

REZONING REPORT

▶ **FILE #:** 1-J-24-RZ

AGENDA ITEM #: 27

AGENDA DATE: 1/11/2024

▶ **APPLICANT:** DAVID KITTS & CYNTHIA L. KITTS

OWNER(S): David Kitts

TAX ID NUMBER: 38 133 02

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 MEADOW GLADE LN

▶ **LOCATION:** **Western terminuses of Meadow Glade Ln & Country Meadow Dr., east of Maynardville Pk.**

▶ **APPX. SIZE OF TRACT:** **6.29 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Country Meadow Drive, a local street with a 26 ft pavement width within a 50-ft right-of way. Secondary access is via Meadow Glade Lane, a local street with a 26-ft pavement width within a 50-ft right-of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Baker Creek

▶ **PRESENT ZONING:** **A (Agricultural), F (Floodway)**

▶ **ZONING REQUESTED:** **PR (Planned Residential), F (Floodway)**

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

▶ **DENSITY PROPOSED:** **up to 2 du/ac**

EXTENSION OF ZONE: Yes, this is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Public park - F (Floodway)

South: Public park - A (Agricultural), F (Floodway)

East: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 2 du/ac

West: Public park - F (Floodway)

NEIGHBORHOOD CONTEXT: The property is in a transitional area with single family residential uses to the east, and commercial or health care uses to the north and west. It is surrounded by the Halls Greenway, which connects to the Halls Community Park, the Halls Library, the UT Regional Health facility, and an adjacent single family residential neighborhood.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 2 du/ac on the portion of the parcel zoned A (Agricultural) because it is consistent with the sector plan and surrounding development. The F (Floodway) zone will be retained.**

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. Historical aerials show that between 2016 and 2018, E Emory Road was widened at the eastern and western approaches to Maynardville Pike, adding additional turn lanes. The 2045 Mobility Plan proposes to continue widening E Emory Road to the east until it connects with Tazewell Pike.
2. The area surrounding the subject property is comprised primarily of single family detached dwellings, and the Halls Community Park/greenway is nearby. With the proximity of the schools, park, greenway, and urban services such as a library and credit union, PR up to 2 dwelling units zoning is appropriate within the sector plan and consistent with the surrounding development.
3. The adjacent single family residential neighborhood to the east was developed between 2003 and 2007.
4. Considering the ongoing demand for a range of housing options, the proposed rezoning from the A (Agricultural) zone to the PR (Planned Residential) zone with up to 2 du/ac presents an opportunity to meet this demand where it can be consistent with the PR zone.

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

1. The PR zone is intended to provide options for residential development compatible with the surrounding or adjacent zones. The surrounding residential development to the east consists of detached single family residential homes at the same density as that proposed.
2. A significant portion of the site is in a FEMA floodway and floodplains. The PR zone is appropriate to consider on this property to allow clustering away from environmental constraints.

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 PR zone requires development plan review and approval by the Planning Commission which will allow for consideration of the impacts of the development on the floodways for Beaver Creek and Willow Fork.
2. The County regulations allow the outer half of the distance between the outer edge of the FEMA floodway and 100-year floodplain to be filled. This is consistent with the General Plan's development policy 7.6, to limit uses to 50 percent of the flood fringe area.
3. If the requested PR zoning at 2 du/ac is approved, up to 10 dwelling units could be considered based on the approximate 5.1 acres of the subject property that is not zoned F.

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. Part of the property is also designated as a SP (Stream Protection) area.
2. The requested rezoning is consistent with the General Plan's development policy 6.1, to encourage flexible, planned development zones to protect hillsides, woodlands, wildlife habitats, and stream corridors. The PR zone requires development plan approval by the Planning Commission, which will allow for consideration of the impacts of the development on the floodways for Beaver Creek and Willow Fork.
3. The requested rezoning is 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. The adjacent subdivision is zoned PR (Planned Residential) up to 2 du/ac.

