

REZONING REPORT

▶ **FILE #:** 2-I-24-RZ

AGENDA ITEM #: 33

AGENDA DATE: 2/8/2024

▶ **APPLICANT:** RALPH SMITH, PROFESSIONAL LAND SYSTEMS

OWNER(S): Susan L Cannon

TAX ID NUMBER: 37 100, 037 10001

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 PEDIGO RD (8226 PEDIGO RD)

▶ **LOCATION:** Northeast side of Pedigo Road, North of Berkley Hills Lane

▶ **APPX. SIZE OF TRACT:** 16.56 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Pedigo Road, a major collector with 20 ft of pavement within a 70-ft right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

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

▶ **DENSITY PROPOSED:** up to 3 du/ac

EXTENSION OF ZONE: Yes, this in an extension.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/forest/vacant land, rural residential - A (Agricultural)

South: Agriculture/forest/vacant land - PR (Planned Residential) up to 3 du/ac

East: Single family residential - PR (Planned Residential) up to 2 & 3 du/ac

West: Agriculture/forest/vacant land, single family residential, rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is an area developed with detached single family residential homes on lot sizes that vary. There are some single family subdivisions in the area, but there are a lot of houses on large lots along Pedigo Road.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zone up to 3 du/ac because it is consistent with the sector plan and surrounding development, subject to one condition.**

1. The grading plan shall not entail any grade change within the KUB easement that runs along the northwest property line.

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. Several of the surrounding properties have been rezoned to PR up to 3 du/ac, beginning in the 1990s.
2. There is an increased demand for housing. This rezoning creates the opportunity for development that helps to meet this demand.

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

1. The PR zone provides flexibility in development to encourage more imaginative solutions to environmental design problems. The subject property contains topography with slopes in the 15-25% range. The PR zone is appropriate to consider since it allows clustered development to conserve the sloped areas and protect them from development.
2. A rezoning to the PR up to 3 du/ac on the subject property is consistent with the zone intent.
3. The PR shall be compatible with the surrounding or adjacent zones. Several of the surrounding properties are zoned PR up to 3 du/ac.

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. Pedigo Road is a major collector road, so no traffic is required through residential streets to access this property.
2. The site is in the Hillside and Ridgetop Protection Area and contains steep slopes, the steepest of which are concentrated at the northwest corner of the site. The PR zone will allow for the clustering of lots to allow some accommodation of the slopes.
3. There is a 16" high pressure gas main (in an easement) that runs along the edge of this property. Planning is recommending the condition that the grading plan shall not entail any grade change within the KUB easement, as this is outlined within the easement agreement.

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 with the LDR (Low Density Residential) land use classification in the North County Sector Plan, which allows consideration of the PR zone in the Planned Growth Areas of the Growth Policy Plan.
2. The requested rezoning is consistent with the General Plan's development policy 9.3, the intent of which is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

ESTIMATED TRAFFIC IMPACT: 523 (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.

