

REZONING REPORT

▶ **FILE #:** 12-D-23-RZ **AGENDA ITEM #:** 18
 POSTPONEMENT(S): 12/14/2023 **AGENDA DATE:** 1/11/2024
 ▶ **APPLICANT:** FRED E. TRAINER JR.
 OWNER(S): Fred E. Trainer Jr.

TAX ID NUMBER: 103 063, 067 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 11308, 11234 SAM LEE RD
 ▶ **LOCATION:** **South & west sides of Sam Lee Road, southwest of Dearing Way**
 ▶ **APPX. SIZE OF TRACT:** **10.74 acres**
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Sam Lee Road, a major collector street with a 20-ft pavement width within a 50-ft right-of-way.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District
 WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** **A (Agricultural)**
 ▶ **ZONING REQUESTED:** **PR (Planned Residential)**
 ▶ **EXISTING LAND USE:** **Rural Residential**
 ▶ **DENSITY PROPOSED:** **up to 6 du/ac**
 EXTENSION OF ZONE: No, this is not an extension.
 HISTORY OF ZONING: None noted.
 SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential, public/quasi public land - A (Agricultural)
 South: Agriculture/forestry/vacant - A (Agricultural)
 East: Agriculture/forest/vacant, single family residential - A (Agricultural)
 West: Single family residential, rural residential - A (Agricultural)
 NEIGHBORHOOD CONTEXT: This area of Hardin Valley is comprised of farmland, single family homes on large lots and patches of forest and single family residential subdivisions. Beaver Creek is located to the northwest. To the southeast are the Hardin Valley Elementary and Middle Schools, and the Hardin Valley Academy High School.

STAFF RECOMMENDATION:

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

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. This property is in the Hardin Valley area, which has seen a shift in land use from farmland to single-family residential subdivisions over the past two decades. However, much of the western region of Hardin Valley has maintained an agricultural and rural character, including parcels immediately surrounding the subject property.
2. Hardin Valley Elementary School was established nearby to the south in 2000. This was followed by the adjacent development of Hardin Valley Academy High School in 2008 and Hardin Valley Middle School in 2018, forming an educational hub located approximately 1 driving mile from the subject property.
3. These residential development trends and community facilities support consideration of a rezoning from A (Agricultural) to PR (Planned Residential) zoning at this location.

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

1. The PR zone is intended to provide optional methods of land development that encourage creative solutions to environmental design problems. This is accomplished by the ability to cluster development in the optimal areas of a property to preserve more environmentally sensitive areas, such as steep slopes and streams.
2. Although this property is not included in the HP (Hillside Protection) area, portions of the parcel have slopes that may exceed 25%, and there is significant tree canopy on site. The PR zone would permit development that is clustered in the less sloped areas, enabling preservation of the areas that are less conducive to development.
3. The PR zone emphasizes development compatibility with surrounding or adjacent zones. The applicant has requested a development potential of 6 du/ac; however, this intensity would be an outlier in an area which has a maximum PR density of 4 du/ac.
4. Staff recommends a PR density no higher than 5 du/ac, as this intensity reflects the property's proximity to a primary school hub while still maintaining compatibility with abutting rural character and less intensive residential subdivisions nearby.
5. 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.

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 recommended PR density of 5 du/ac is consistent with the surrounding LDR (low density residential) land uses.
2. The PR zone requires approval of development plans by the Planning Commission. This review process allows for public and cross-departmental input regarding a development's potential impact on the surrounding community.

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 within the boundaries of the Hardin Valley Transportation Plan, adopted in 2019. The plan describes a long-range goal to widen existing travel lanes on Sam Lee Road and create additional shoulder width for all users. With the property's close proximity to schools, a PR development at this location would be required to add sidewalks along the frontage. This aligns with the Mobility Plan's multimodal aspirations.
2. The land use classification for this property is MDR (Medium Density Residential), which permits consideration of the PR zone at the requested and recommended intensities.
3. This rezoning is consistent with the General Plan's development policy 4.1 to use schools and parks as foundations in planning neighborhoods and communities. This property is in close proximity to a relatively new elementary, middle and high school campus.
4. The property is within the Planned Growth Area. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 669 (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.