ESTIMATED TRAFFIC IMPACT: 143 (average daily vehicle trips)

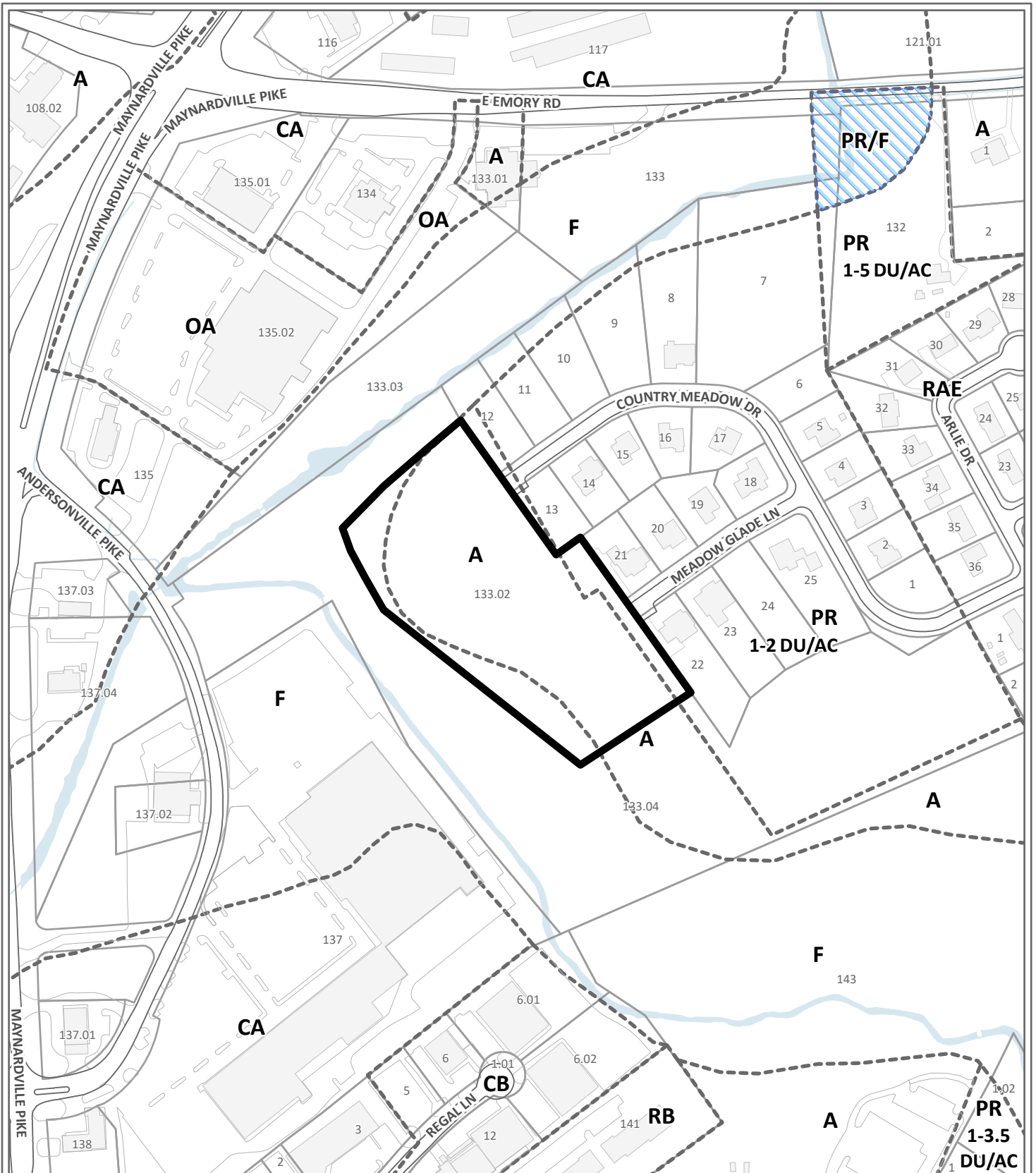
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (public school children, grades K-12)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls 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 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-J-24-RZ

