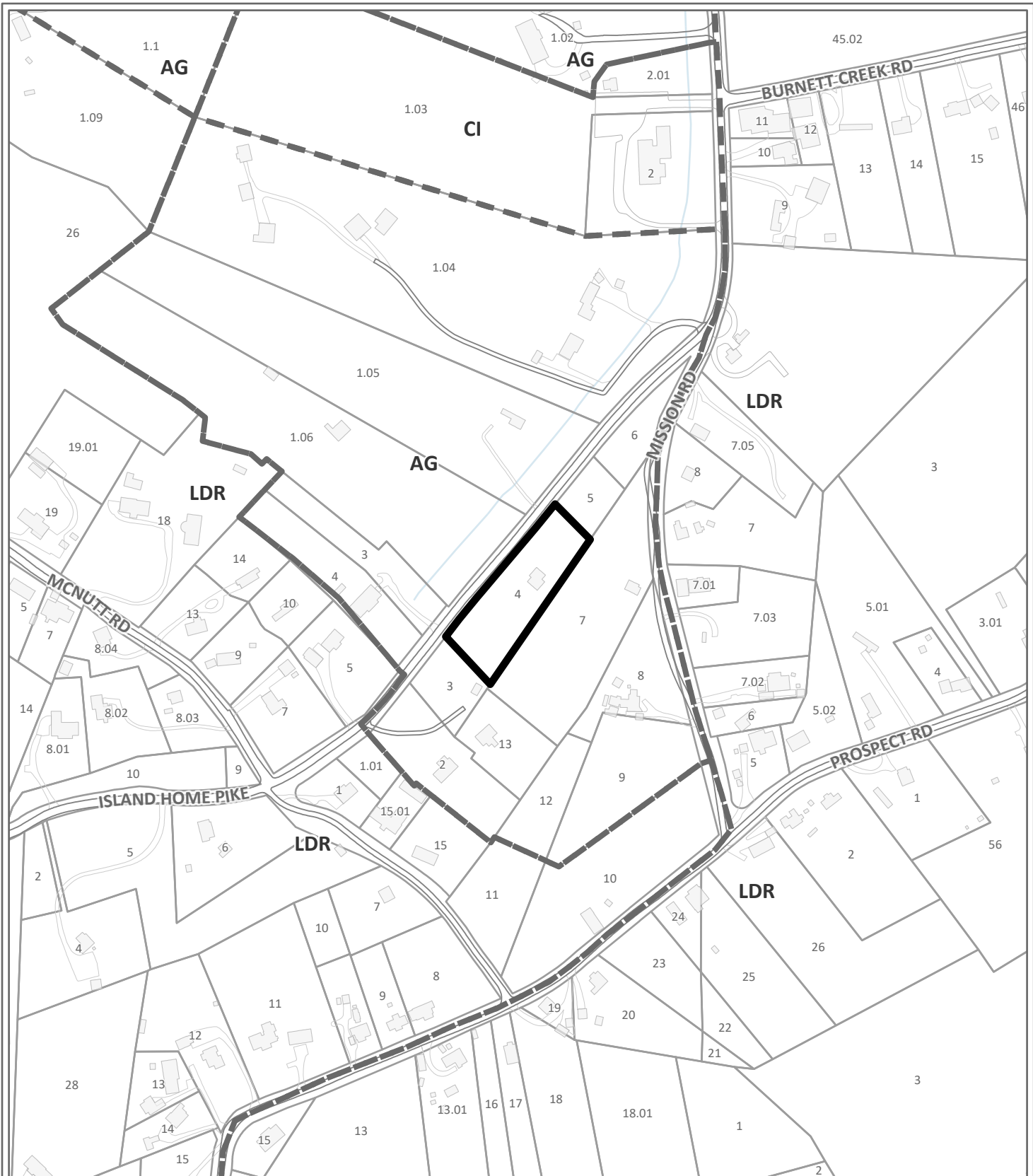
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Dogwood 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 10/23/2023. 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.



