

REZONING REPORT

► **FILE #:** 11-L-24-RZ

AGENDA ITEM #: 16

AGENDA DATE: 11/14/2024

► **APPLICANT:** OOST PROPERTIES, LLC (OWNER)

OWNER(S): Mohamed Abbas Oost Properties, LLC

TAX ID NUMBER: 92 N B 013

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 6521 VANCE RD

► **LOCATION:** North side of Vance Rd, east of Lee Rd

► **APPX. SIZE OF TRACT:** 0.76 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Vance Road, an unstriped local street with a pavement width of 17 ft within a 40-42 ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Fourth Creek, Third Creek

► **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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



EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The surrounding area features single family homes on both small (<0.25 ac) and large (1+ ac) lots. There are some single family subdivisions to the north of the subject property.

STAFF RECOMMENDATION:

► **Deny the RN-2 (Single-Family Residential Neighborhood) district because it is inconsistent with the**

surrounding development. The HP (Hillside Protection Overlay) would be retained.

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. Residential development within a half-mile radius has mostly been limited to the sporadic construction of single-family dwellings. One 48-unit detached residential subdivision is underway 0.44 miles northwest of the property in unincorporated Knox County. Outside of this development, the surrounding communities were established in the 1980s and have remained largely unchanged.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-2 (Single-Family Residential Neighborhood) district is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks. Though the RN-2 district is generally compatible with less dense residential areas, development around the subject property consists primarily of lots with lot sizes ranging from 8,000 sq ft to over half an acre.

2. 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 RN-2 district permits the same uses as the RN-1 (Single-Family Residential Neighborhood) district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. As previously mentioned, the allowable uses between the RN-1 and RN-2 districts are the same, but there are significant differences in dimensional standards between the RN-1 and RN-2 districts. For example, rezoning from RN-1 to RN-2 would reduce the minimum lot size for a single-family home from 10,000 sq ft to 5,000 sq ft. The subject property is 33,105 sq ft in size. Based on the minimum lot area alone, the subject property could yield three single-family homes in the RN-1 district or six single-family homes in the RN-2 district, which could lead to development that is out of character with the surrounding neighborhood.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated LDR (Low Density Residential) under the City's One Year Plan and Northwest County Sector Plan. The LDR land use type allows consideration of the RN-2 district.

2. The proposed rezoning does not support 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 subject property is located in the middle of a residential block consisting solely of the RN-1 zoning district, with properties ranging in lot sizes from 8,000 sq ft to over half an acre. The lot sizes permitted by the RN-2 district could lead to development that is out of character with the surrounding neighborhood.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.

1. Access to the property is from Vance Road, an unstriped local street with a pavement width of 17 ft that may require improvements. The need for road improvements would be determined during the permitting phase.

2. The subject property is served by the Knoxville Utilities Board (KUB) for water and sewer services.

3. The property does not have nearby access to sidewalks, public transit, parks, or commercial amenities to support a rezoning of this site.

