

REZONING REPORT

▶ **FILE #:** 1-A-24-RZ

AGENDA ITEM #: 19

AGENDA DATE: 1/11/2024

▶ **APPLICANT:** LEONARD DEVELOPMENT LLC
 OWNER(S): Frank Leonard Leonard Development, LLC

TAX ID NUMBER: 130 160 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1141 CATLETT RD

▶ **LOCATION:** West side of Catlett Rd, south side of Snyder Rd

▶ **APPX. SIZE OF TRACT:** 10.9 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Snyder Rd, a minor collector street, with an 18-ft pavement width within a 55-ft right-of-way. Access is also via Catlett Rd, a local street with a 20-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

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

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

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

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: No, it is not an extension of the zone.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - PR (Planned Residential) up to 3 du/ac

South: Rural residential - A (Agricultural)

East: Single family residential - A (Agricultural)

West: Single family residential, agriculture/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with primarily low density residential uses. The town of Farragut is .5 miles to the west and a major office and commercial area is .5 miles to the east.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the sector plan and surrounding development.**

COMMENTS:

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. Since 1996, there has been a significant amount of A to PR at low and medium density rezonings (ranging from 3 to 12 du/ac) in the area. The general trend in the immediate vicinity consists of small-lot, single family detached residential neighborhoods, though there are also some multifamily developments in the area.

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

1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. The property has some Hillside Protection Area and a blue line stream running through the middle of it. The flexibility of the PR zone makes it an appropriate zone to consider.
2. At a density of 5 du/ac on this 11.5-acre property, a maximum of 57 units could be built. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. Within the last 10 years, Snyder Road has been improved and the Outlet Drive to Snyder Road extension has been completed, connecting Lovell Road to North Campbell Station Road on the north side of I-40.
2. This property has a blue line stream and some steep slopes within the Hillside Protection Area that runs through the middle of the property. The Hillside Protection area includes 3.1 acres on this 11.5-acre site. The recommended density Hillside & Ridgetop Protection Plan is 4.61 au/ac.

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 PR zone at 5 du/ac is consistent with the LDR land use classification in the Northwest County Sector Plan, which allows consideration of up to 5 du/ac in the County's Planned Growth Area.
2. This property is surrounded by single family subdivisions. Residential development at the proposed density is appropriate at this location and is consistent with the General Plan's Policy 9.3, which calls for ensuring that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

ESTIMATED TRAFFIC IMPACT: 606 (average daily vehicle trips)