Petitioner: David Kitts & Cynthia L. Kitts



From: A (Agricultural), F (Floodway)

To: PR (Planned Residential)

Map No: 38

Jurisdiction: County

Original Print Date: 12/7/2023

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

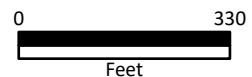
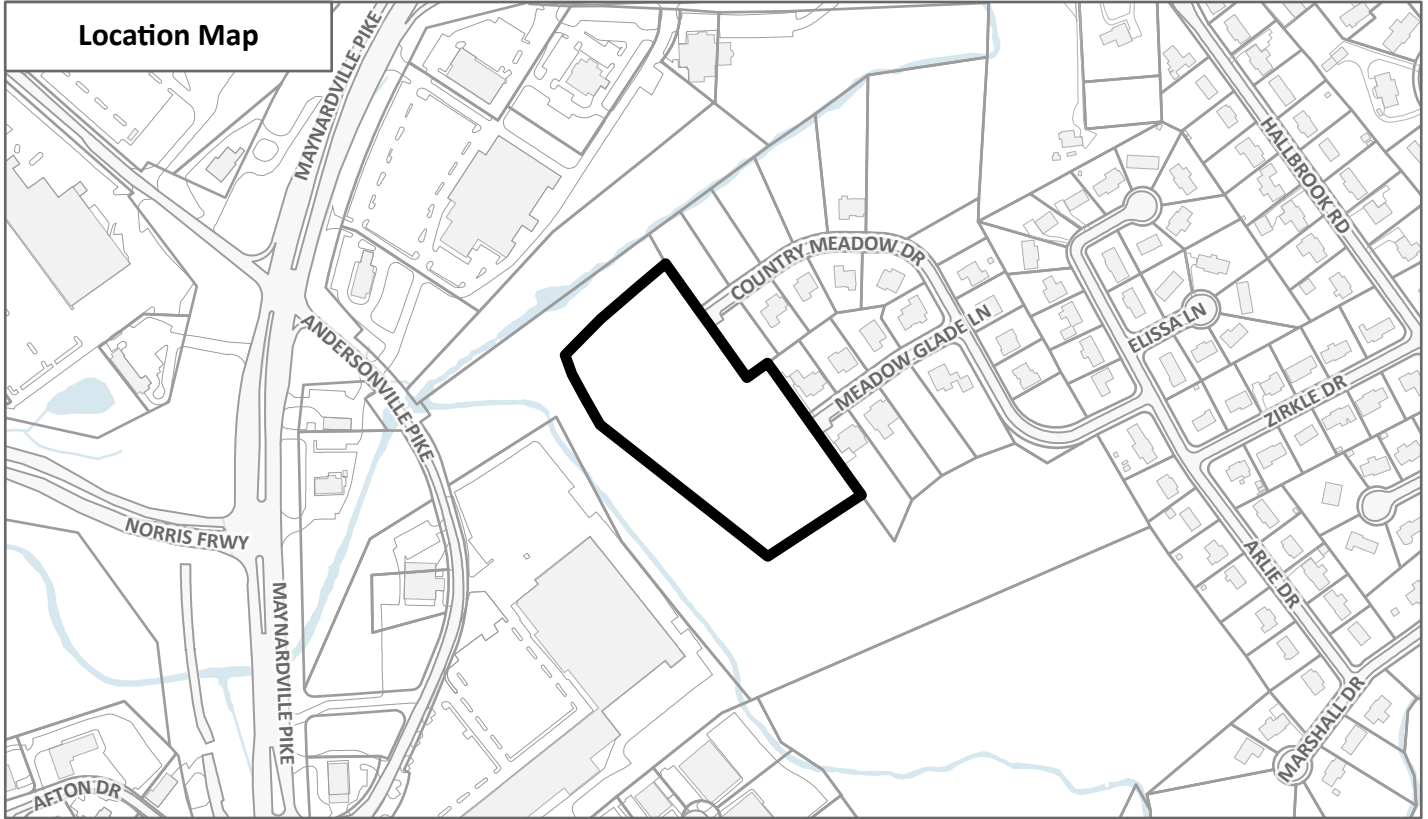
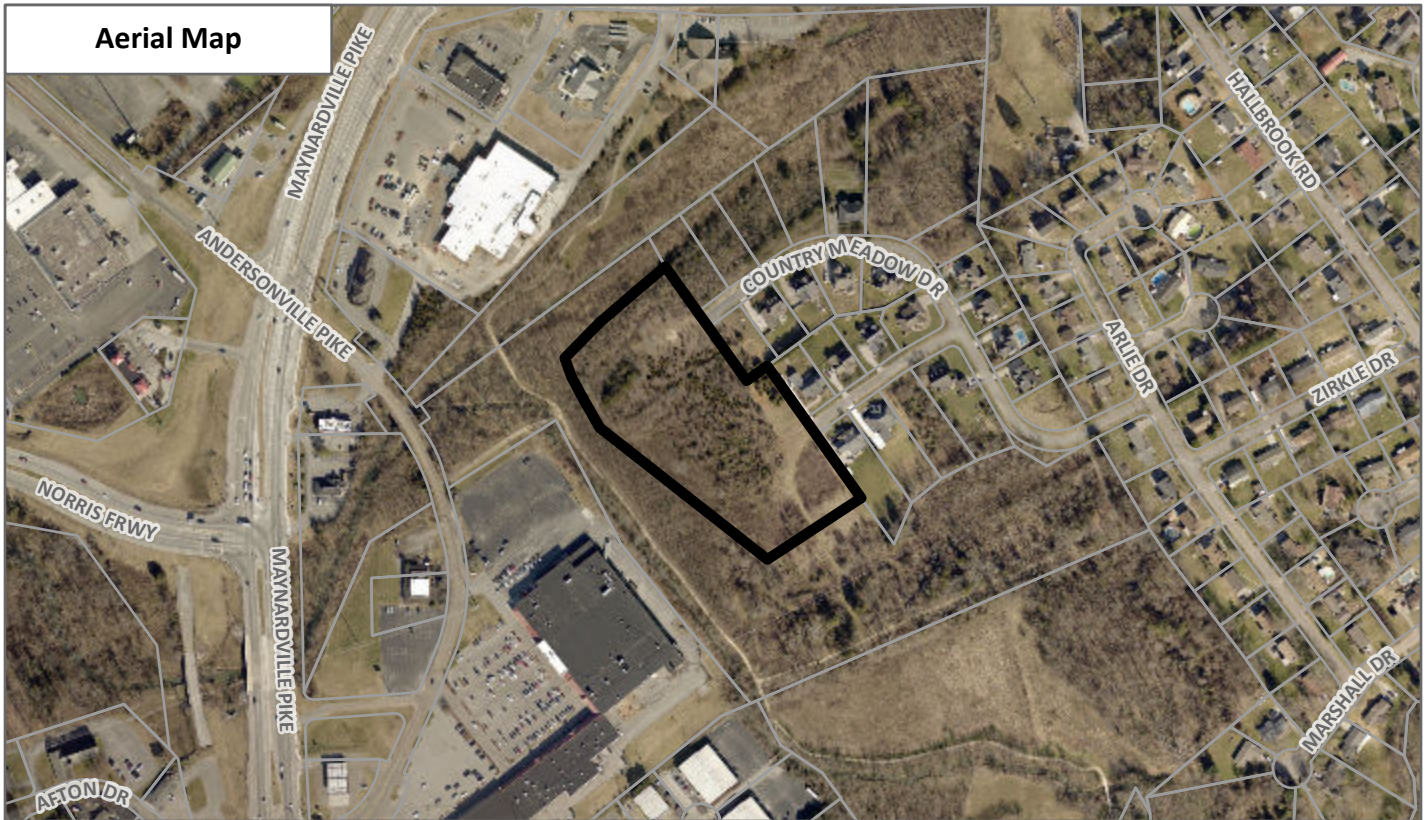