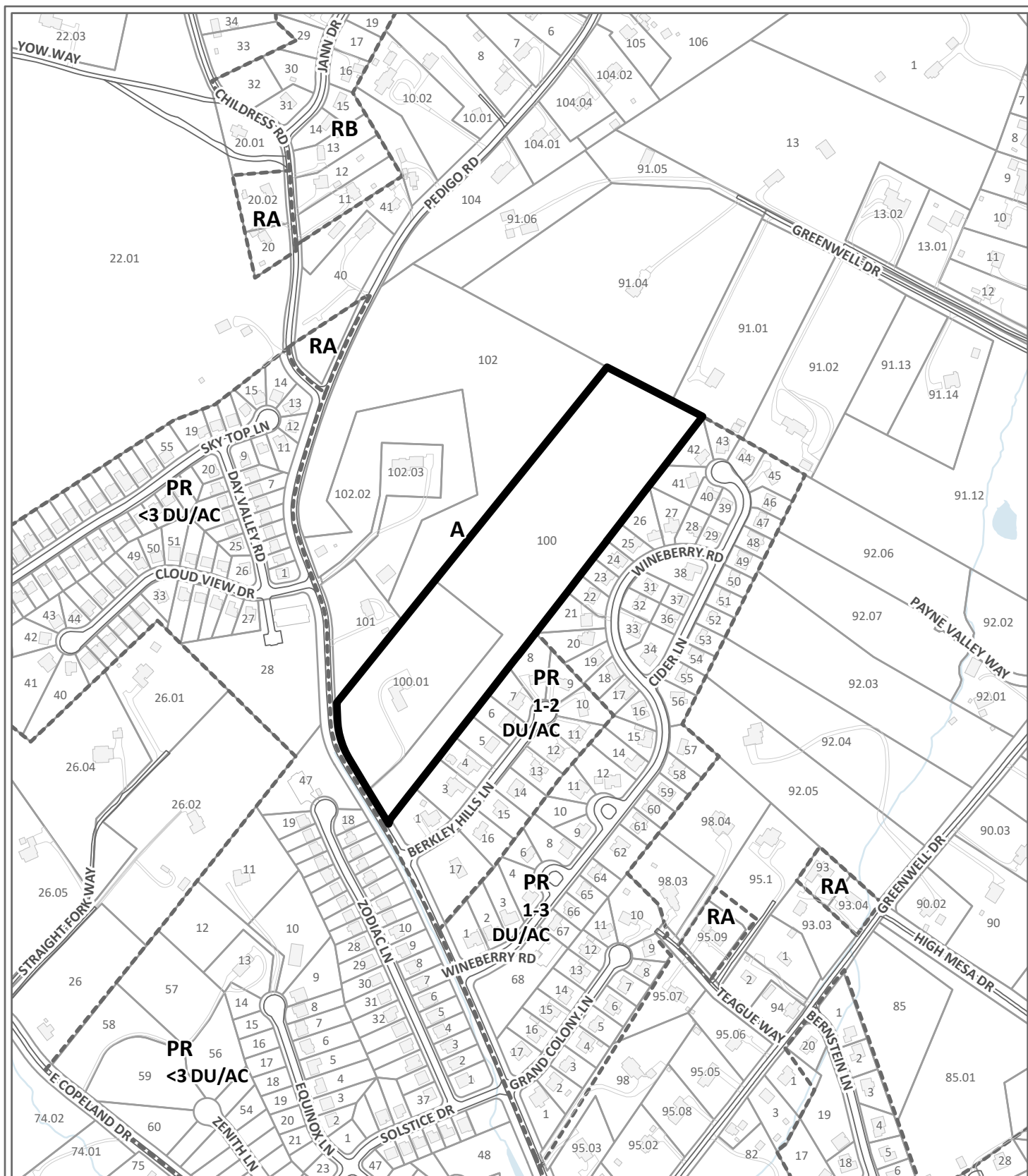
ESTIMATED STUDENT YIELD: 21 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud 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 3/25/2024. 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

2-I-24-RZ

Petitioner: Ralph Smith, Professional Land Systems



From: A (Agricultural)
To: PR (Planned Residential)