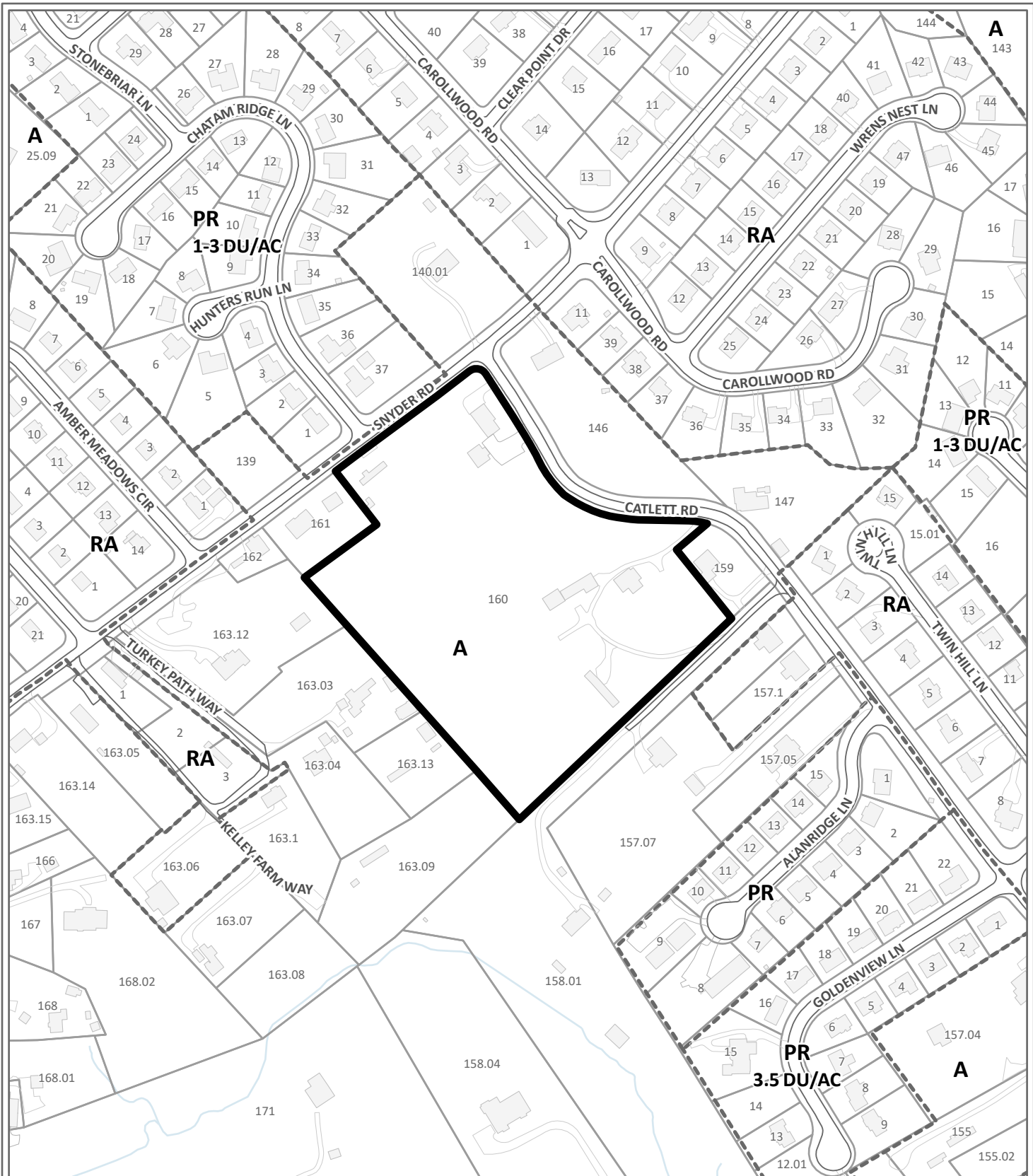
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 24 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- 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 2/26/2024. 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

1-A-24-RZ

Petitioner: Leonard Development LLC



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

Map No: 130
Jurisdiction: County

Original Print Date: 12/7/2023
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