**9-A-23-SP
SOUTH CITY SECTOR PLAN MAP**

Petitioner: Patrick Hunt



From: AG (Agricultural), HP (Hillside Protection)
To: LDR (Low Density Residential), HP (Hillside Protection)

Map No: 110
Jurisdiction: County

Original Print Date: 8/18/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

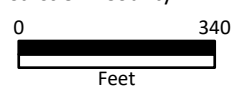
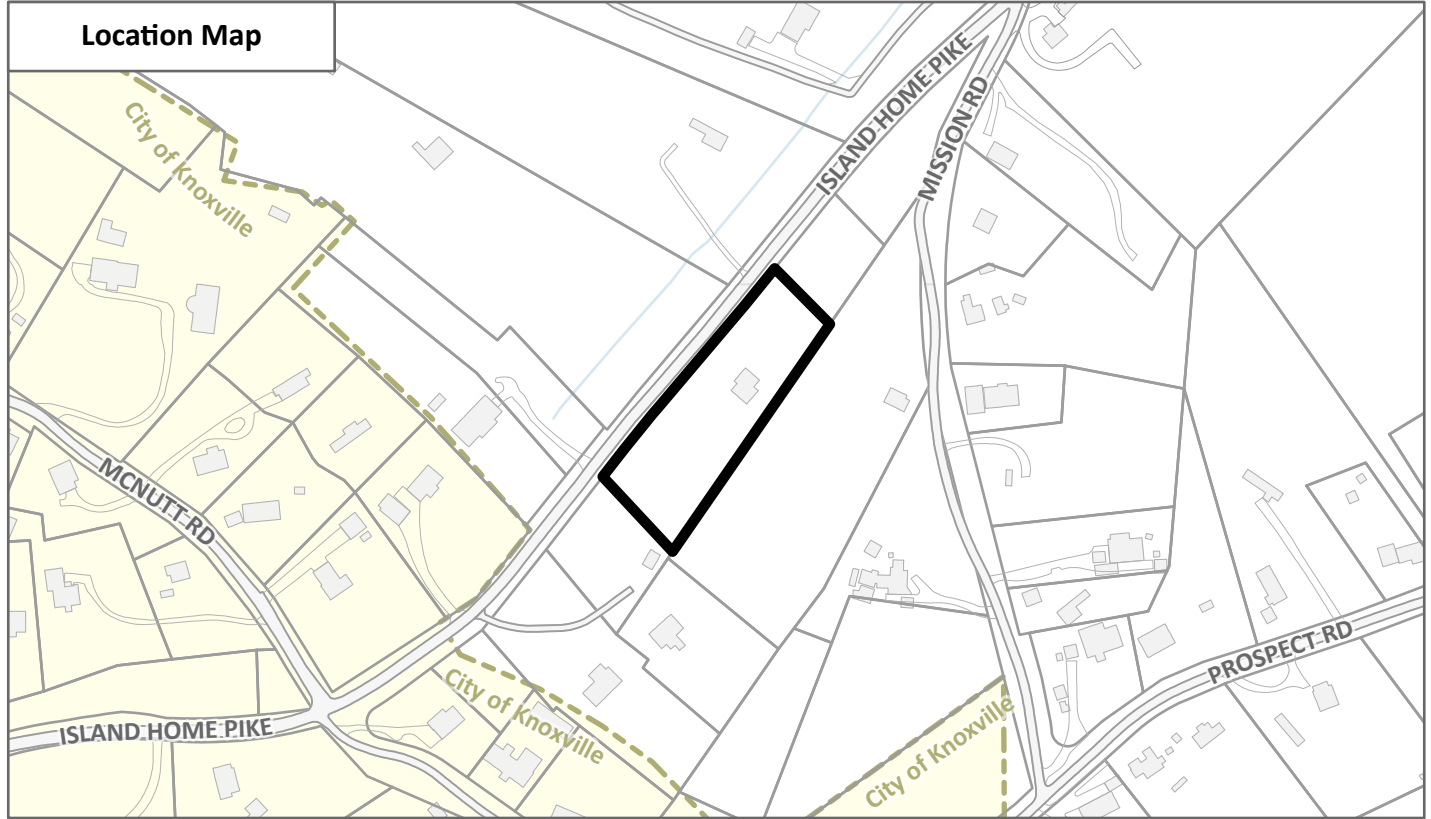
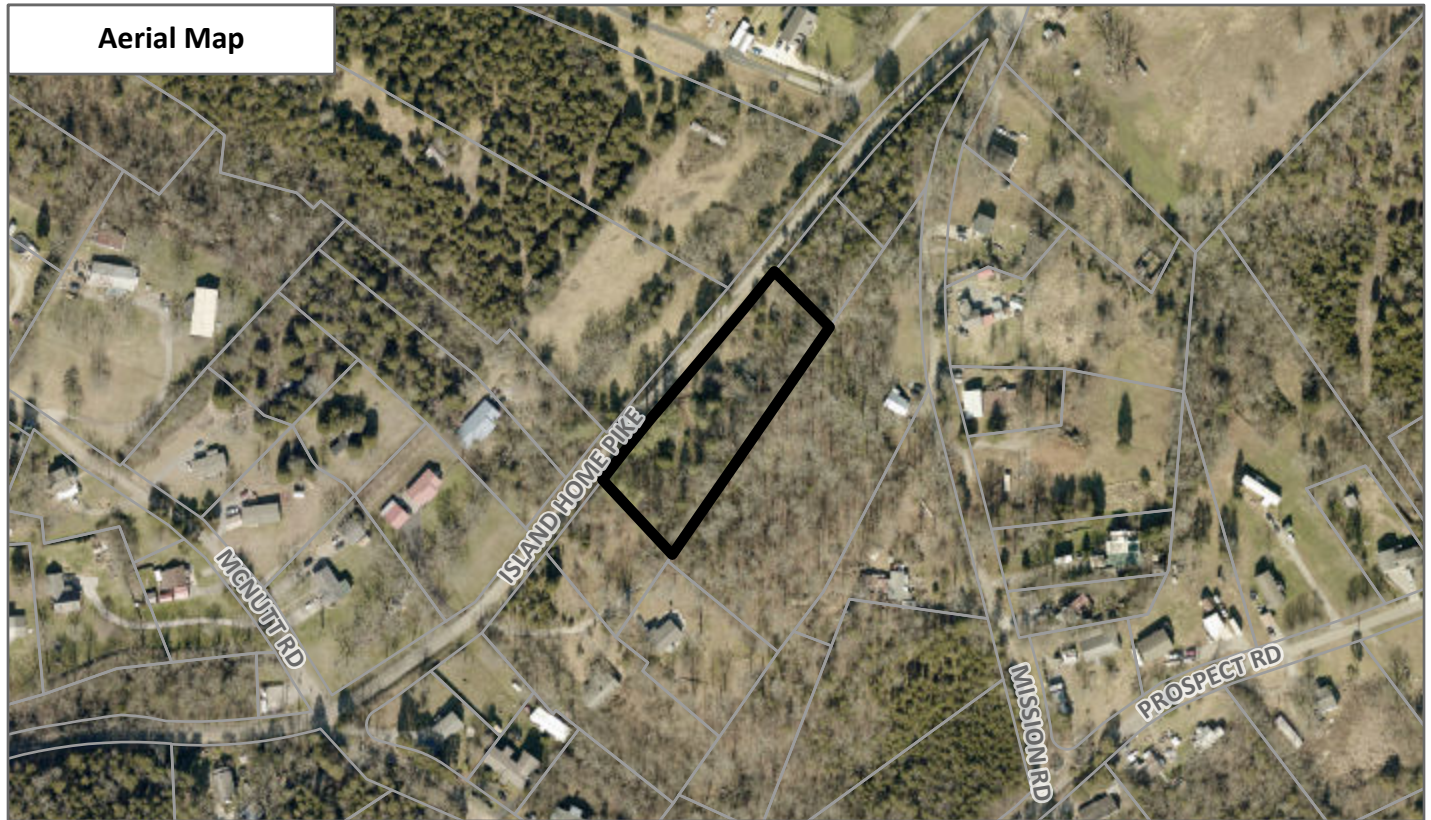