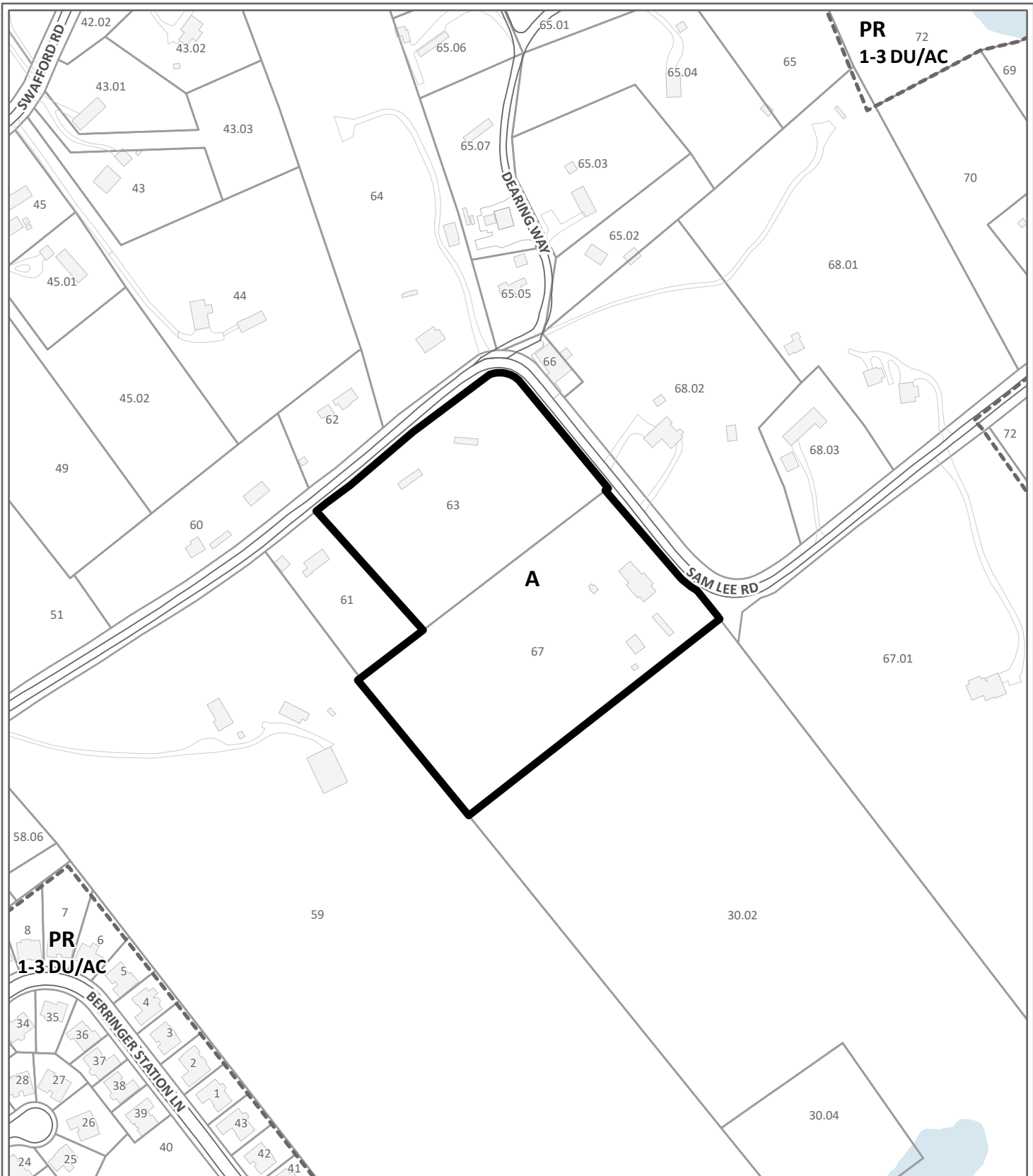
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 26 (public school children, grade K-12)