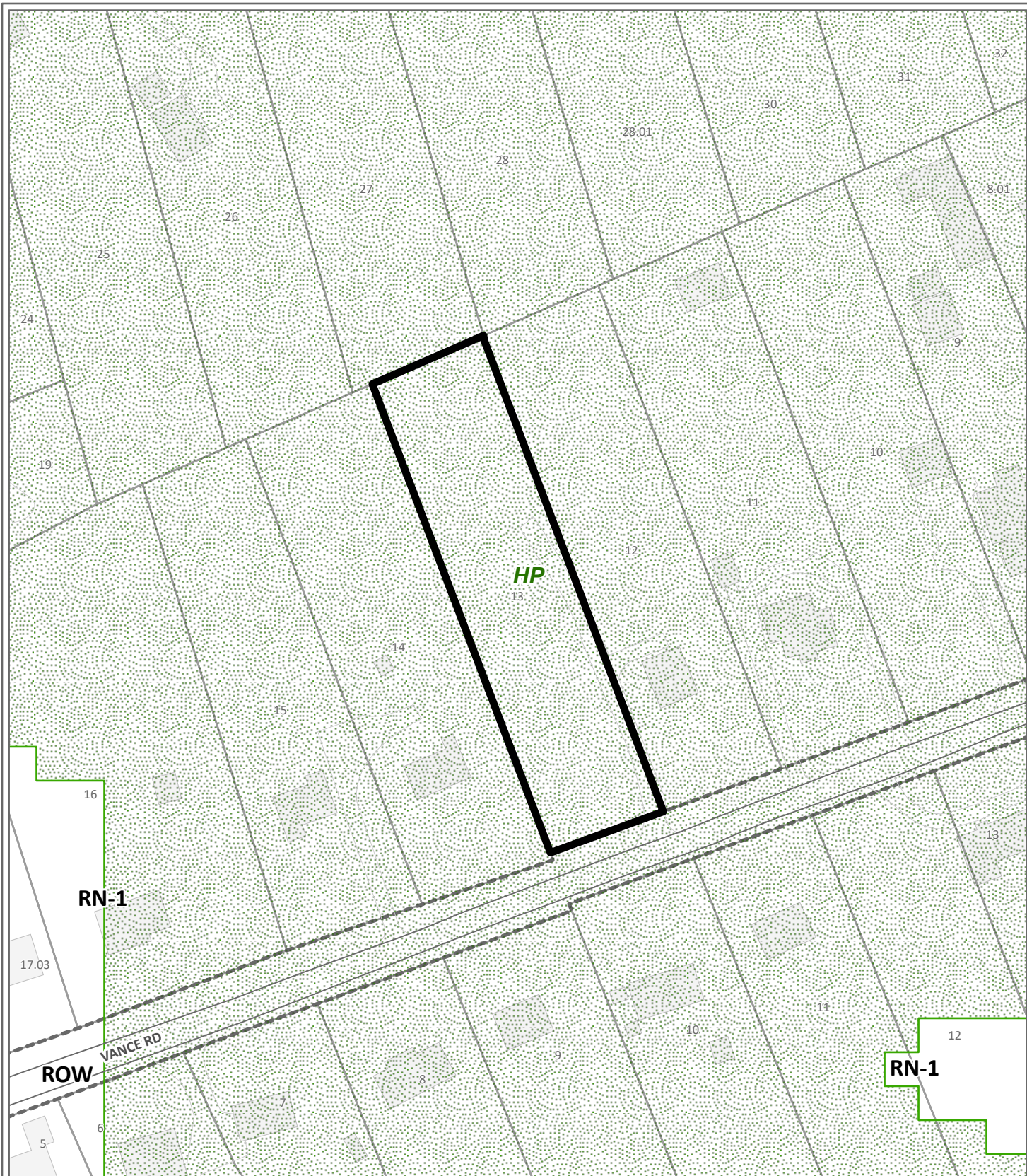
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Amherst Elementary, Northwest 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 Knoxville City Council for action on 12/10/2024 and 1/7/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