Exhibit A. Contextual Images

Location Map



Aerial Map

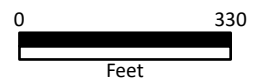


CONTEXTUAL MAPS 1

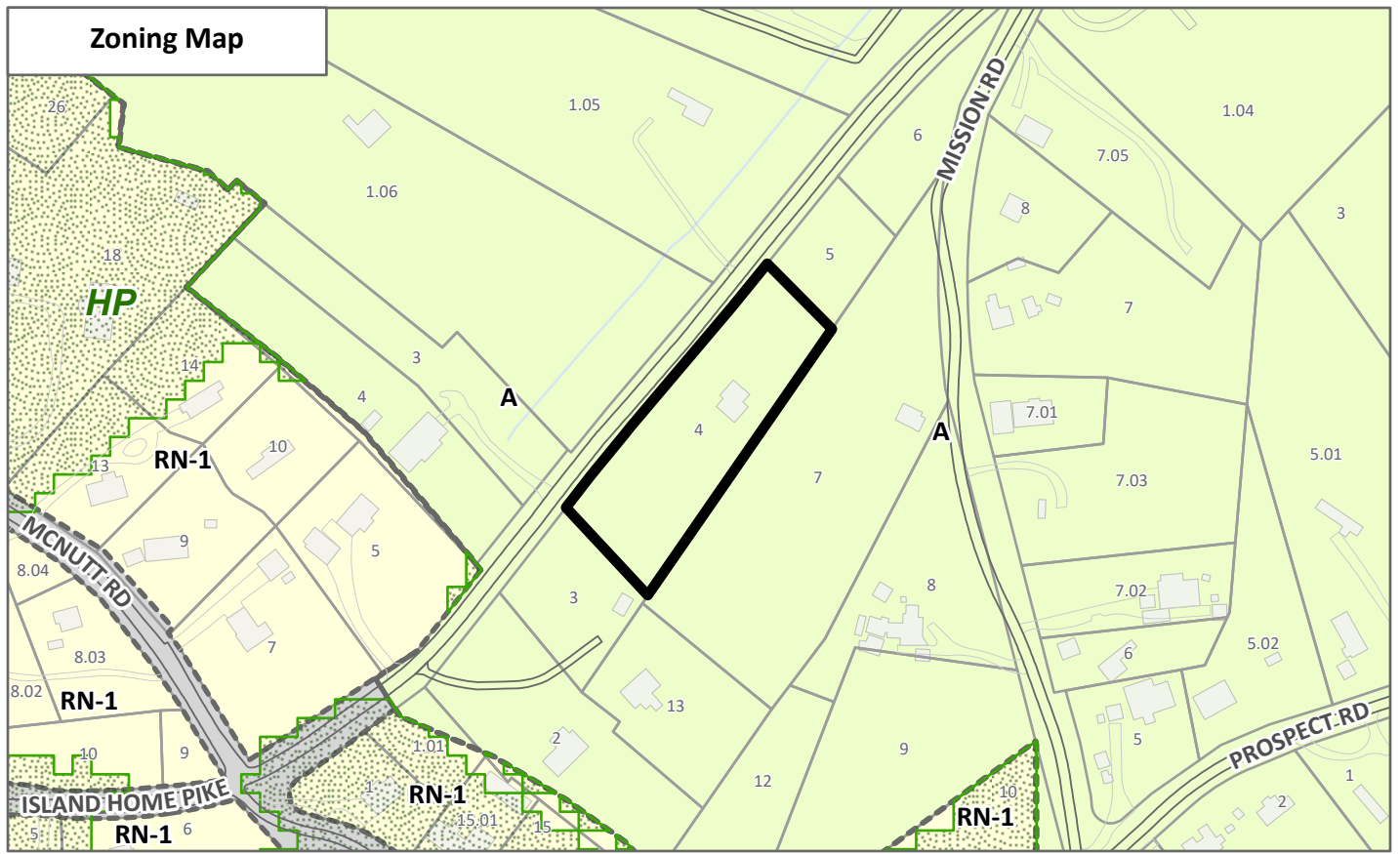