Schools affected by this proposal: Hardin Valley Elementary, 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

12-D-23-RZ

Petitioner: Fred E. Trainer Jr

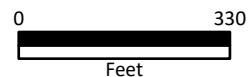


From: (Agricultural)

To: PR (Planned Residential) up to 6 du/ac

Map No: 103

Jurisdiction: County

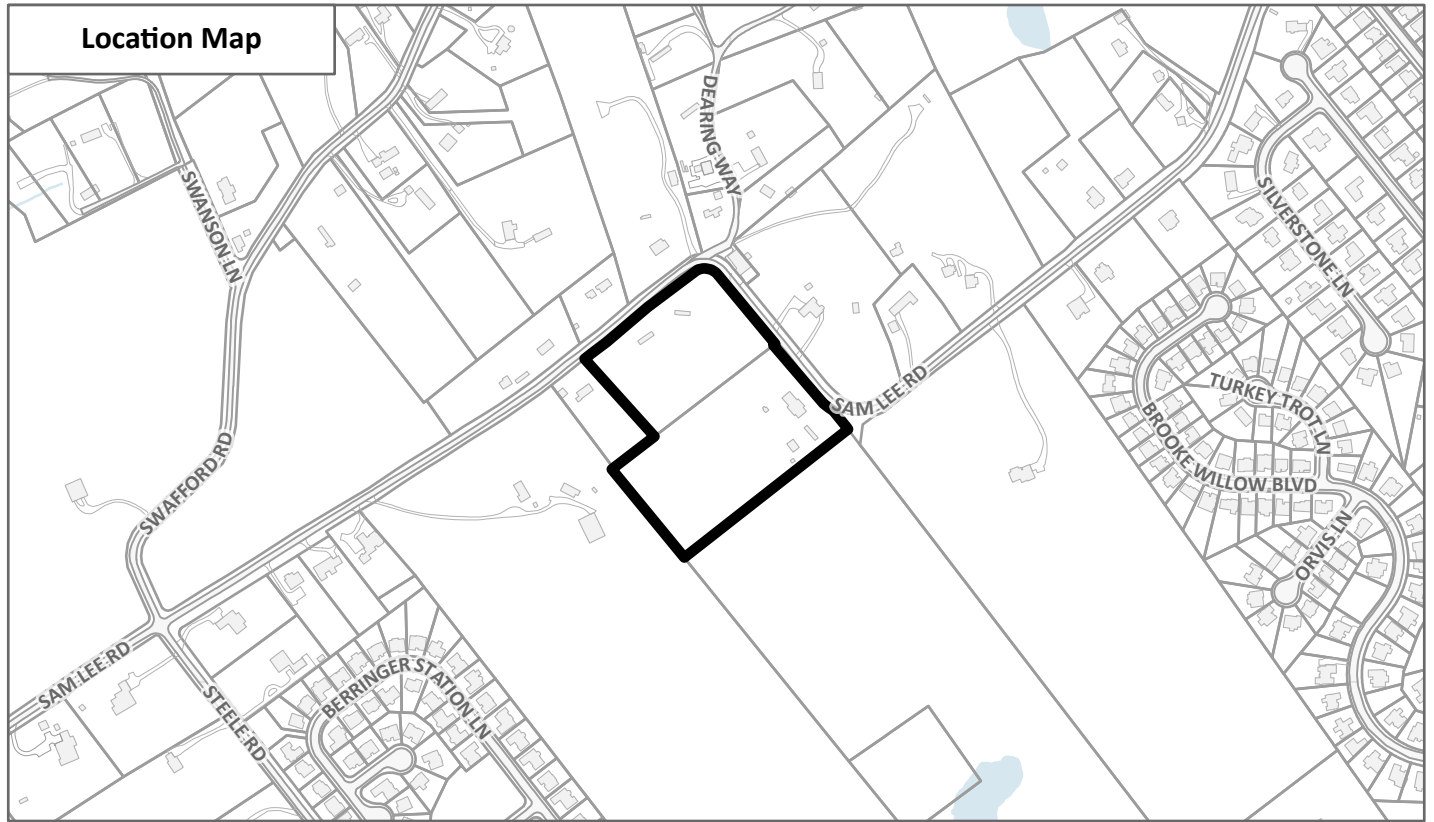


Original Print Date: 12/20/2023

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

Exhibit A. Contextual Images