REZONING

11-L-24-RZ

Petitioner: Oost Properties, LLC



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

To: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 10/9/2024

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

Map No: 92

Jurisdiction: City

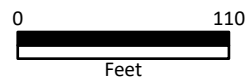
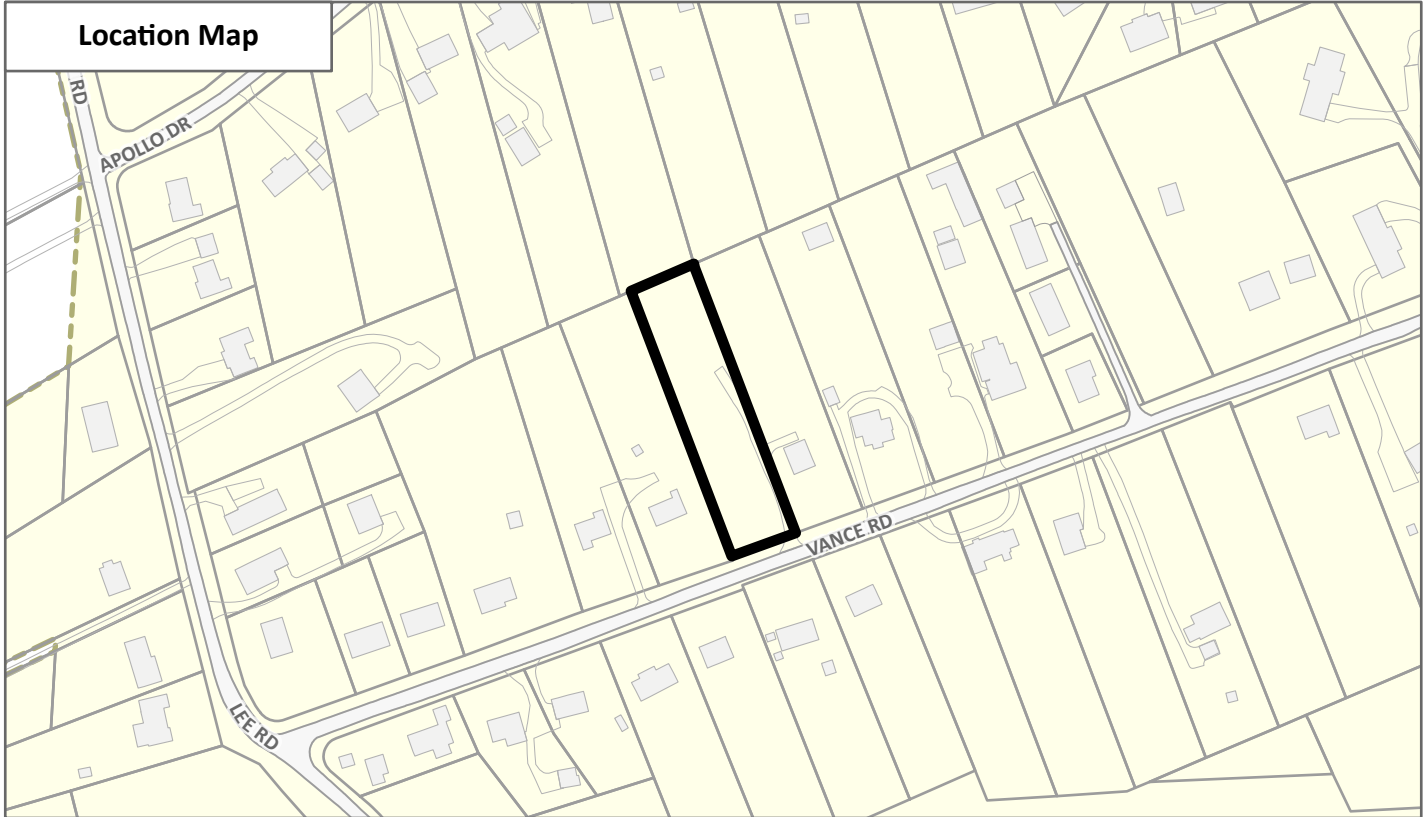


