

REZONING REPORT

▶ **FILE #:** 12-G-24-RZ

AGENDA ITEM #: 30

AGENDA DATE: 12/12/2024

▶ **APPLICANT:** BENJAMIN C. MULLINS

OWNER(S): Barbara Smith co-executor/estate of W. Smith

TAX ID NUMBER: 68 I B 009

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6350 CLINTON HWY

▶ **LOCATION:** North side of Clinton Hwy, south of Cherrybrook Dr

▶ **APPX. SIZE OF TRACT:** 19.28 acres

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

ACCESSIBILITY: Access is via Clinton Highway, a major arterial street with a 60-ft pavement width within a right-of-way with ranging from 113 ft to 122 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Knob Fork Creek

▶ **PRESENT ZONING:** A (Agricultural), CA (General Business)

▶ **ZONING REQUESTED:** RB (General Residential)

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

EXTENSION OF ZONE: Yes, it is a minor extension from the north, east and west.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RB (General Residential)

South: Commercial, office - CA (General Business)

East: Single family residential, rural residential - RB (General Residential)

West: Single family residential, multifamily residential, agriculture/forestry/vacant - RB (General Residential), CA (General Business)

NEIGHBORHOOD CONTEXT: This property is located between the Cherrybrook single-family neighborhood to the north and west and the commercial corridor along Clinton Highway to the south. There is a regional commercial node with big-box stores nearby to the west at the intersection of Clinton Highway and Schaad Road.

STAFF RECOMMENDATION:

▶ **Approve the RB (General Residential) zone because it is a minor extension that provides a compatible transition of land use intensity, subject to 1 condition.**

1. Maintaining or replacing a 20-ft tree buffer along the northwest lot line, starting from the rear of 1714 Cherrybrook Drive (Parcel 0681B028) to the rear of 1556 Cherrybrook Drive (Parcel 0681B040).

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 CITY/COUNTY GENERALLY:

1. The subject property is located along Clinton Highway between the established single-family Cherrybrook neighborhood to the northwest and service-oriented commercial businesses along the major arterial corridor. The requested RB (General Residential) zone would serve as a transition of land use intensity between low density residential and commercial development.
2. Less than a quarter-mile to the west, at the intersection of Schaad Road and Clinton Highway, is the Northwest Crossing and Crown Point Plaza shopping centers. Expansion and infill of this major commercial node is ongoing. These service-oriented commercial amenities support more intensive residential development on the subject property.

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

1. The RB zone is intended for a medium population density. The principal uses of land may range from houses to multi-dwelling developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. The subject property has direct access to Clinton Highway, but is buffered from highway hazards by small-scale commercial businesses, which make it well-suited for multifamily residential consideration.

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 property is well-located for residential land uses ranging from single-family to multi-family developments. The traffic impact of more residents can be accommodated by its major arterial street access. Amenities like nearby grocery stores, big box stores, and smaller scale restaurants and businesses support more residential activity.
2. The property slopes down towards the Cherrybrook neighborhood, and stormwater will be a concern addressed with Knox County Engineering and Public Works at the concept design and permitting stages. The noted condition to preserve or replace part of the existing tree buffer will help mitigate stormwater issues, and it will shield the neighborhood from taller residential buildings and parking lots.

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

1. The RB zone is directly related to the property's SMR (Suburban Mixed Residential) place type in the Knox County Comprehensive Plan. The SMR place type is intended to provide for a greater mix of housing types, including attached housing or small-scale multifamily housing.
2. This rezoning is consistent with the Comprehensive Plan's Implementation Policy 5 to create neighborhoods with a variety of housing types and amenities in close proximity.
3. Rezoning this parcel to RB is consistent with the property's location within the Urban Growth Boundary of the Growth Policy Plan. There is ample infrastructure and services here to support more intensive development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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 1/27/2025. 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.