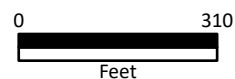
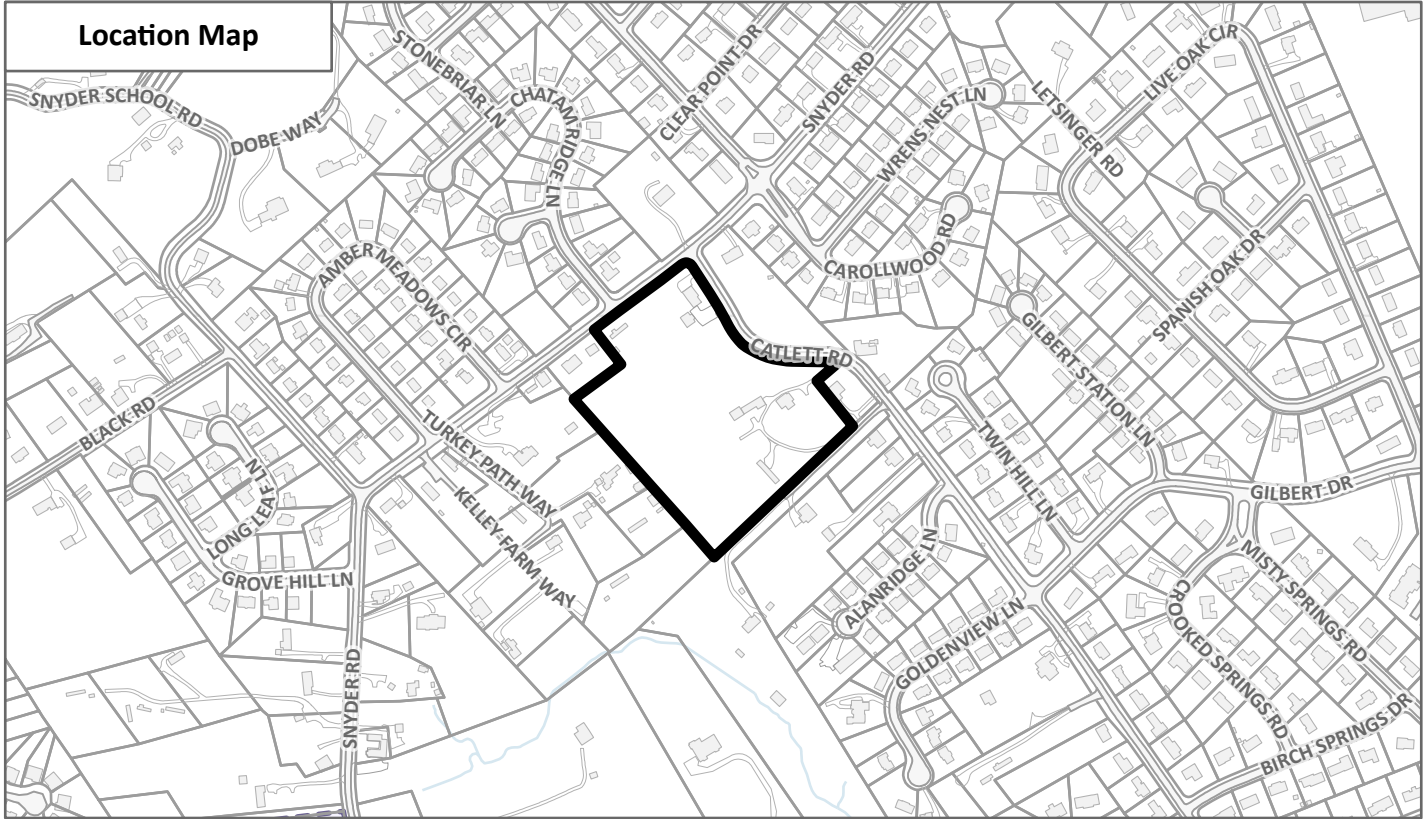
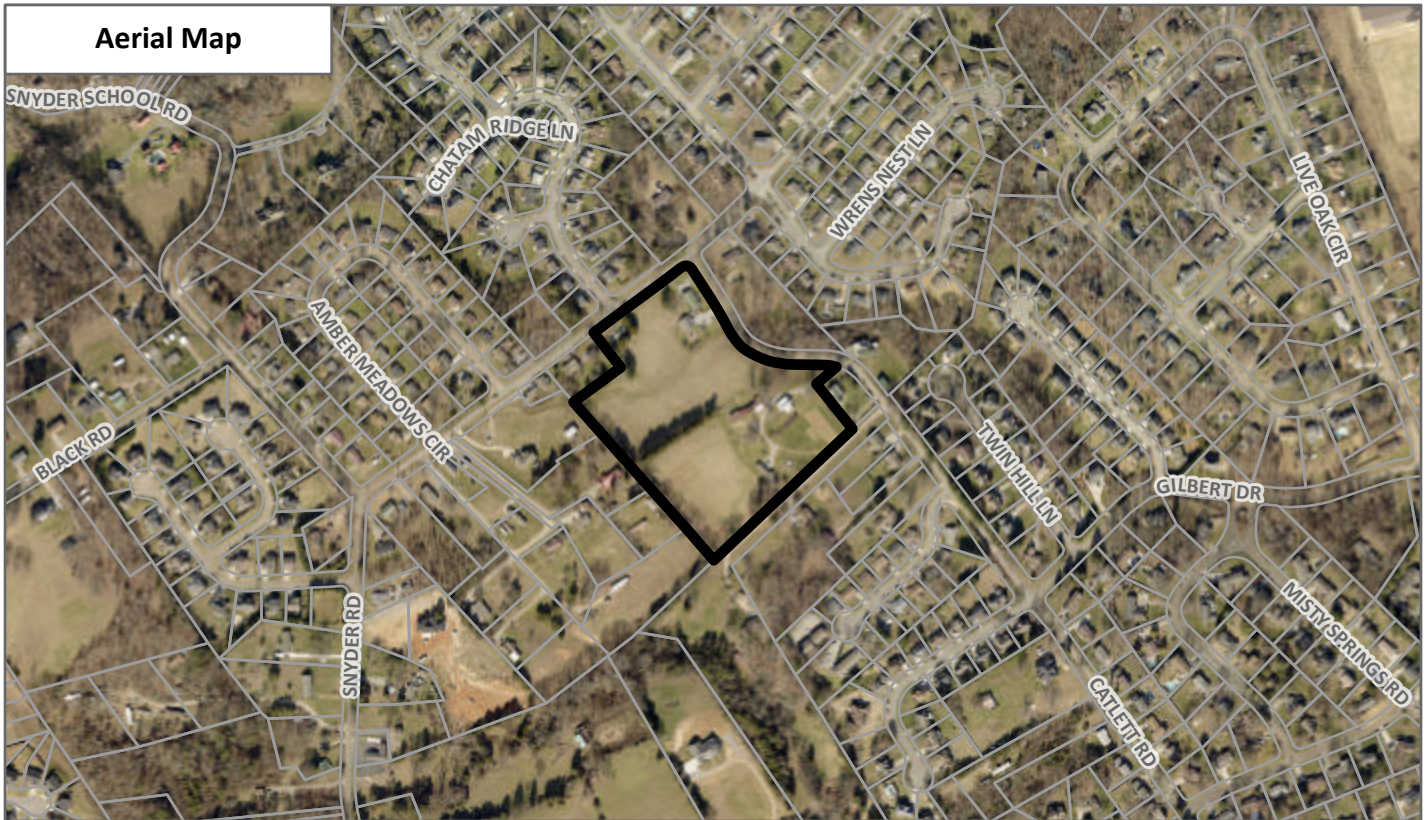


