

REZONING REPORT

▶ **FILE #:** 10-C-24-RZ

AGENDA ITEM #: 14

AGENDA DATE: 10/3/2024

▶ **APPLICANT:** JEFF YOUNG
OWNER(S): YOUNG JESSE & BEVERLY JEAN

TAX ID NUMBER: 130 16312 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11434 SNYDER RD

▶ **LOCATION:** Southeast of Snyder Rd, east side of Turkey Path Way

▶ **APPX. SIZE OF TRACT:** 1.99 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Snyder Road, a minor collector street with a pavement width of 19-ft within a 64-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

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

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

▶ **EXISTING LAND USE:** Single Family Residential

▶ **DENSITY PROPOSED:** up to 3 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 - A(Agricultural), RA (Low Density Residential)

South: Single family residential - A (Agricultural)

East: Single family residential, agriculture/forestry/vacant land - (A) Agricultural, PR(k) (Planned Residential with Conditions)

West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The surrounding area is residential in nature. The Knoxville Christian School is .24 miles southwest of the subject property. The Town of Farragut is nearby.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and the 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The surrounding area has experienced a transition from the A (Agricultural) zone to the PR (Planned Residential) and RA (Low Density Residential) zones since the early 1990's.
2. Development trends in the surrounding area have mainly been residential; three single-family subdivisions have been developed within .35 miles of the subject property since 2008.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR (Planned Residential) zone is intended to offer flexibility for various types of residential development and ensure harmony with surrounding zones. The PR zone with the requested 3 du/ac is compatible with surrounding zoning, which includes RA and the PR zone with density ranging from 1 to 4.68 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any future development is 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 AN AMENDMENT.

1. The proposed density of 3 du/ac could yield up to 5 lots. The requested density is consistent with the low-density residential developments in the area. As such, the rezoning is not anticipated to impact the surrounding area adversely.
2. The PR zone ensures that site plans will undergo a public review process and obtain Planning Commission approval before construction can begin. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF 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 RC (Rural Conservation) place type in the Knox County Comprehensive Plan, which allows consideration of the PR zone with up to 3 du/ac as a partially related zone. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria for approval. This property meets the criterion that the proposed zone must be compatible with the current zoning district of adjacent sites. The RA zone is adjacent to the north and west, which is compatible with a density of 3 du/ac.
2. The primary land use in the RC place type is residential, single-family dwellings in a conservation pattern, and the secondary uses include attached residential dwellings and civic uses. The PR zone permits houses, attached houses, duplexes, and community facilities.
3. The rezoning complies with the Comprehensive Plan's Implementation Policy 2 to ensure that new development is sensitive to existing community character. The requested density of up to 3 du/ac aligns with the surrounding development, which consists of residential uses on various lot sizes.

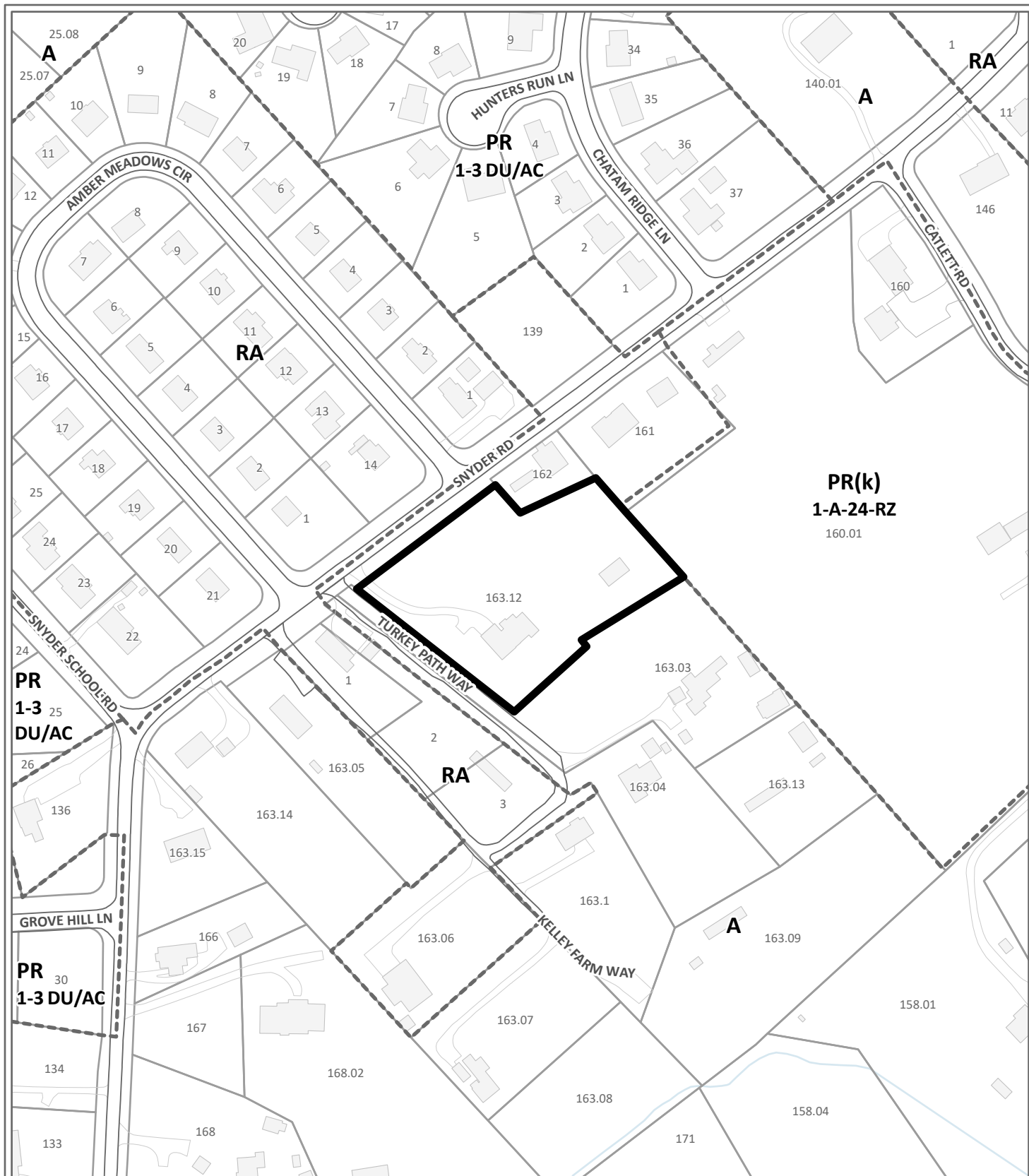
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 2 (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 11/12/2024. 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