Location Map



Aerial Map

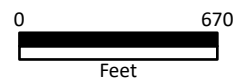


CONTEXTUAL MAPS 1

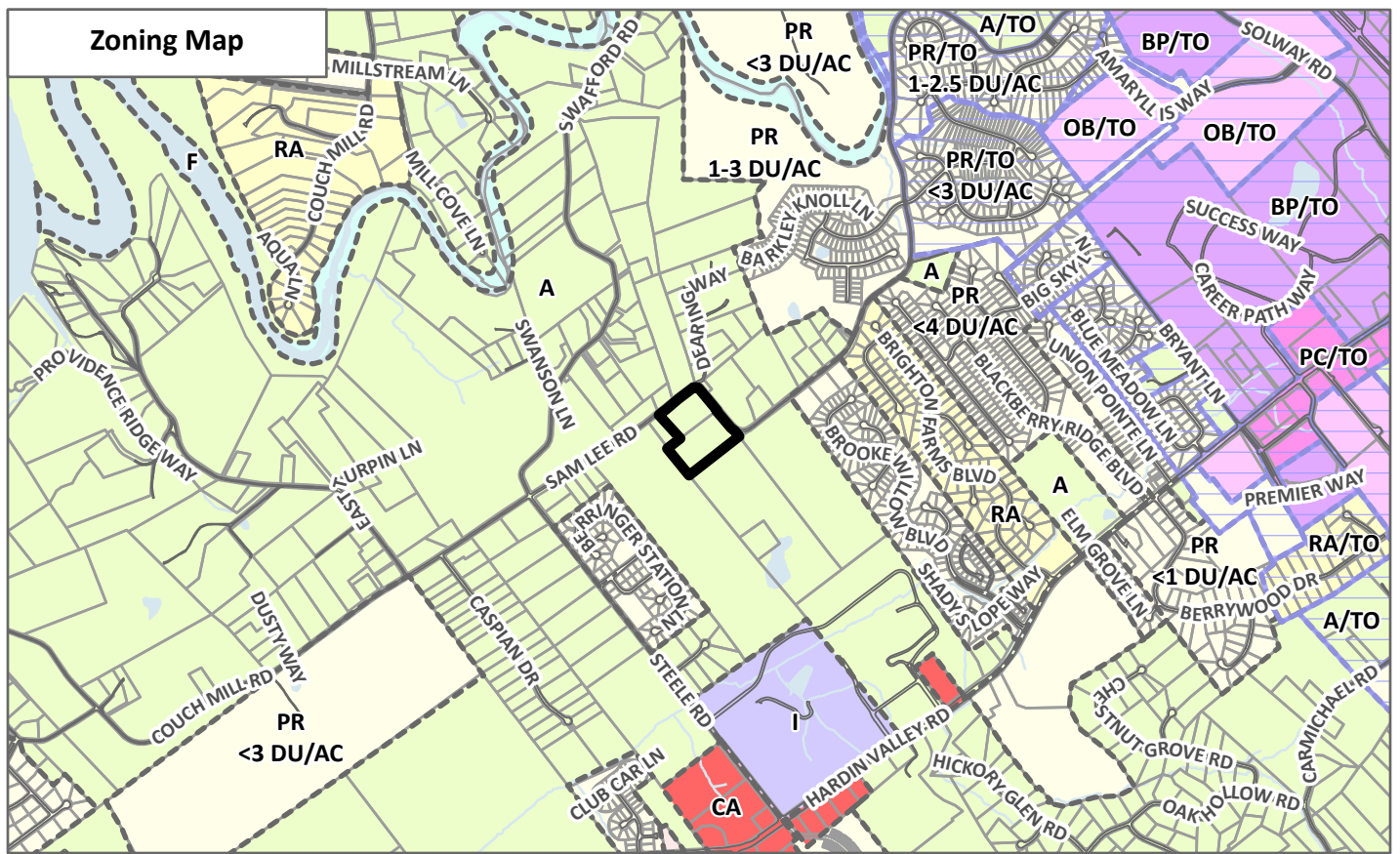
12-D-23-RZ



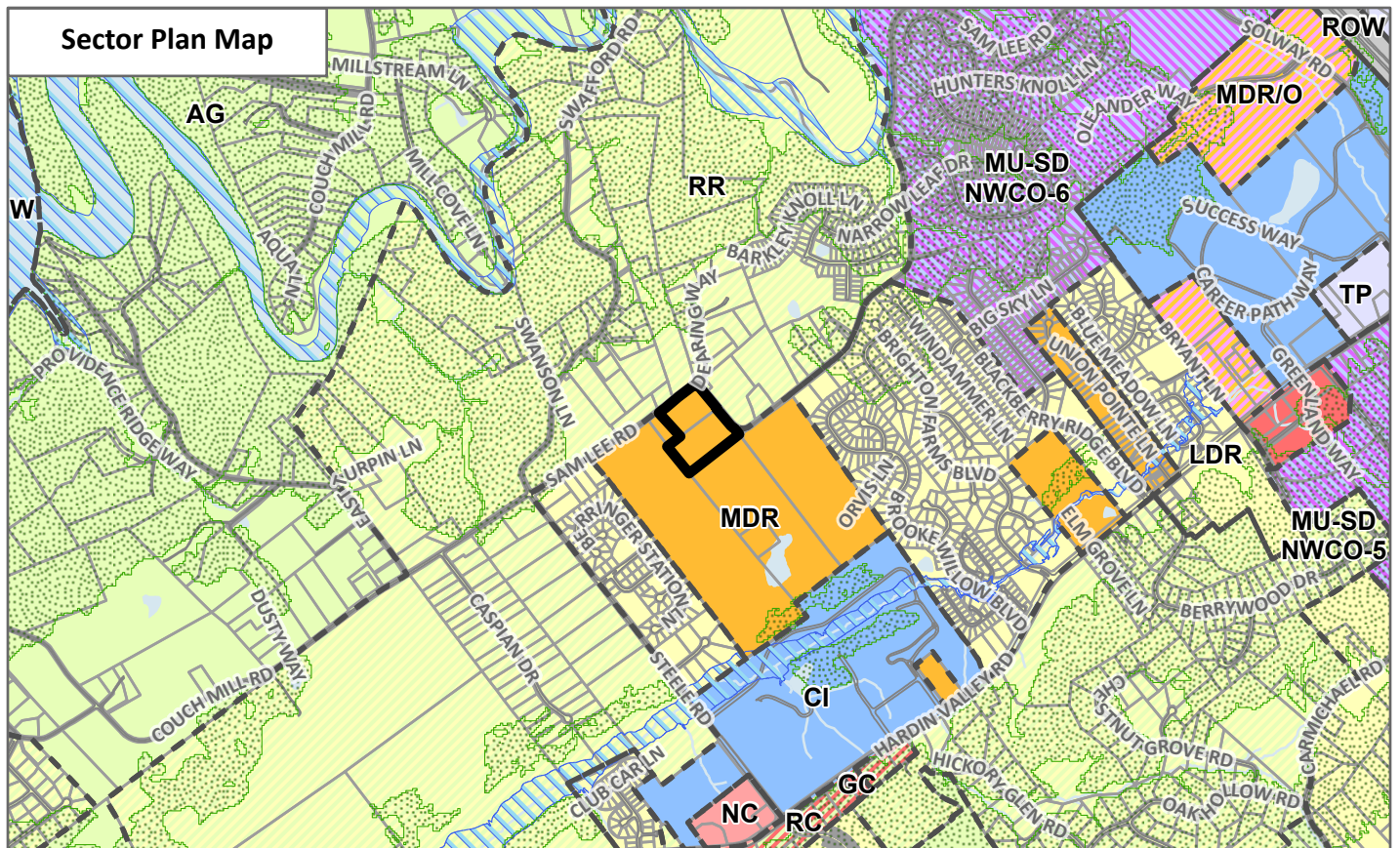
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