Exhibit A. Contextual Images

Location Map



Aerial Map

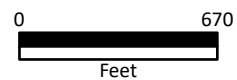


CONTEXTUAL MAPS 1

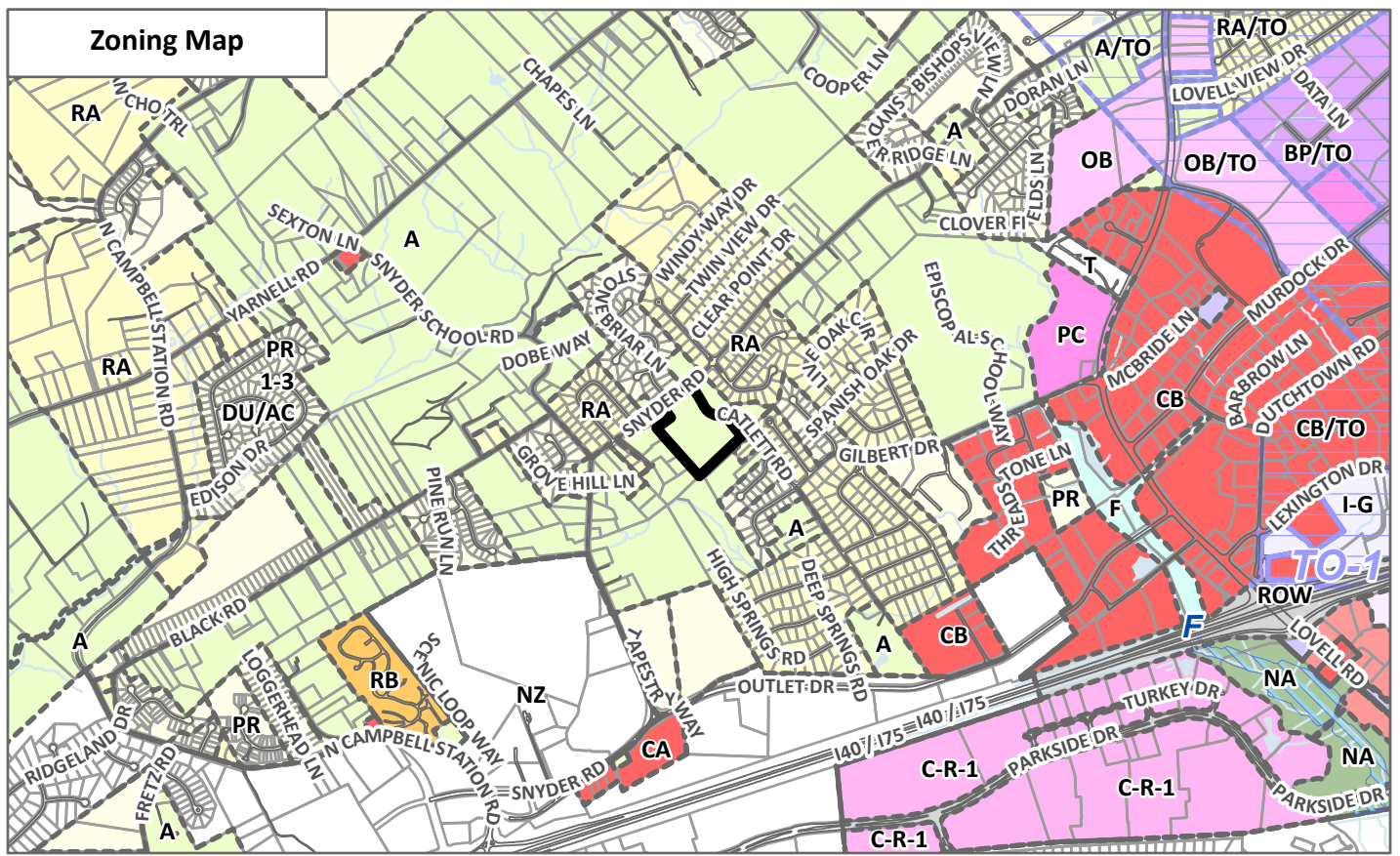
1-A-24-RZ



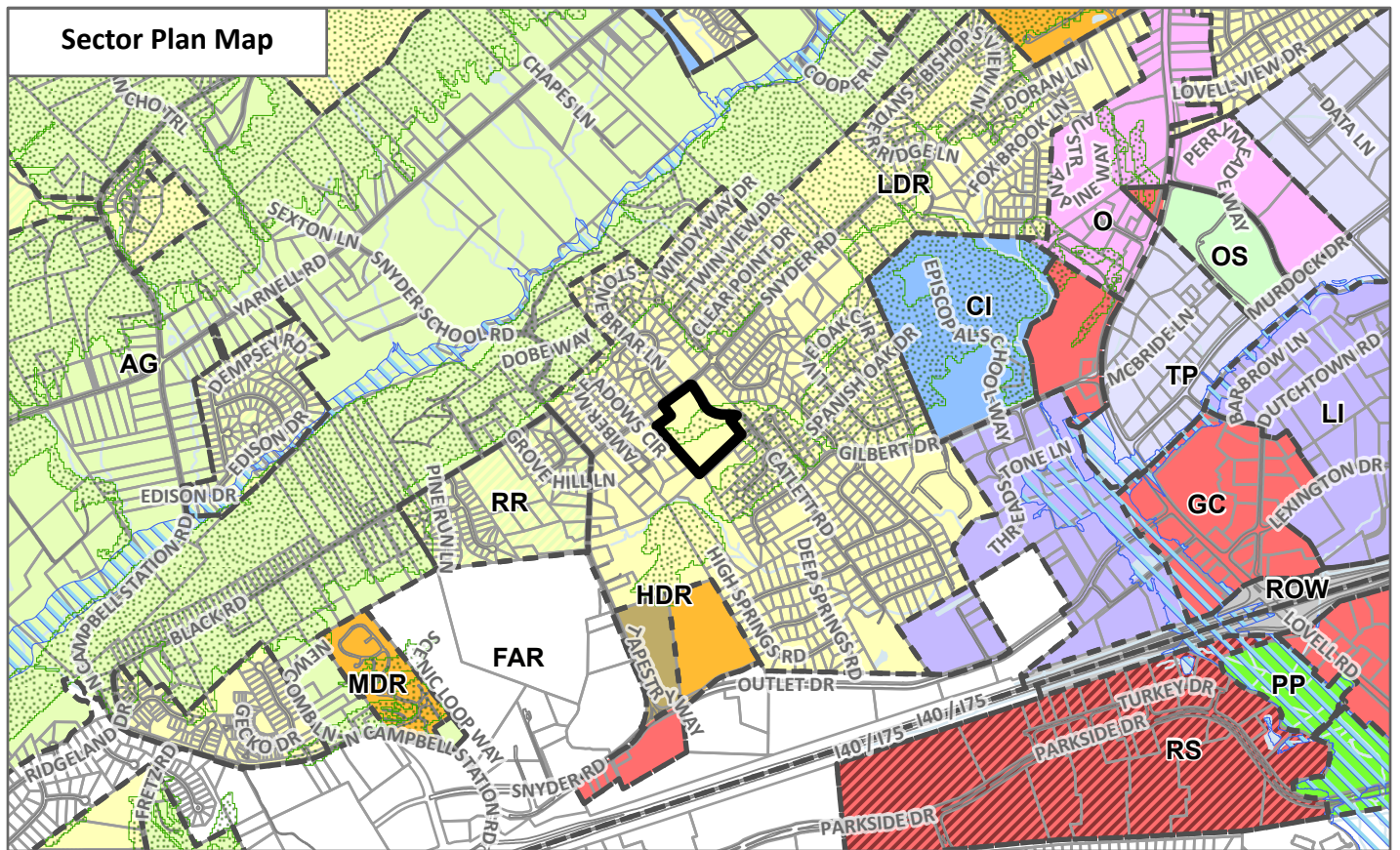
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