Map No: 37
Jurisdiction: County

Original Print Date: 1/8/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

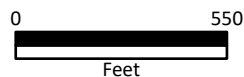
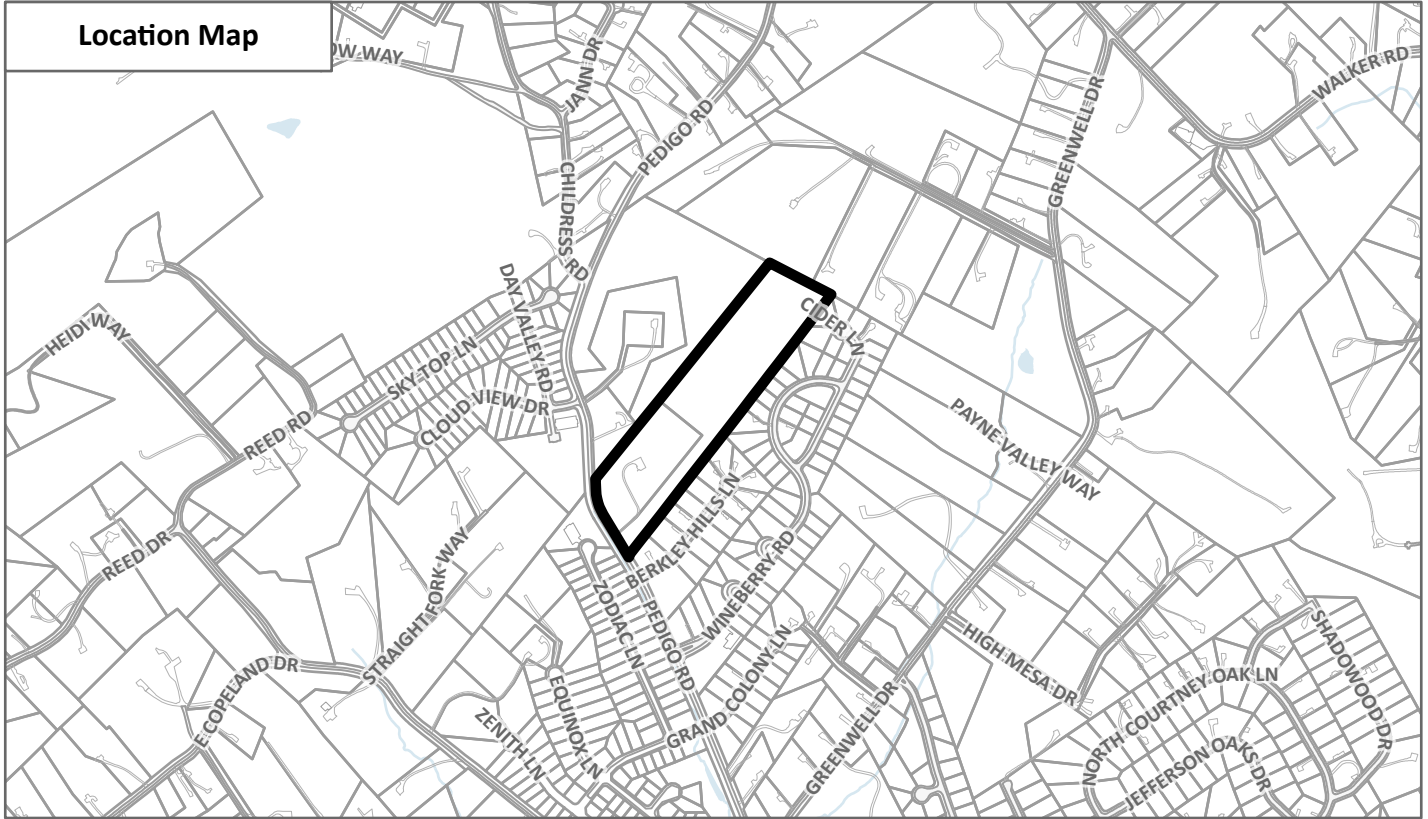
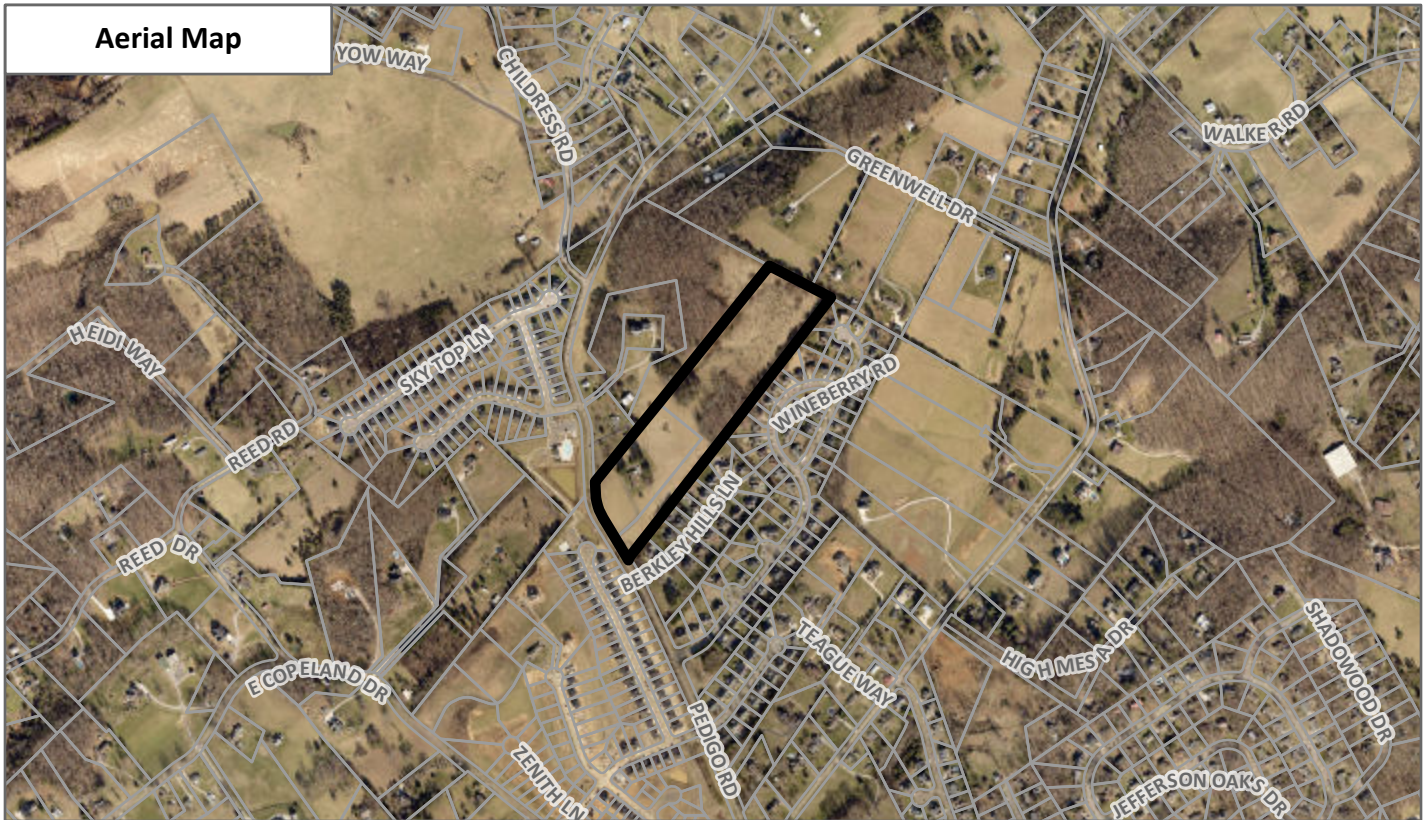