Exhibit A. Contextual Images

Location Map



Aerial Map

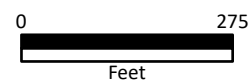


CONTEXTUAL MAPS 1

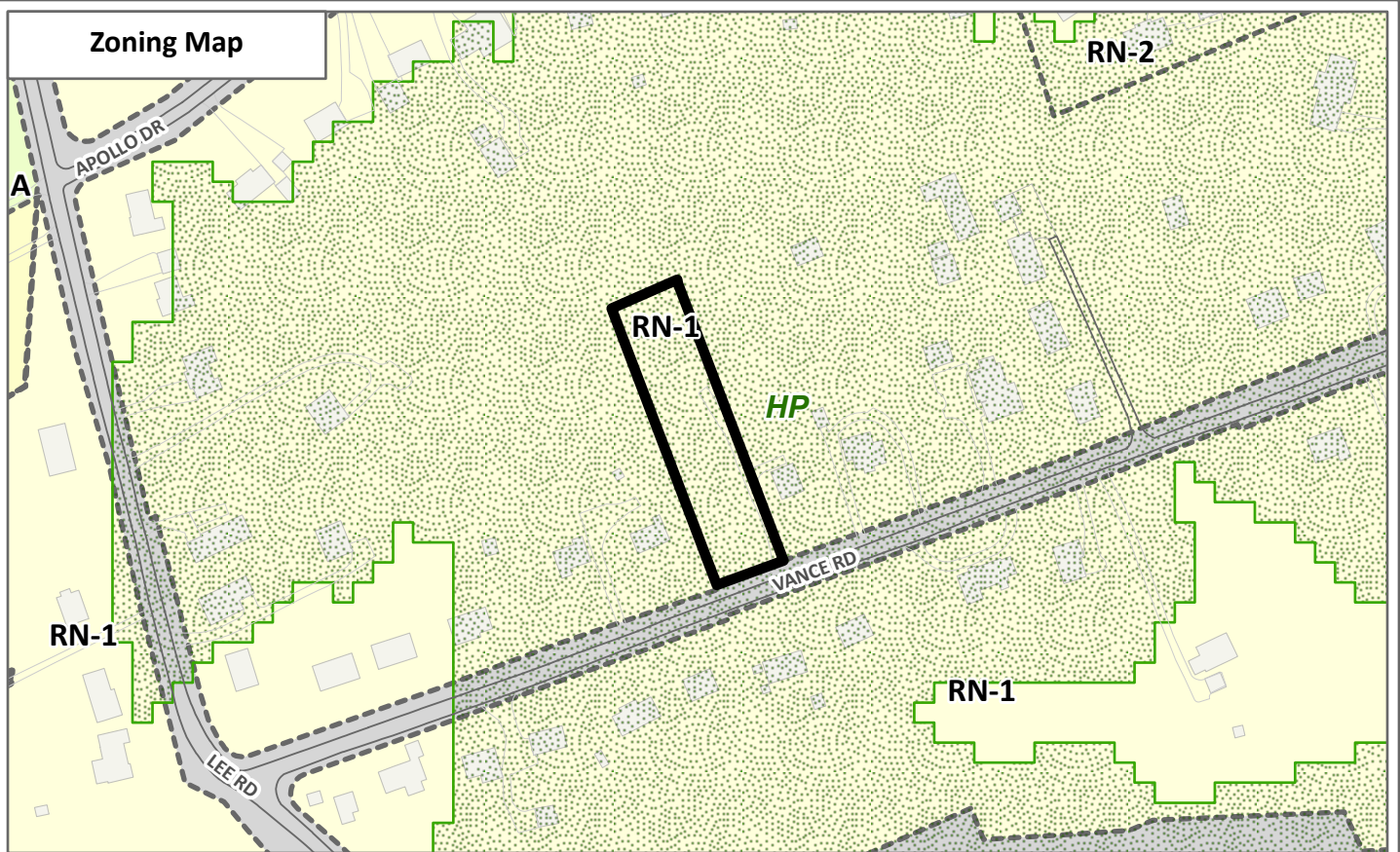
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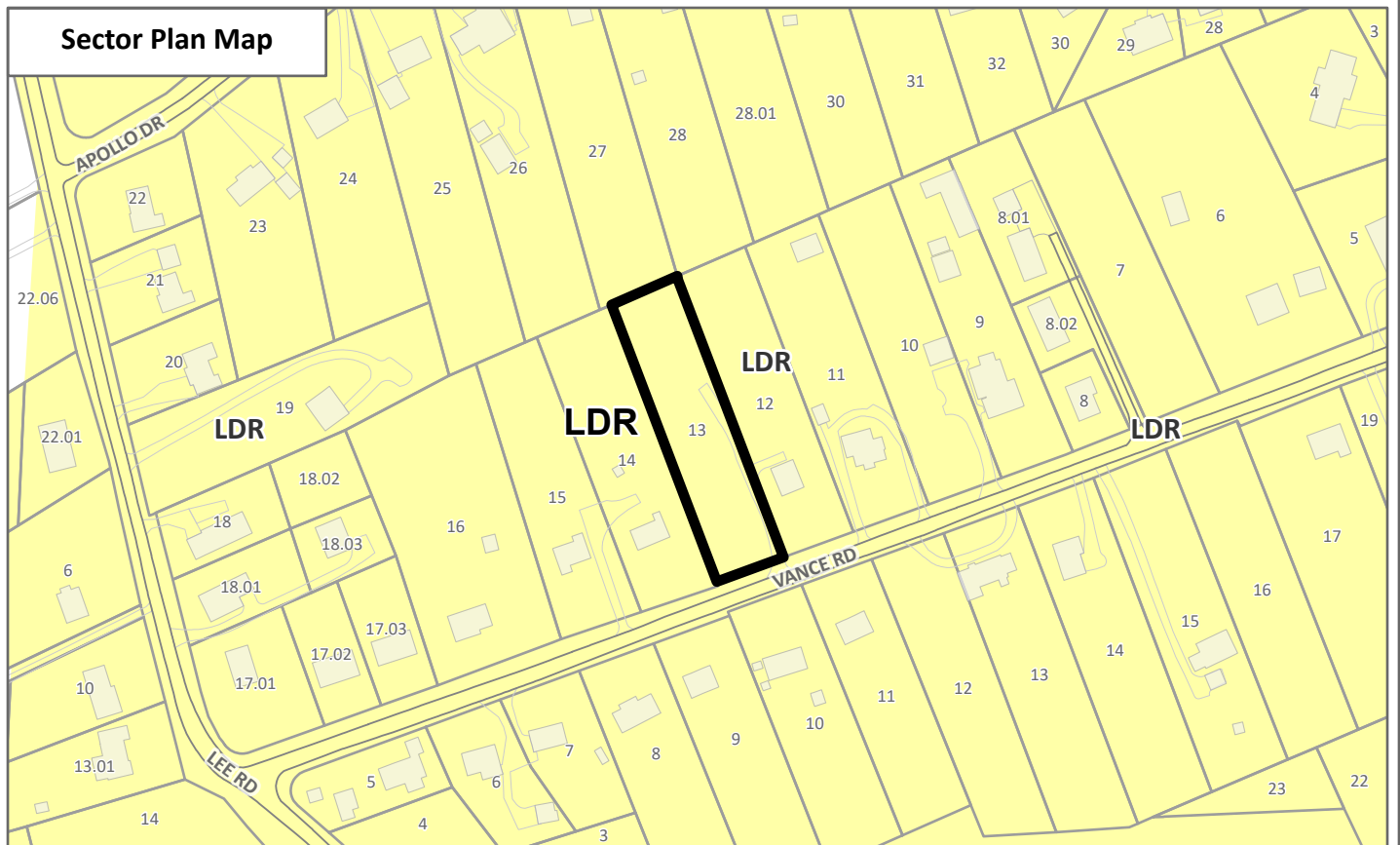
Case boundary