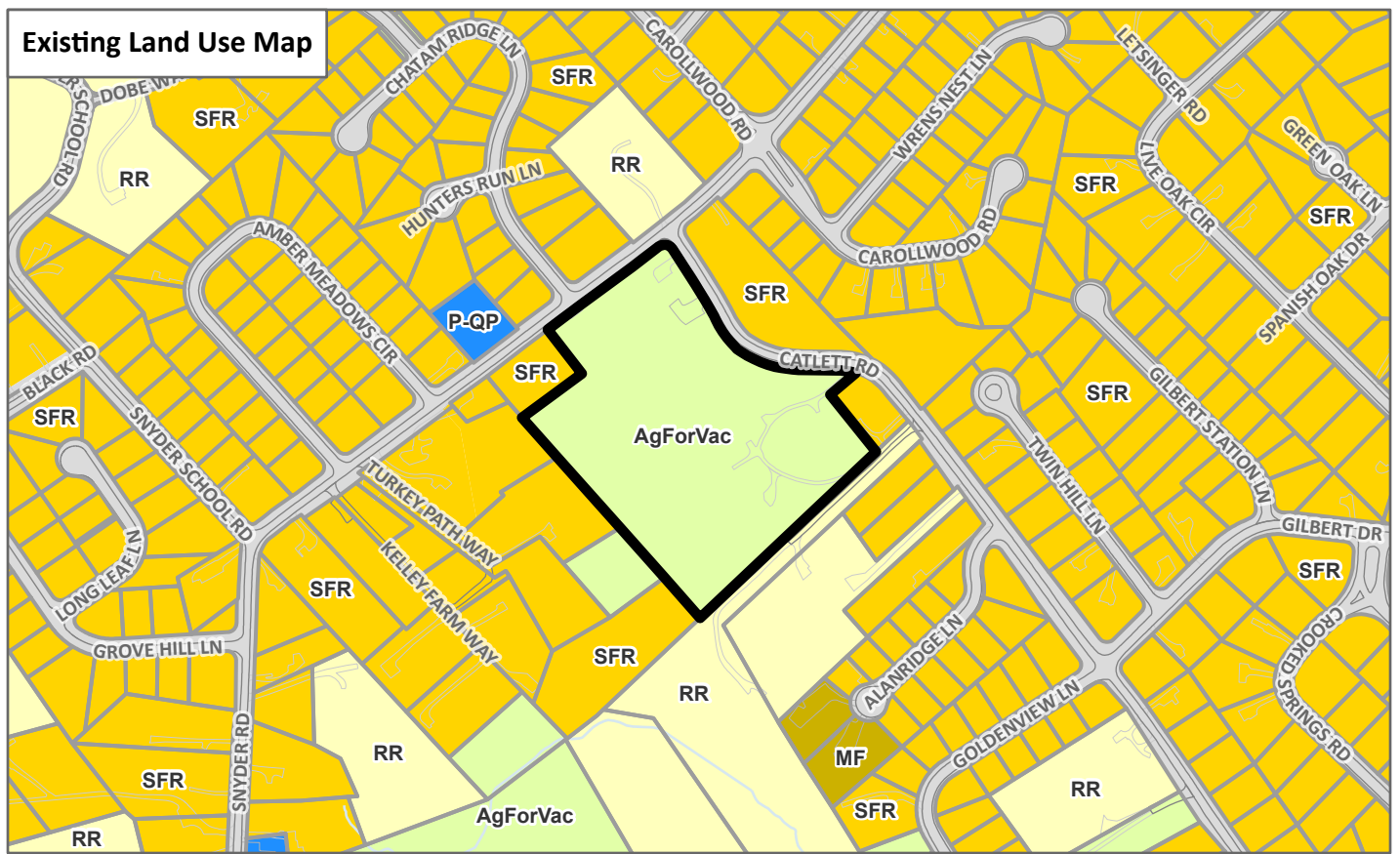
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Case boundary