Exhibit A. Contextual Images

Location Map



Aerial Map

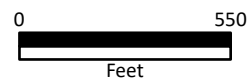


CONTEXTUAL MAPS 1

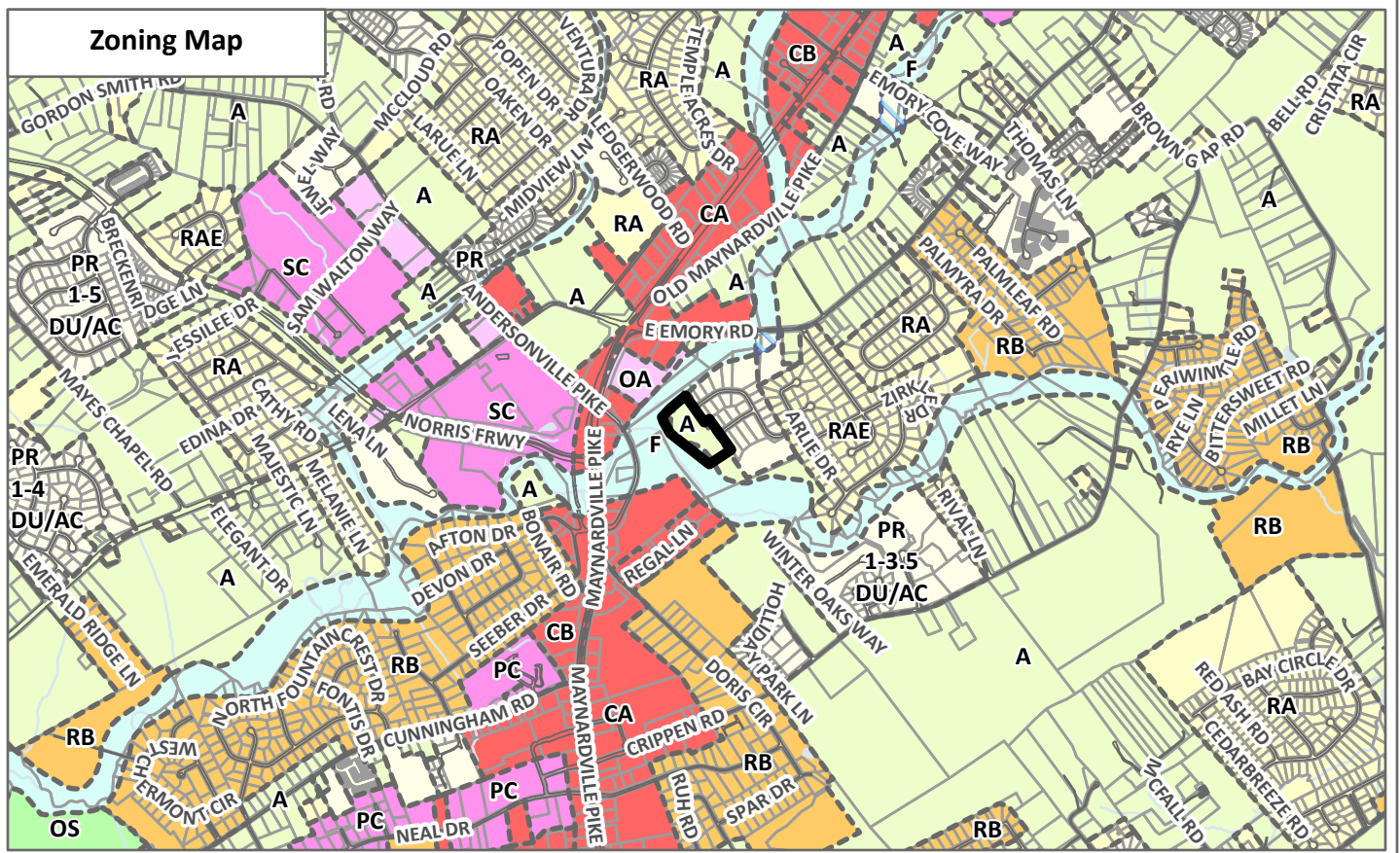
1-J-24-RZ



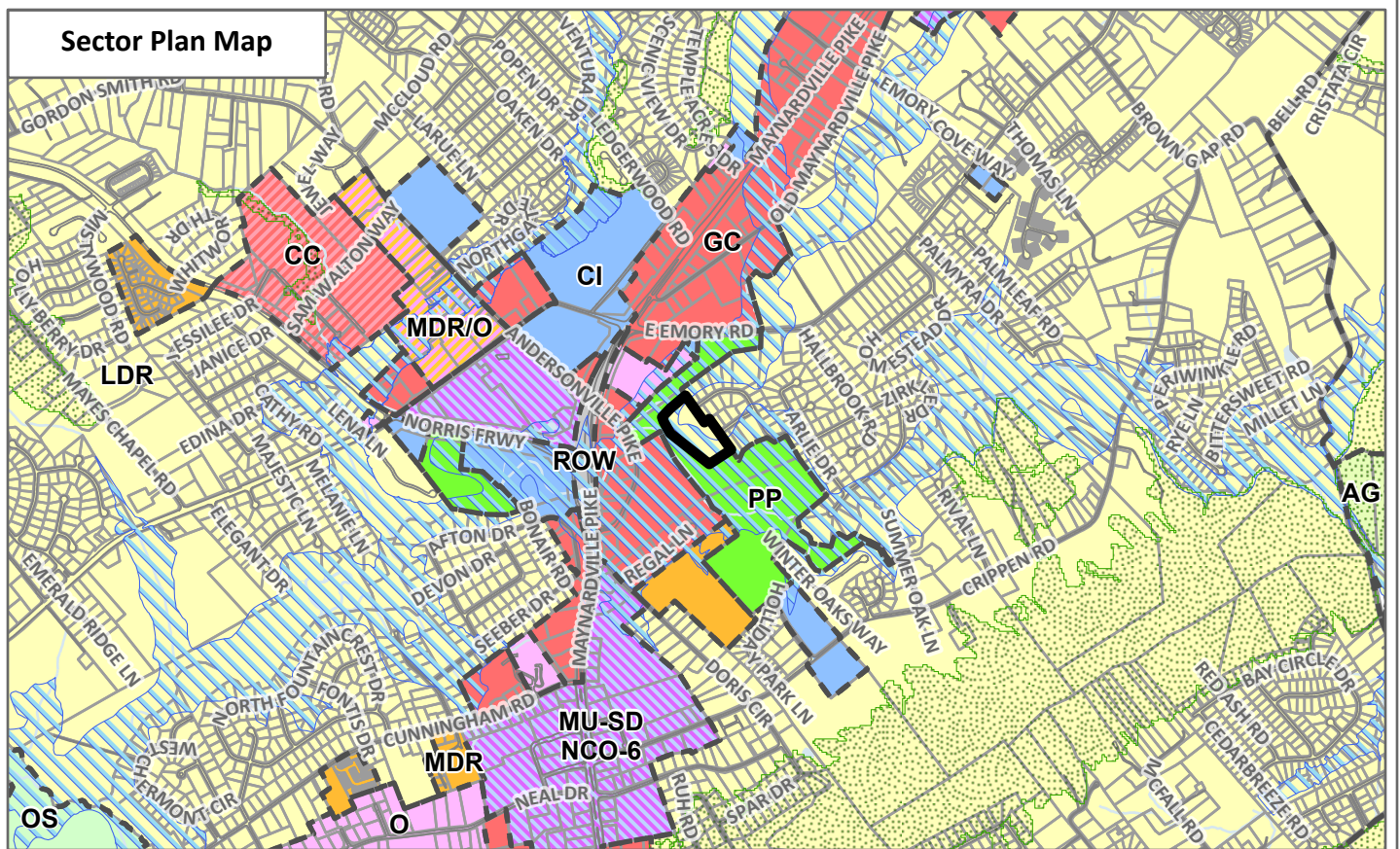
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