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

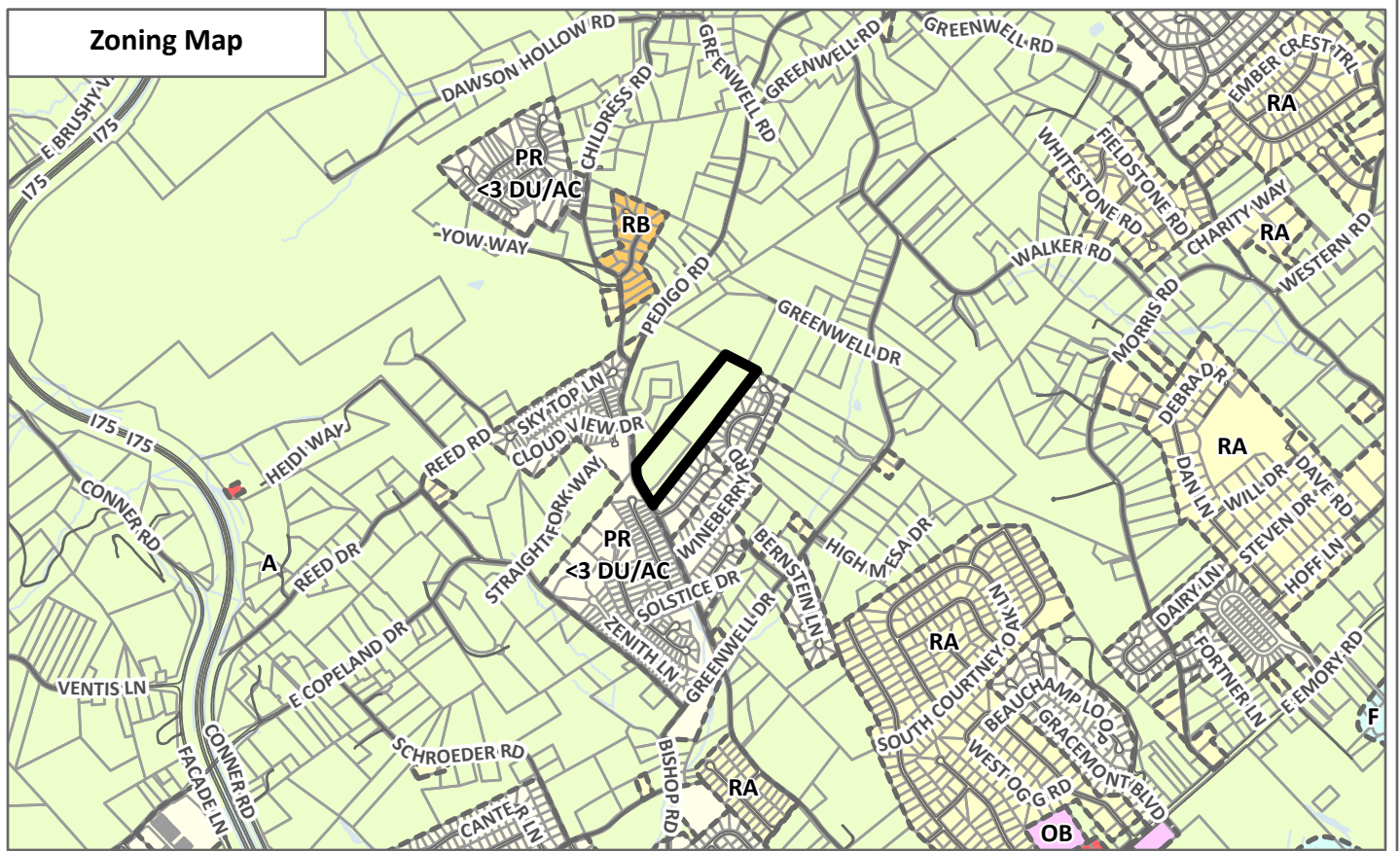
2-I-24-RZ



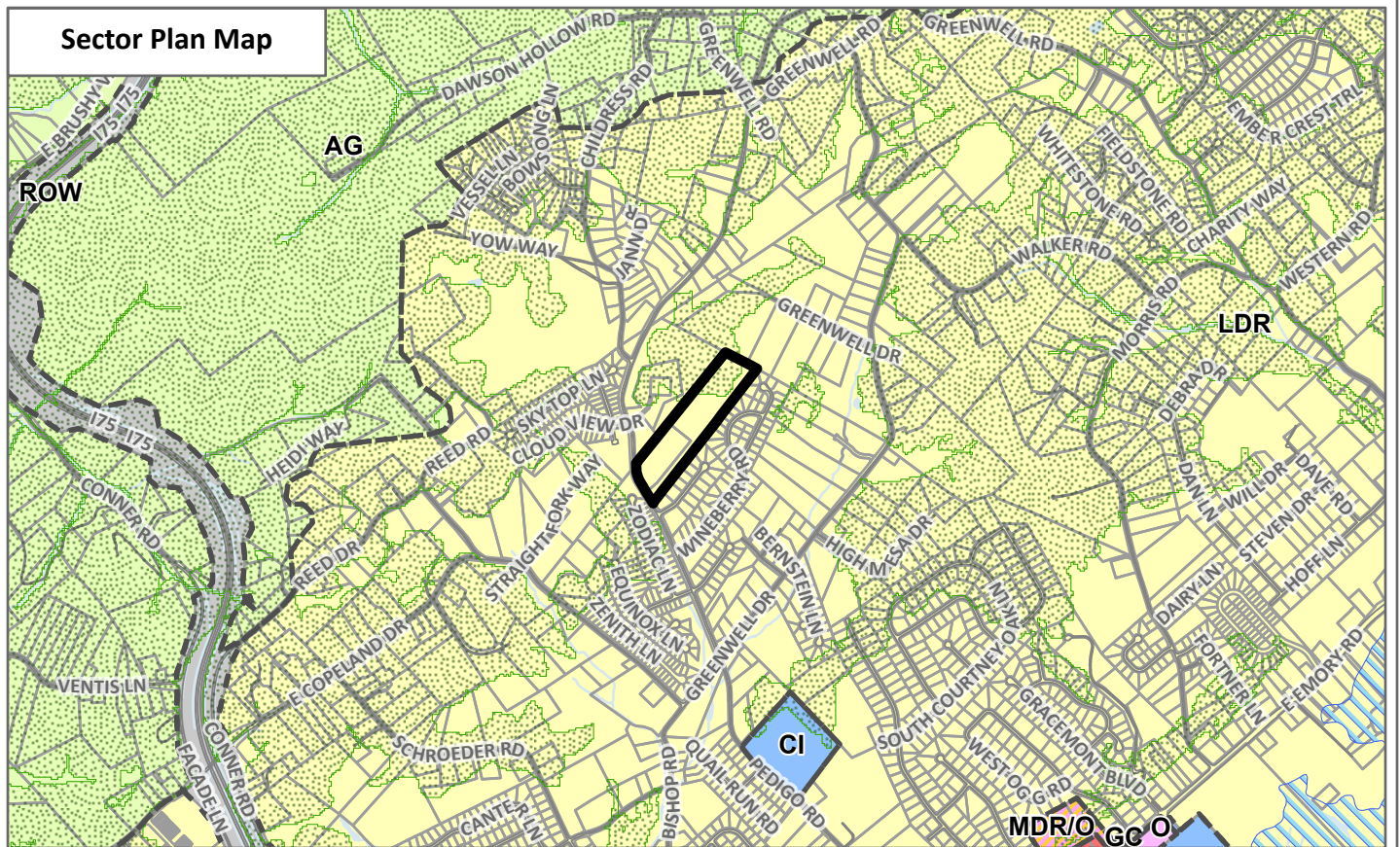
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