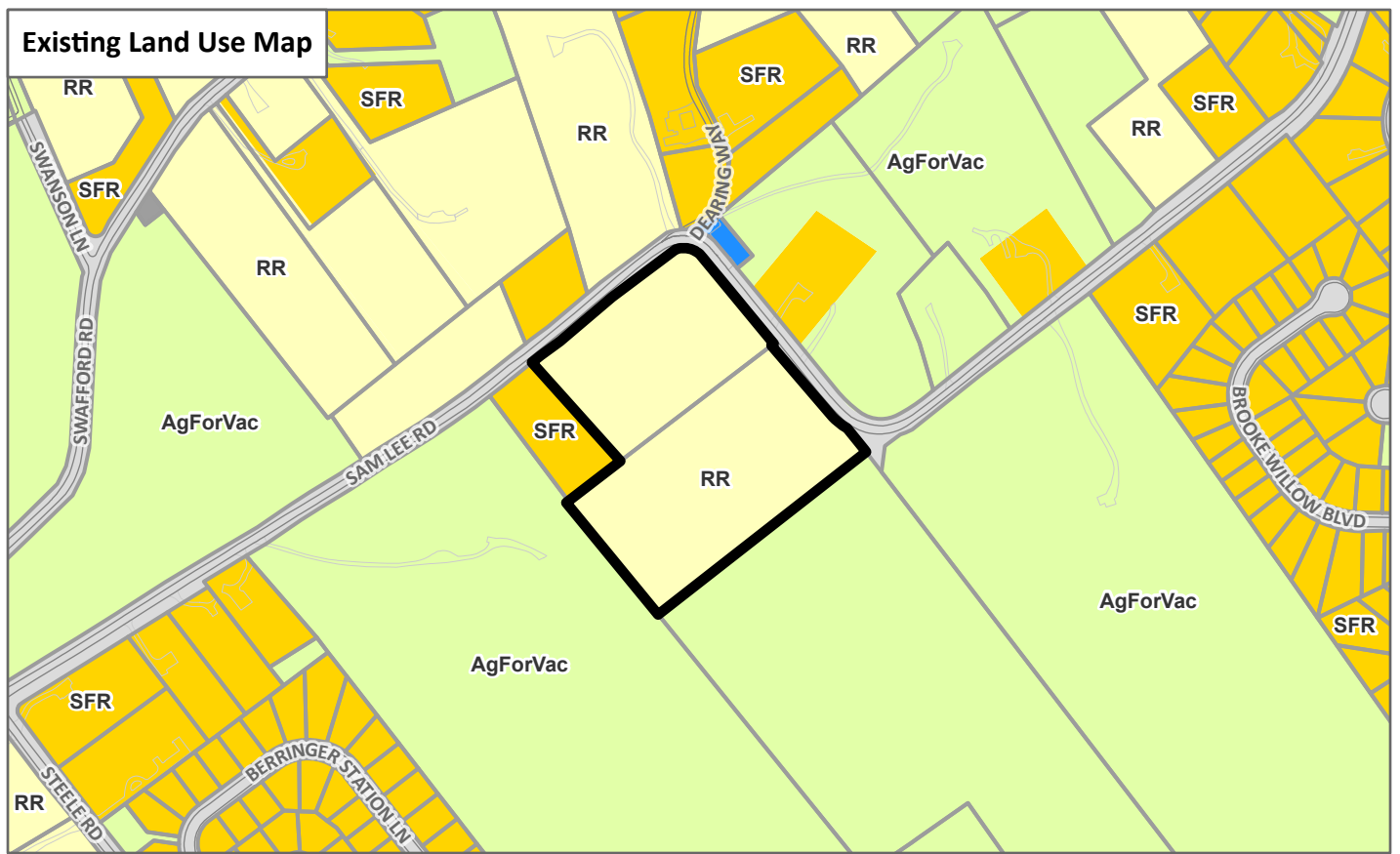
12-D-23-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