9-A-23-RZ / 9-A-23-SP



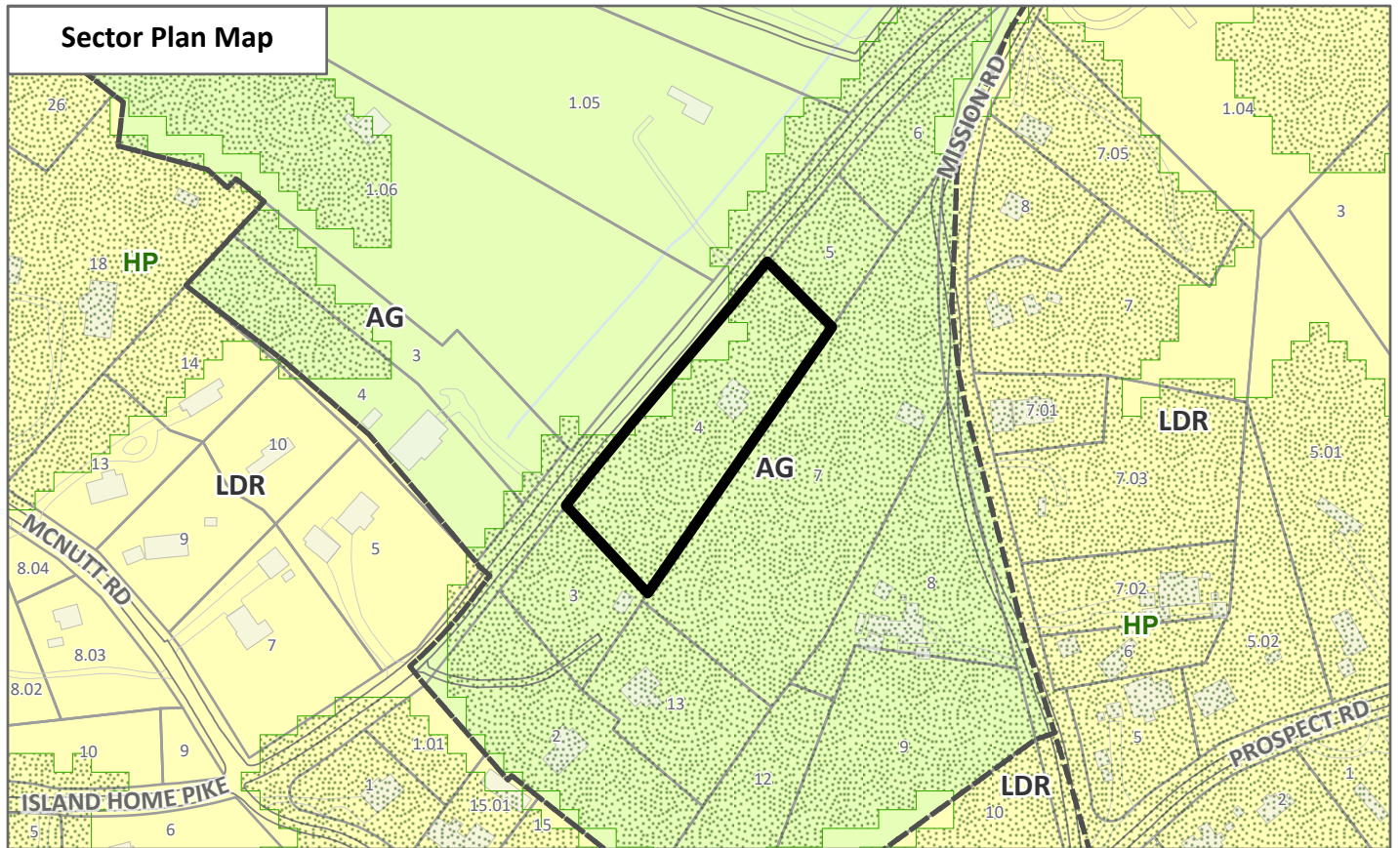
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