Zoning Map



Sector Plan Map

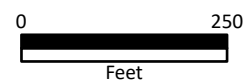


CONTEXTUAL MAPS 2

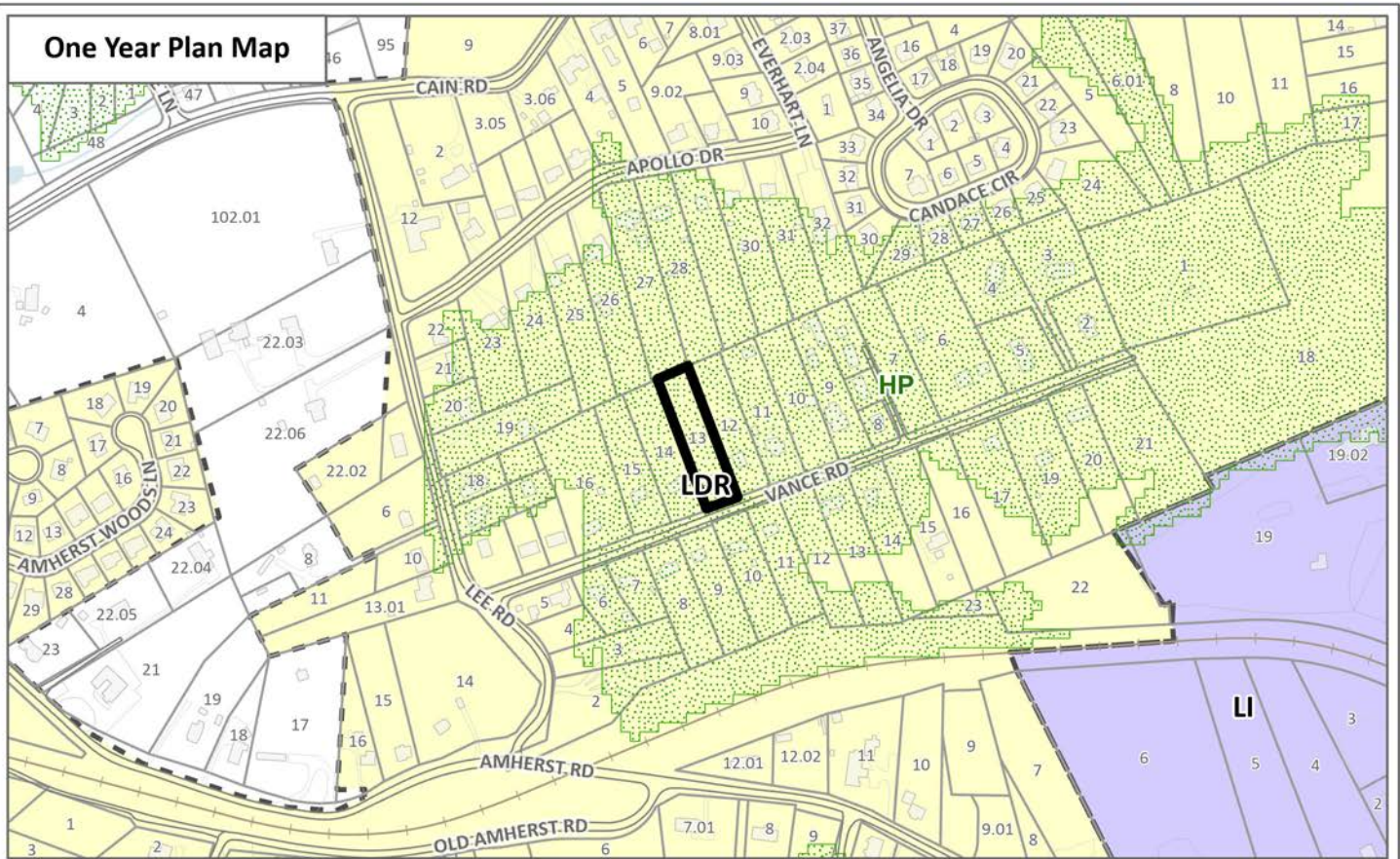
11-L-24-RZ



Case boundary



One Year Plan Map



Existing Land Use Map

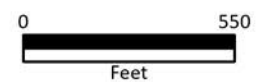


CONTEXTUAL MAPS 3

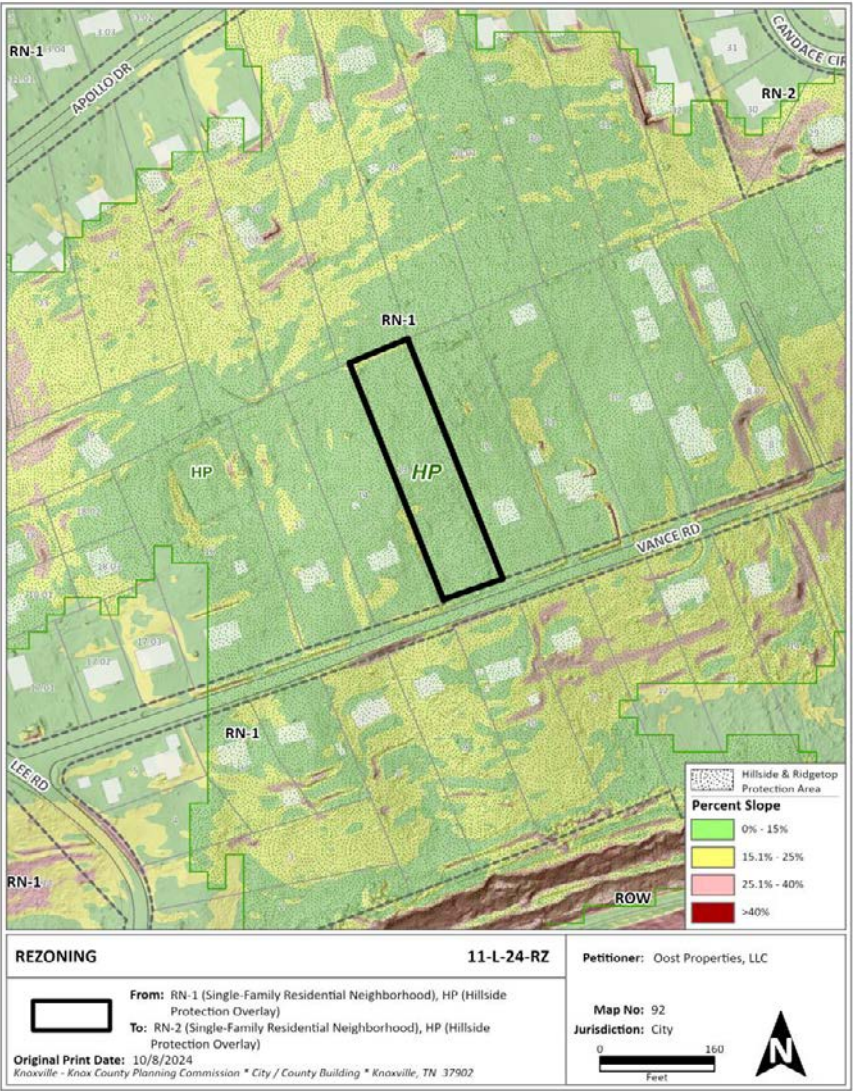
11-L-24-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	32,927.8	0.8			
Non-Hillside	0.0	0.0	N/A		
0-15% Slope	31,835.5	0.7	100%	31,835.5	0.7
15-25% Slope	1,092.3	0.0	50%	546.2	0.0
25-40% Slope	0.0	0.0	20%	0.0	0.0
Greater than 40% Slope	0.0	0.0	10%	0.0	0.0
Ridgetops					
Hillside Protection (HP) Area	32,927.8	0.8	Recommended disturbance budget within HP Area	32,381.6	0.7
			Percent of HP Area	98.3%	