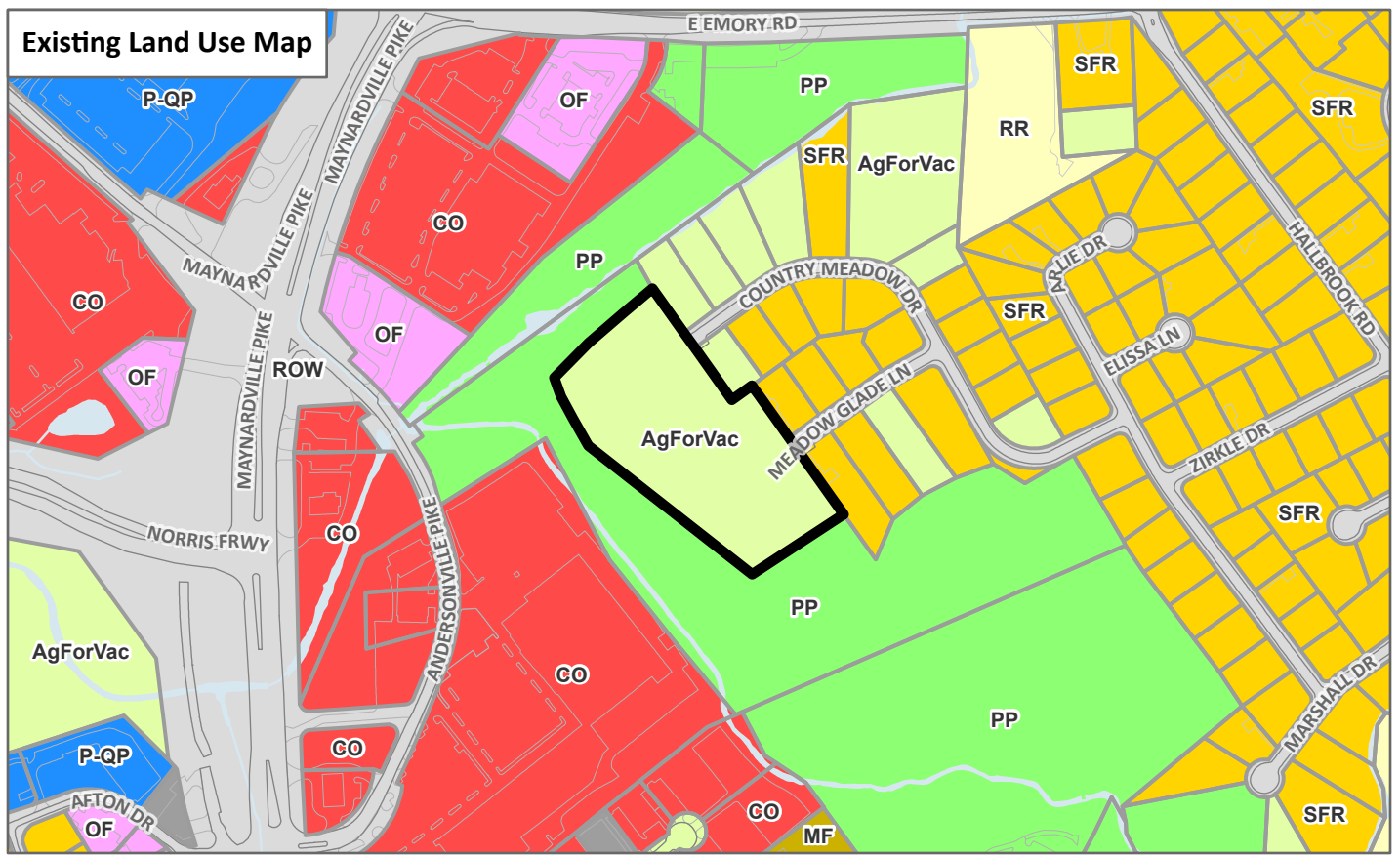
1-J-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