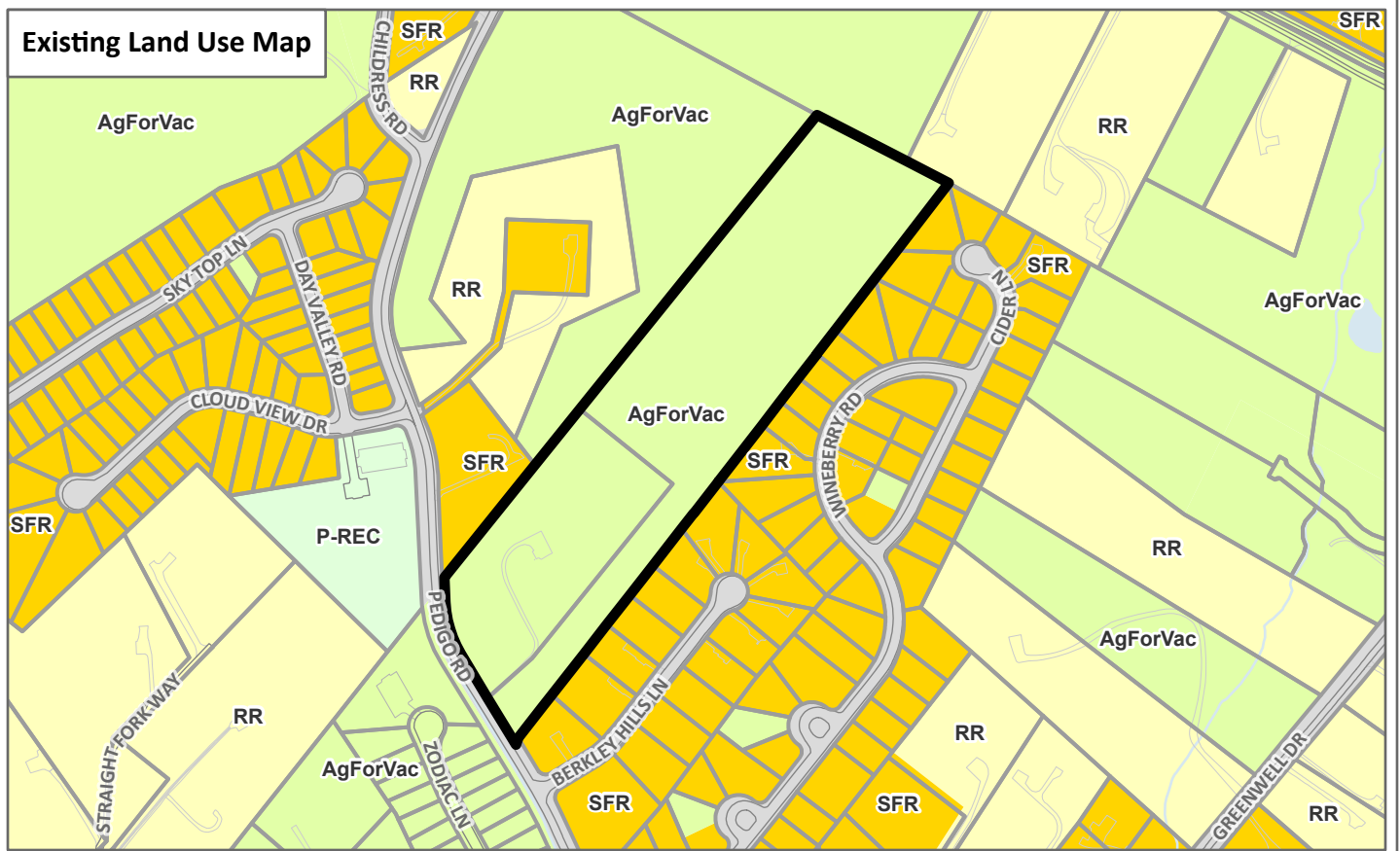
2-I-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