10-C-24-RZ

Petitioner: Jeff Young



From: A (Agricultural)

To: PR (Planned Residential) 1-3 du/ac

Map No: 130

Jurisdiction: County

Original Print Date: 8/26/2024

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

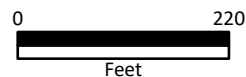
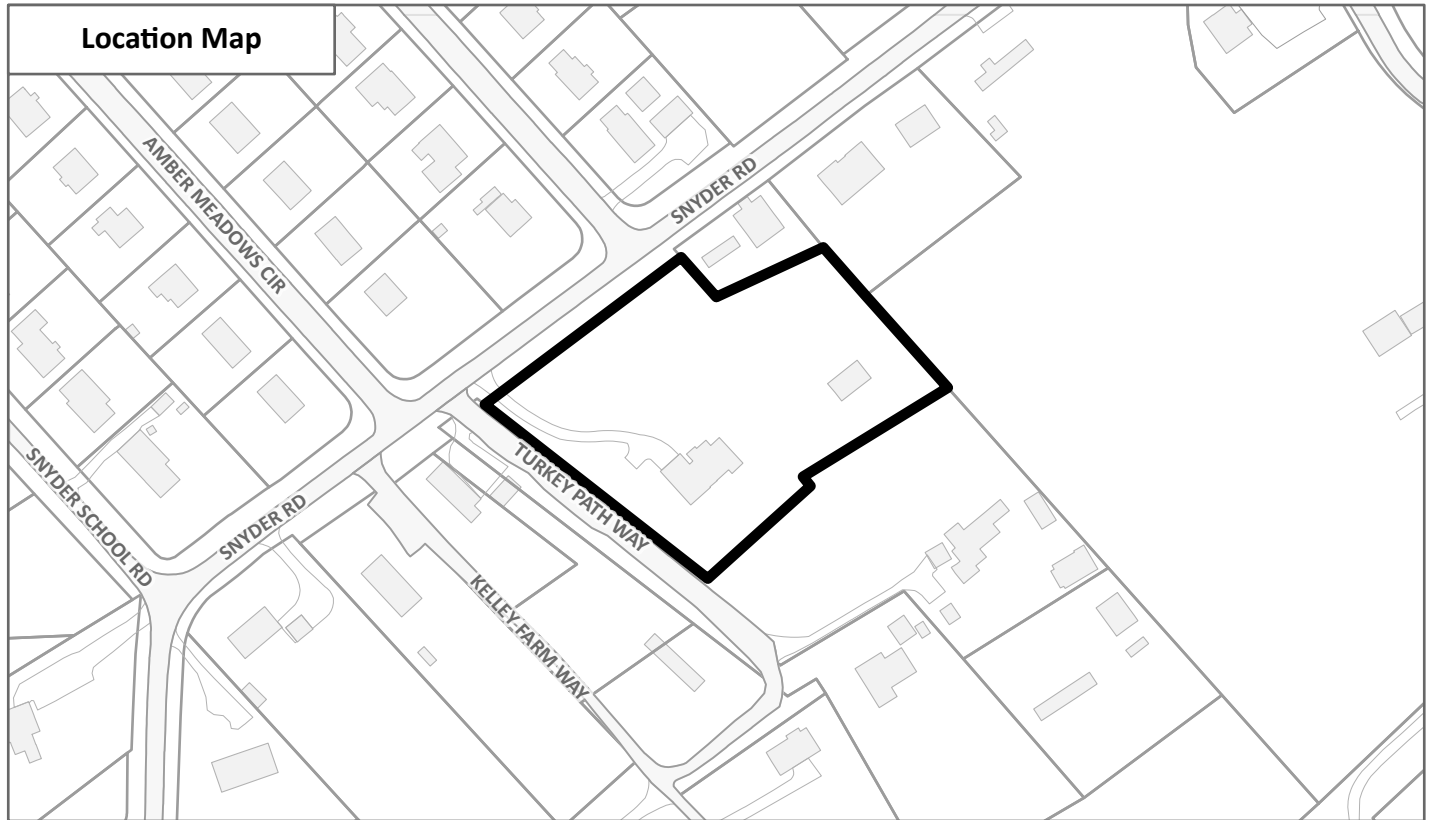