1-J-24-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

David Kitts & Cynthia L. Kitts

Applicant Name

Affiliation

11/28/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-J-24-RZ

File Number(s)

CORRESPONDENCE

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

Robert G. Campbell, PE Robert G. Campbell and Associates

Name / Company

7523 Taggart Ln. Ln. Knoxville TN 37938

Address

865-947-5996 / rcampbell@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

David Kitts

Owner Name (if different)

6814 Langston Dr Knoxville TN 37918

Owner Address

865-388-6765 / davidkitts08@c

Owner Phone / Email

0 MEADOW GLADE LN

Property Address

38 133 02

Parcel ID

6.29 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Western terminus of Meadow Glade Ln & Country Meadow Dr

General Location

City **Commission District 7 A (Agricultural), F (Floodway)**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential), SP (Stream Protection)

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	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 type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

up to 2 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
\$964.50	
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: David Kitts & Cynthia L. Kitts Please Print 11/28/2023 Date

Phone / Email _____

Property Owner Signature: David Kitts Please Print 11/28/2023 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

David Kitts & Cynthia L. Kitts

Applicant Name

Affiliation

11/22/2023

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

Robert G. Campbell

RGC&A

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

rcampbell@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

6814 Langston Dr Knoxville, TN 37918

865-388-6765

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Meadow Glade Lane

038 13302

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change PR
 Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____
 2 du/ac

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*)

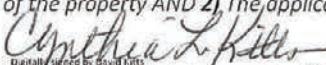
Fee 1	Total
Fee 2	
Fee 3	

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

David Kitts


Digitally signed by David Kitts
 DN: cn=David Kitts, o=, ou, email=d.kitts@besco.com, c=US
 Date: 2023.11.26 09:18:34 -05'00'

David Kitts & Cynthia L. Kitts

11-22-2023

Applicant Signature

Please Print

Date

865-388-6765

davidkitts08@comcast.net

Phone Number

Email

David Kitts


Digitally signed by David Kitts
 DN: cn=David Kitts, o=, ou, email=d.kitts@besco.com, c=US
 Date: 2023.11.26 09:19:41 -05'00'

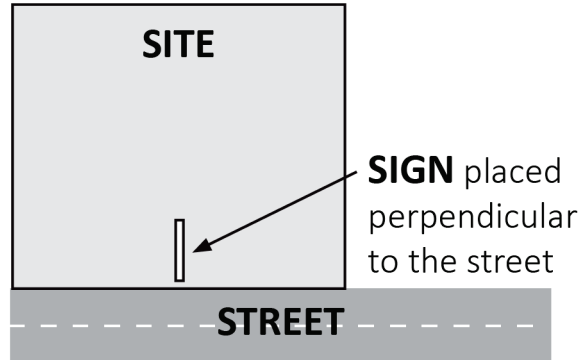
David Kitts & Cynthia L. Kitts

Property Owner Signature

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: David & Cynthia L. Kitts

Date: 11/28/2023

File Number: 1-J-24-RZ

- Sign posted by Staff
- Sign posted by Applicant