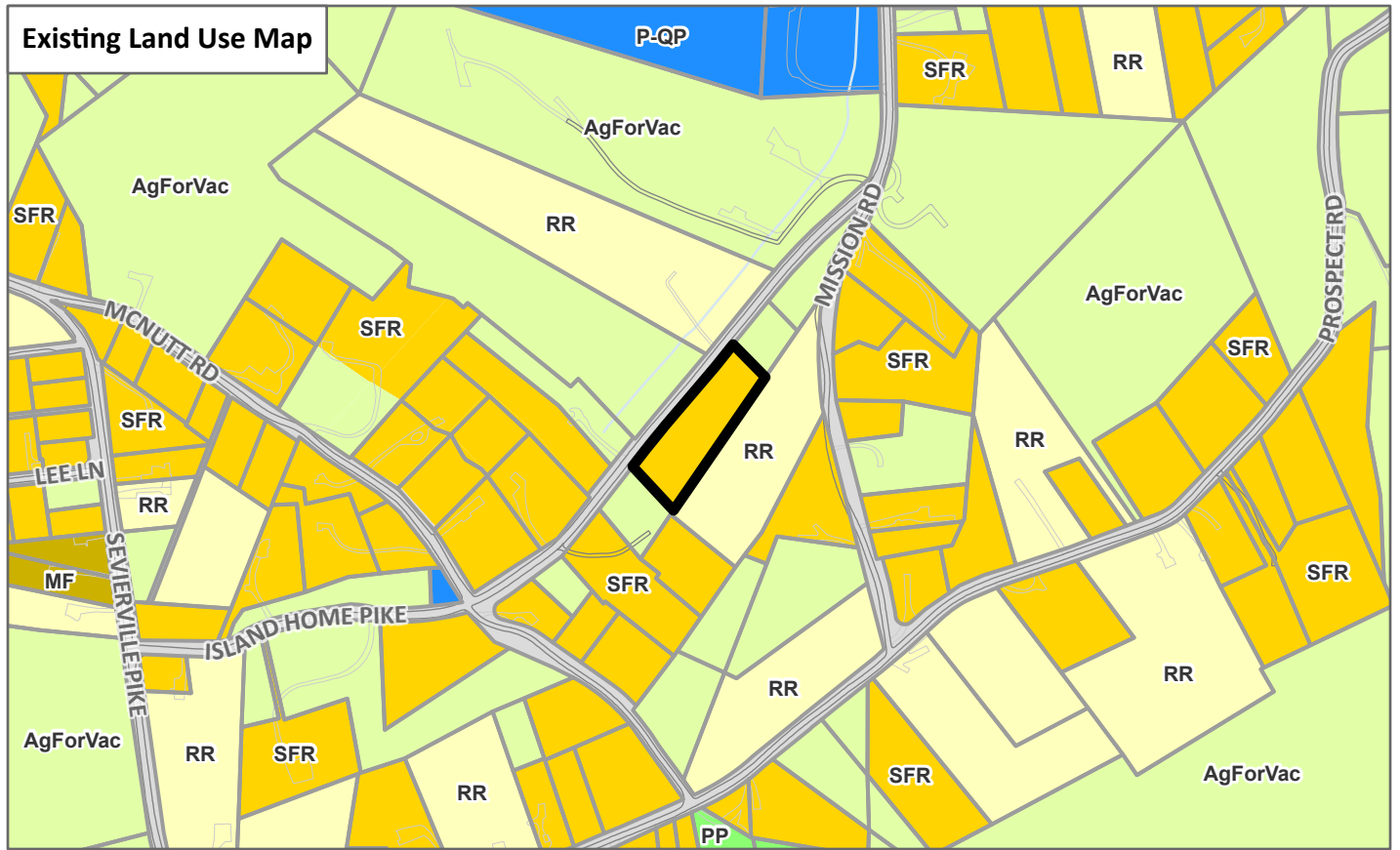
9-A-23-RZ / 9-A-23-SP



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

9-A-23-RZ / 9-A-23-SP

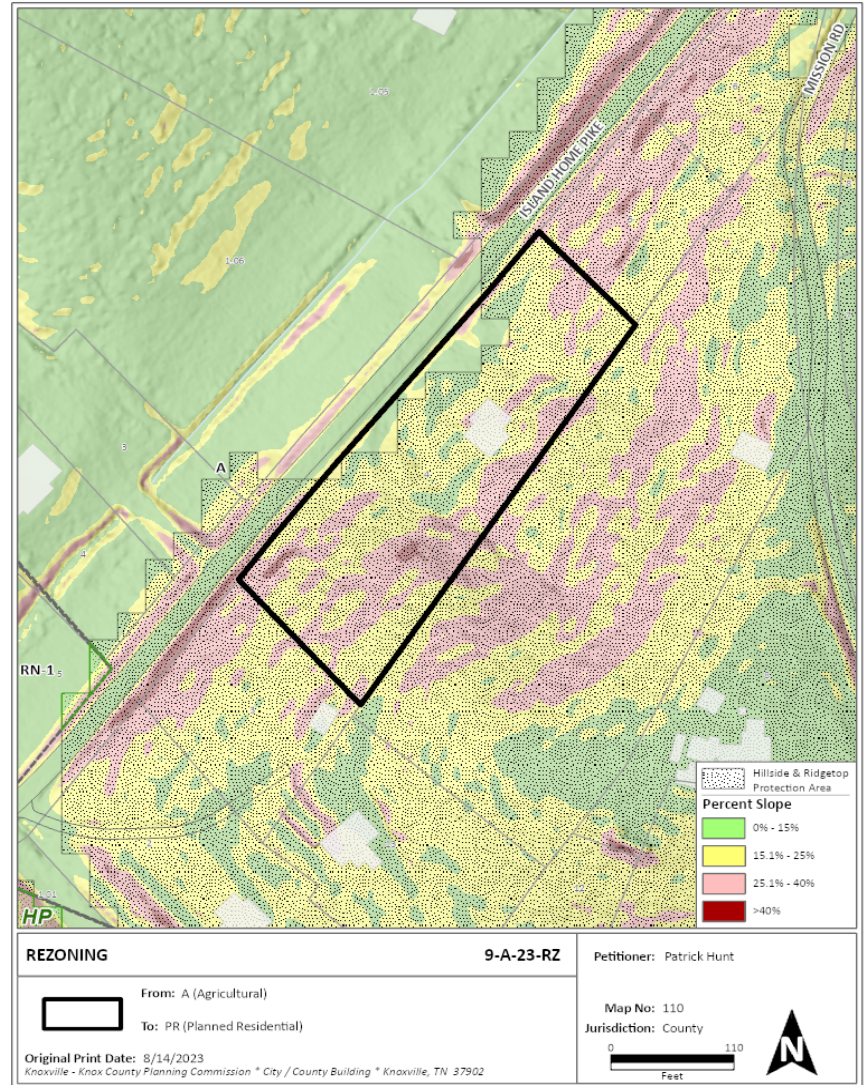


Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	59,174.7	1.36			
Non-Hillside	4,476.7	0.10	N/A		
0-15% Slope	5,757.2	0.13	100%	5,757.2	0.13
15-25% Slope	31,181.4	0.72	50%	15,590.7	0.36
25-40% Slope	17,109.5	0.39	20%	3,421.9	0.08
Greater than 40% Slope	650.0	0.01	10%	65.0	0.001
Ridgetops					
Hillside Protection (HP) Area	54,698.0	1.26	Recommended disturbance budget within HP Area	24,834.8	0.57
			Percent of HP Area	45.4%	