Exhibit A. Contextual Images

Location Map



Aerial Map

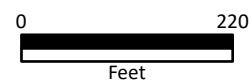


CONTEXTUAL MAPS 1

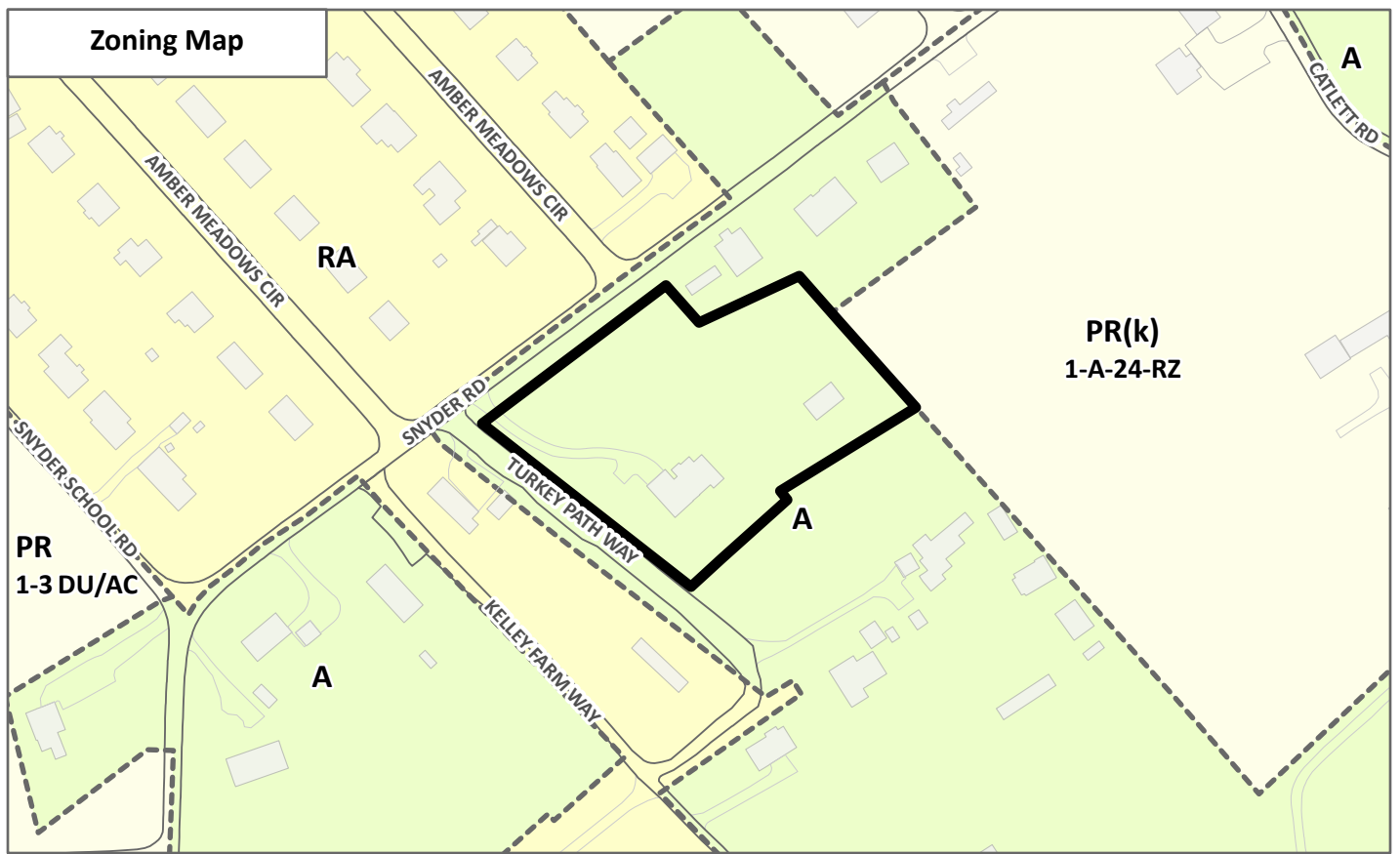