Existing Land Use Map

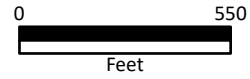


CONTEXTUAL MAPS 3

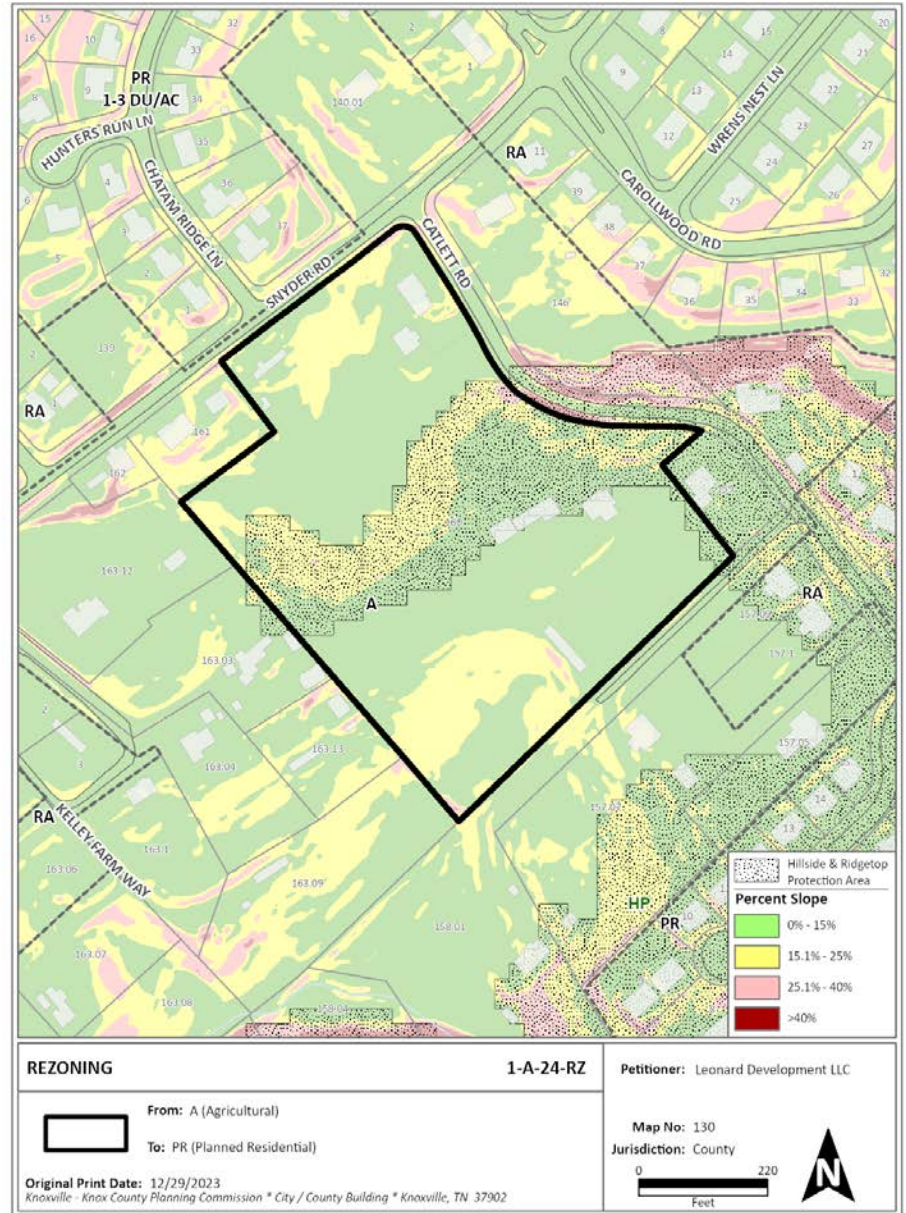
1-A-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	7.8	5.00	39.0
0-15% Slope	1.7	5.00	8.7
15-25% Slope	1.3	2.00	2.7
25-40% Slope	0.1	0.50	0.0
Greater than 40% Slope	0.0	0.20	0.0
Ridgetops	0.0	0.00	0.0
Subtotal: Sloped Land	3.1		11.4
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	10.9	4.61	50.4
Proposed Density (Applicant)		5.0	54.6