CATEGORY	SQFT	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	4,476.7	0.10	5.00	0.5
0-15% Slope	5,757.2	0.13	4.00	0.5
15-25% Slope	31,181.4	0.72	2.00	1.4
25-40% Slope	17,109.5	0.39	0.50	0.2
Greater than 40% Slope	650.0	0.01	0.20	0.003
Ridgetops	0.0	0.00	3.00	0.0
Subtotal: Sloped Land	54,698.0	1.26		2.2
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	59,174.7	1.36	1.97	2.7
Proposed Density (Applicant)		1.36		5.0



REZONING	9-A-23-RZ	Petitioner: Patrick Hunt
From: A (Agricultural) To: PR (Planned Residential)	Map No: 110 Jurisdiction: County	Original Print Date: 8/14/2023 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
0 ————— 110 Feet		



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

Patrick Hunt

Applicant Name Affiliation

6/12/2023

Date Filed

9/14/2023

Meeting Date (if applicable)

9-A-23-SP / 9-A-23-RZ

File Number(s)

CORRESPONDENCE

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

Patrick Hunt

Name / Company

603 Kenesaw Ave Knoxville TN 37919

Address

865-201-0462 / jpatrickhunt@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Patrick Hunt

Owner Name (if different)

603 Kenesaw Ave Knoxville TN 37919

Owner Address

865-201-0462 / jpatrickhunt@g

Owner Phone / Email

4424 ISLAND HOME PIKE

Property Address

110 P D 004

Parcel ID

1.37 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Island Home Pike, west of Mission Rd

General Location

City

Commission District 9

A (Agricultural)

Single Family Residential

County District

Zoning District

Existing Land Use

South City

Planning Sector

AG (Agricultural), HP (Hillside Protection)

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

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 PR (Planned Residential)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment LDR (Low Density Residential), HP (Hillside Protection)	
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
\$1,300.00	
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: Patrick Hunt Date: 6/12/2023
Please Print

Phone / Email: _____
Property Owner Signature: Patrick Hunt Date: 6/12/2023
Please Print

(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

Patrick Hunt

Applicant Name

Affiliation

05/30/2023

July 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

Patrick Hunt

Name

Company

603 Kenesaw Avenue

Knoxville

TN

37919

Address

City

State

ZIP

865-201-0462

jpatrickhunt@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4424 Island Home Pike, Knoxville TN 37920

110PD004

Property Address

Parcel ID

N/A

Knox Chapman Utility District

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

PR Planned Residential

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

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

Patrick Hunt

Please Print

5/30/1966

Date

865-201-0462

Phone Number

jpatrickhunt@gmail.com

Email



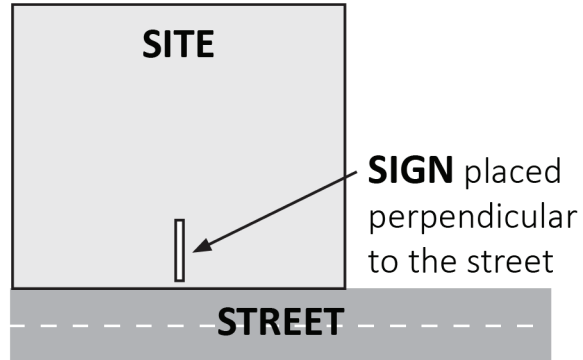
Property Owner Signature

Patrick Hunt

Please Print

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:

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

Applicant Name: Patrick Hunt

Date: 6/12/2023

File Number: 9-A-23-RZ_9-A-23-SP

- Sign posted by Staff
- Sign posted by Applicant