

REZONING REPORT

▶ **FILE #:** 12-C-23-RZ **AGENDA ITEM #:** 17
 POSTPONEMENT(S): 12/14/2023 **AGENDA DATE:** 1/11/2024
 ▶ **APPLICANT:** JENKINS BUILDERS
 OWNER(S): Gerry L. Neely and Jenkins Builders

TAX ID NUMBER: 67 148 (PART OF) 67 147; 067 14801 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 7311 7321, & 0 OLD CLINTON PIKE
 ▶ **LOCATION:** West side of Old Clinton Pike, north of Peddlebrook Way
 ▶ **APPX. SIZE OF TRACT:** 5.71 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Old Clinton Pike, a minor collector with an 18-ft pavement width within a 60-ft right-of-way.
 UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District
 WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural), RB (General Residential), PR (Planned Residential) up to 16 du/ac
 ▶ **ZONING REQUESTED:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Single Family Residential, Rural Residential, Agriculture/Forestry/ Vacant Land
 ▶ **DENSITY PROPOSED:** up to 12 du/ac
 EXTENSION OF ZONE: No this is not an extension, since the PR zone to the south is zoned for 6 du/ac
 HISTORY OF ZONING: Part of the subject property was rezoned from A to PR up to 16 du/ac in 1987 (Case 6-H-87-RZ).
 SURROUNDING LAND USE AND ZONING: North: Multifamily residential - OB (Office, Medical & Related Services)
 South: Public parks - A (Agricultural), A (Agricultural)
 East: Multifamily residential, single family residential - PR (Planned Residential) up to 6 du/ac
 West: Multifamily residential - RB (General Residential)
 NEIGHBORHOOD CONTEXT: This property is in an area with a mix of uses. The north side of Clinton Highway is largely comprised of commercial uses in this area, while properties to the south contain multifamily communities and single family residential subdivisions.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 12 du/ac because it is consistent with the sector plan and surrounding development.**

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. The subject property is roughly 1100 feet from Clinton Highway, which is a major commercial corridor. The corridor has undergone a transition towards commercial uses since the 1980s. Properties along Old Clinton Highway, where the subject parcel is located, have been developed with multifamily and single family residential uses, which began in the early 2000s. A grocery store was built across from the intersection of Old Clinton Pike and Clinton Highway in 2013.

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 area includes a mix of residential development types, including multifamily and single-family detached dwellings. The adjacent RB zone allows a density of up to 12 du/ac as a permitted use and there are multifamily developments in the immediate vicinity.

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. Since the density proposed is similar to other zoning and development in the area, no adverse impacts are anticipated as a result of this rezoning.
- 2. The subject property consists of 3 different parcels and different zones. The proposed rezoning would establish one zone for the property and allow more cohesive development than separate zones across the parcels.

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 as the MDR (Medium Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone with density up to 12 du/ac (above 12 du/ac if it meets certain criteria) in the Planned Growth Areas of the Growth Policy Plan.
- 2. The MU-SD, NWCO-11 (Clinton Highway/Old Clinton Pike) land use classification is on the north side of Clinton Highway very close to the subject property. The Northwest County Sector Plan describes this MU-SD as an extension of Powell Drive into this area spurring revitalization and redevelopment. Recommended uses for properties are consistent with the requested zone and density.
- 3. 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.
- 4. The property is within the Planned Growth Boundary. 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: 698 (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: 28 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Karns 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.