12-D-23-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

Fred E. Trainer Jr

Applicant Name

Affiliation

10/27/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-D-23-RZ

File Number(s)

CORRESPONDENCE

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

Brad Faerber Red Door Homes of East TN

Name / Company

115 Circle Ln Knoxville TN 37919

Address

865-567-9415 / bfaerber@reddoorhome.com

Phone / Email

CURRENT PROPERTY INFO

Fred E. Trainer Jr.

Owner Name (if different)

1185 Keowee Ave Knoxville TN 37919

Owner Address

865-389-7405

Owner Phone / Email

11308 & 11234 SAM LEE RD

Property Address

103 063, 067

Parcel ID

Part of Parcel (Y/N)?

10.74 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South & west side of Sam Lee Road, southwest of Dearing Way

General Location

City **Commission District 6 A (Agricultural)**

Rural Residential

County District Zoning District

Existing Land Use

Northwest County MDR (Medium Density Residential)

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	
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 6 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
\$650.00	
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	Fred E. Trainer Jr Please Print	10/27/2023 Date
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Phone / Email

Property Owner Signature	Fred E. Trainer Jr. Please Print	10/27/2023 Date
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[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

Fred E. Trainer Jr

Property Owner

Applicant Name

Affiliation

10-27-2023

12/14/23

File Number(s)

Date Filed

Meeting Date (if applicable)

12-D-23-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

Brad Faerber / Production Manager for RDH

Red Door Homes of East TN

Name

Company

115 Circle Ln

Knoxville

TN

37919

Address

City

State

ZIP

(865)567-9415

bfaerber@reddoorhomes.com

Phone

Email

CURRENT PROPERTY INFO

Fred E. Trainer Jr

1185 Keowee Ave

(865)389-7405

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

11308 Sam Lee Rd. & 11234 Sam Lee Rd

103 063, 067

Property Address

Parcel ID

West Knox Utilities

West Knox Utilities

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

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
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SUBDIVISION REQUEST

Proposed Subdivision Name _____ Unit / Phase Number <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
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ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <u>Planned Residential</u> Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) _____ 1-5 units/acre 6 du/ac Proposed Density (units/acre) Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
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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*)

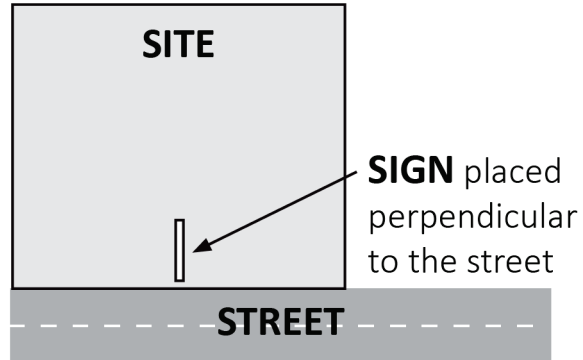
Fee 1		Total
0801	\$650.00	
Fee 2		
0802	\$537.00	\$650.00
Fee 3		\$1,187.00

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	Fred E. Trainer Jr Please Print	10-27-2023 Date
(865)389-7405 Phone Number	ftrainer@fetconstruction.com Email	
 Property Owner Signature	Fred E. Trainer Jr. Please Print	10/27/2023, 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:

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

Applicant Name: Fred E. Trainer Jr.

Date: 10-__-2023

File Number: 12-__-23-RZ

- Sign posted by Staff
- Sign posted by Applicant