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Oost Properties, LLC

Applicant Name

Owner

Affiliation

9/27/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-L-24-RZ

File Number(s)

CORRESPONDENCE

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

Mohamed Abbas Oost Properties, LLC

Name / Company

P.O. Box 32201 Knoxville TN 37930

Address

631-747-9231 / skylineknox@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Mohamed Abbas Oost Properties, LLC

Owner Name (if different)

P.O. Box 32201 Knoxville TN 37930

Owner Address

631-747-9231 / skylineknox@g

Owner Phone / Email

6521 VANCE RD

Property Address

92 N B 013

Parcel ID

0.76 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$650.00

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.

Oost Properties, LLC

9/27/2024

Applicant Signature

Please Print

Date

Phone / Email

Mohamed Abbas Oost Properties, LLC

9/27/2024

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
 - ☐ PA
- ☒ Rezoning

Oost Properties, LLC

Applicant Name	11/14/2024	Affiliation
09/27/2024	November 2024	File Number(s)
Date Filed	Meeting Date (if applicable)	11-L-24-RZ

CORRESPONDENCE

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

<input type="checkbox"/> Applicant	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Option Holder	<input type="checkbox"/> Project Surveyor	<input type="checkbox"/> Engineer	<input type="checkbox"/> Architect/Landscape Architect
Mohamed Abbas	Oost Properties				
Name	Company				
PO Box 32201	Knoxville	TN	37930		
Address	City	State	ZIP		
631-747-9231	skylineknox@gmail.com				
Phone	Email				

CURRENT PROPERTY INFO

Oost Properties	PO Box 32201	6317479231
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
6521 Vance Road	092NB013	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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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 **RN-2**
Proposed Zoning

☐ Plan Amendment Change
Proposed Plan Designation(s)

Pending Plat File Number

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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	Total \$650.00
0801	
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

Mohamed Abbas
Digitally signed by Mohamed Abbas
DN: c=US, E=mmoe11729@gmail.com, CN=Mohamed Abbas
Reason: I have reviewed this document
Contact Info: 631-747-9231
Date: 2024.09.27 08:05:10-0400'

Applicant Signature

631-747-9231

Phone Number

Oost Properties, LLC

Please Print

skylineknox@gmail.com

Email

09/27/24

Date

Mohamed Abbas
Digitally signed by Mohamed Abbas
DN: c=US, E=mmoe11729@gmail.com, CN=Mohamed Abbas
Reason: I have reviewed this document
Contact Info: 631-747-9231
Date: 2024.09.27 08:05:18-0400'

Property Owner Signature

Mohamed Abbas

Please Print

09/27/2024, SG

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

11/15/2024

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

Mohamed Abbas

Digitally signed by Mohamed Abbas
DN: C=US, E=moe11729@gmail.com, CN=Mohamed Abbas
Reason: I have reviewed this document
Contact Info: 631-747-9231
Date: 2024.09.27 10:31:58-04'00'

Oost Properties, LLC

09/27/2024

Applicant Signature

Applicant Name

Date

11-L-24-RZ

FILE NUMBER