2-1-24-RZ

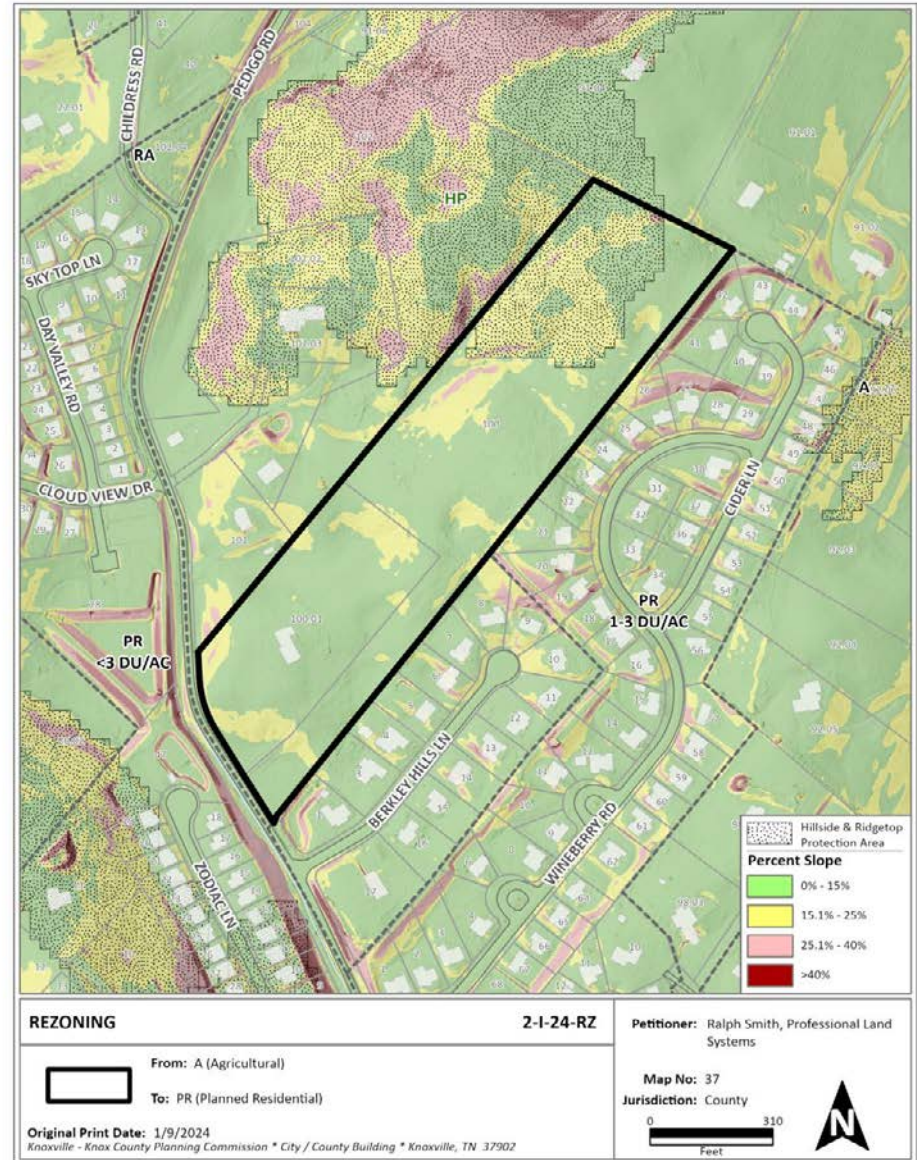


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	16.6		
Non-Hillside	13.3	N/A	
0-15% Slope	1.3	100%	1.3
15-25% Slope	1.9	50%	0.9
25-40% Slope	0.1	20%	0.0
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	3.2	Recommended disturbance budget within HP Area (acres)	2.2
		Percent of HP Area	68.7%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	13.3		0.0
0-15% Slope	1.3	4.00	5.1
15-25% Slope	1.9	2.00	3.8
25-40% Slope	0.1	0.50	0.0
Greater than 40% Slope	0.0	0.20	0.0
Ridgetops	0.0	3.00	0.0
Subtotal: Sloped Land	3.2		8.9
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	16.6	0.54	8.9
Proposed Density (Applicant)	16.6		0.0



REZONING

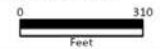
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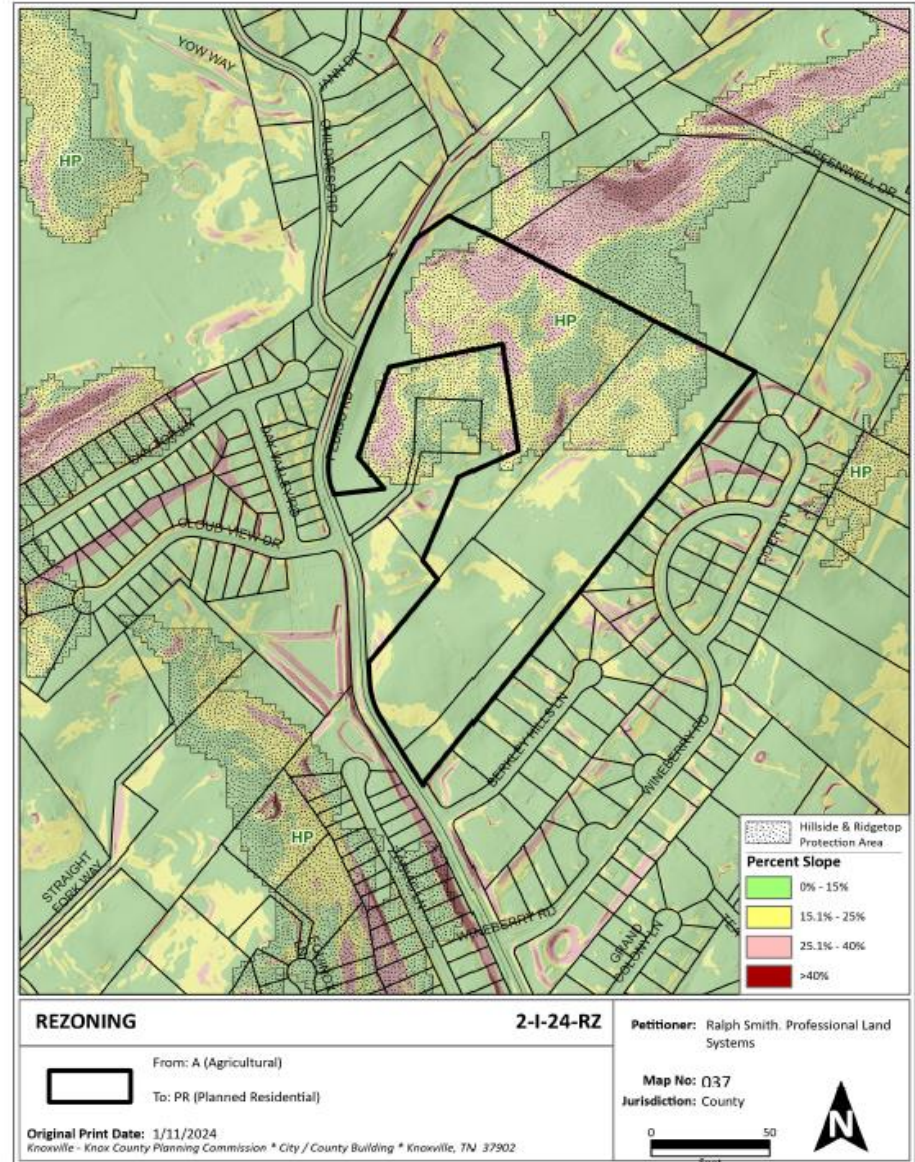
Map No: 37
Jurisdiction: County