REZONING **1-A-24-RZ**

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

Petitioner: Leonard Development LLC

Map No: 130
Jurisdiction: County

Original Print Date: 12/29/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

0 220
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

Leonard Development LLC

Applicant Name Affiliation

11/13/2023	1/11/2024	1-A-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.*

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Frank Leonard Leonard Development, LL 119 Westfield Rd. Rd. Knoxville TN 37919 865-970-9888 / frank@leonard

Owner Name (if different) Owner Address Owner Phone / Email

1141 CATLETT RD

Property Address

130 160 10.9 acres

Parcel ID Part of Parcel (Y/N)? Tract Size

First Knox Utility District First Knox Utility District

Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

Catlett Rd and Snyder Rd

General Location

City **Commission District 6 A (Agricultural)** **Agriculture/Forestry/Vacant Land**

County District Zoning District Existing Land Use

Northwest 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 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
\$1,195.00	
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	Leonard Development LLC	11/13/2023
	Please Print	Date

Phone / Email	Frank Leonard Leonard Development, LLC	11/13/2023
Property Owner Signature	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

leonard Development LLC
Applicant Name

Affiliation

11/13/2023
Date Filed

1-9-24
Meeting Date (if applicable)

File Number(s)
1-A-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

David Harbin

Batson Himes Norvell & Poe

Name

Company

4334 Papermill Drive

Knoxville

tn

37909

Address

City

State

ZIP

865-588-6472

harbin@bhn-p.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

119 Westfield RD
Knoxville, TN 37924

Property Owner Address

865-970-9888

Property Owner Phone

1141 Collett RD
Property Address

PARCEL ID - 130-1160
Parcel ID

WKUD
Sewer Provider

WKUD
Water Provider

no
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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

A to PR
Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

5 units

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
0802 \$1,195.00	\$1,195.00
Fee 2	
Fee 3	

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Applicant Signature

David Harbin

David Harbin

Please Print

Date

865-588-6472

harbin@bhn-p.com

Phone Number

Email

Property Owner Signature

Frank Leonardi

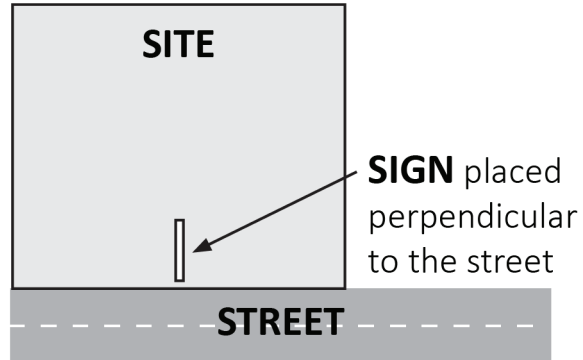
FRANK LEONARDI

Please Print

11/13/2023, SG

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:

_____ 12/29/2023 _____ and _____ 01/12/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Leonard Development, LLC

Date: 11/13/2023

File Number: 1-A-24-RZ

- Sign posted by Staff
- Sign posted by Applicant