Original Print Date: 1/9/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	29.0		
Non-Hillside	17.6	N/A	
0-15% Slope	3.5	100%	3.5
15-25% Slope	5.6	50%	2.8
25-40% Slope	2.2	20%	0.4
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	11.4	Recommended disturbance budget within HP Area (acres)	6.8
		Percent of HP Area	59.4%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	17.6		0.0
0-15% Slope	3.5	4.00	14.1
15-25% Slope	5.6	2.00	11.1
25-40% Slope	2.2	0.50	1.1
Greater than 40% Slope	0.1	0.20	0.0
Ridgetops	0.0	3.00	0.0
Subtotal: Sloped Land	11.4		26.3
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	29.0	0.91	26.3
Proposed Density (Applicant)	29.0		0.0





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

Ralph Smith, Professional Land Systems

Applicant Name

Affiliation

12/27/2023

2/8/2024

2-I-24-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.

Ralph Smith Professional Land Systems

Name / Company

205 Lamar Ave. Ave. Clinton TN 37716

Address

865-599-1508 / ralph6169@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Susan L Cannon

8304 Pedigo Rd Powell TN 37716

865-936-9234

Owner Name (if different)

Owner Address

Owner Phone / Email

0 PEDIGO RD / 8226 PEDIGO RD

Property Address

37 100,037 10001

Parcel ID

Part of Parcel (Y/N)?

16.56 acres

Tract Size

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Pedigo Road, North of Berkley Hills Lane

General Location

City

Commission District 7

A (Agricultural)

Agriculture/Forestry/Vacant Land

Count

District

Zoning District

Existing Land Use

North County

LDR (Low Density Residential), HP (Hillside Protection)

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)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	
Proposed Plan Designation(s)	

up to 3 du/ac

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	\$1,478.00	
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	Ralph Smith, Professional Land Systems	12/27/2023
	Please Print	Date

Phone / Email		
Property Owner Signature	Susan L Cannon	12/27/2023
	Please Print	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

Ralph Smith / Professional Land Systems

Surveyor

Applicant Name

Affiliation

~~12/27/2023~~
~~Dec. 21, 2023~~

Feb. 8, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

2-I-24-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

Ralph Smith

Professional Land Systems

Name

Company

205 Lamar Ave

Clinton

TN

37716

Address

City

State

ZIP

865-599-1508

ralph6169@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Susan L Cannon

8304 Pedigo Rd Powell TN 37849

865-936-9234

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8226 & 0 Pedigo Rd Powell TN 37849

037 100 & 037 100.01

Property Address

Parcel ID

HPUD

HPUD

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

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**
 Proposed Zoning _____

Plan Amendment Change
 Proposed Plan Designation(s) _____

3 du/ac

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) **Please include a HP-overlay slope analysis on these parcels: 037 100 & 102**

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	\$1,478.00	
Fee 2		\$1,478.00
Fee 3		

AUTHORIZATION



Ralph Smith / Professional Land Systems

12-19-2023

Applicant Signature

Please Print

Date

865-599-1508

ralph6169@gmail.com

Phone Number

Email

12/27/2023, SG



Susan Cannon

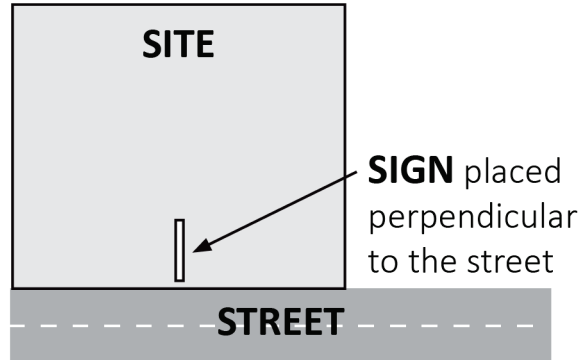
~~12-22-2023~~

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:

_____ 01/26/2023 _____ and _____ 02/09/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ralph Smith, Prof Land Systems

Date: 12/28/2023

File Number: 2-I-24-RZ

- Sign posted by Staff
- Sign posted by Applicant