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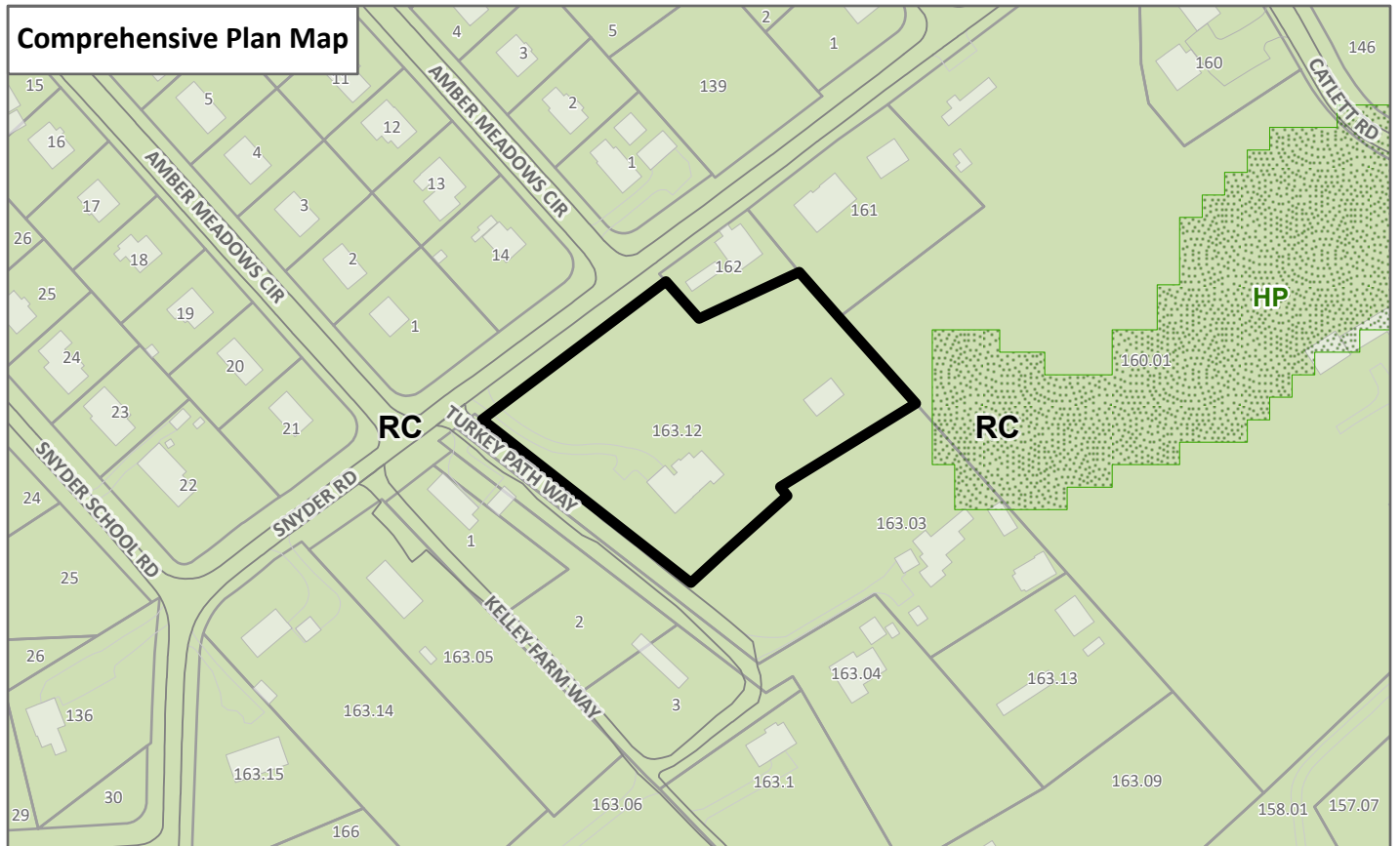
Case boundary



Zoning Map



Comprehensive Plan Map

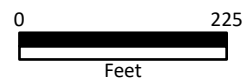


CONTEXTUAL MAPS 2

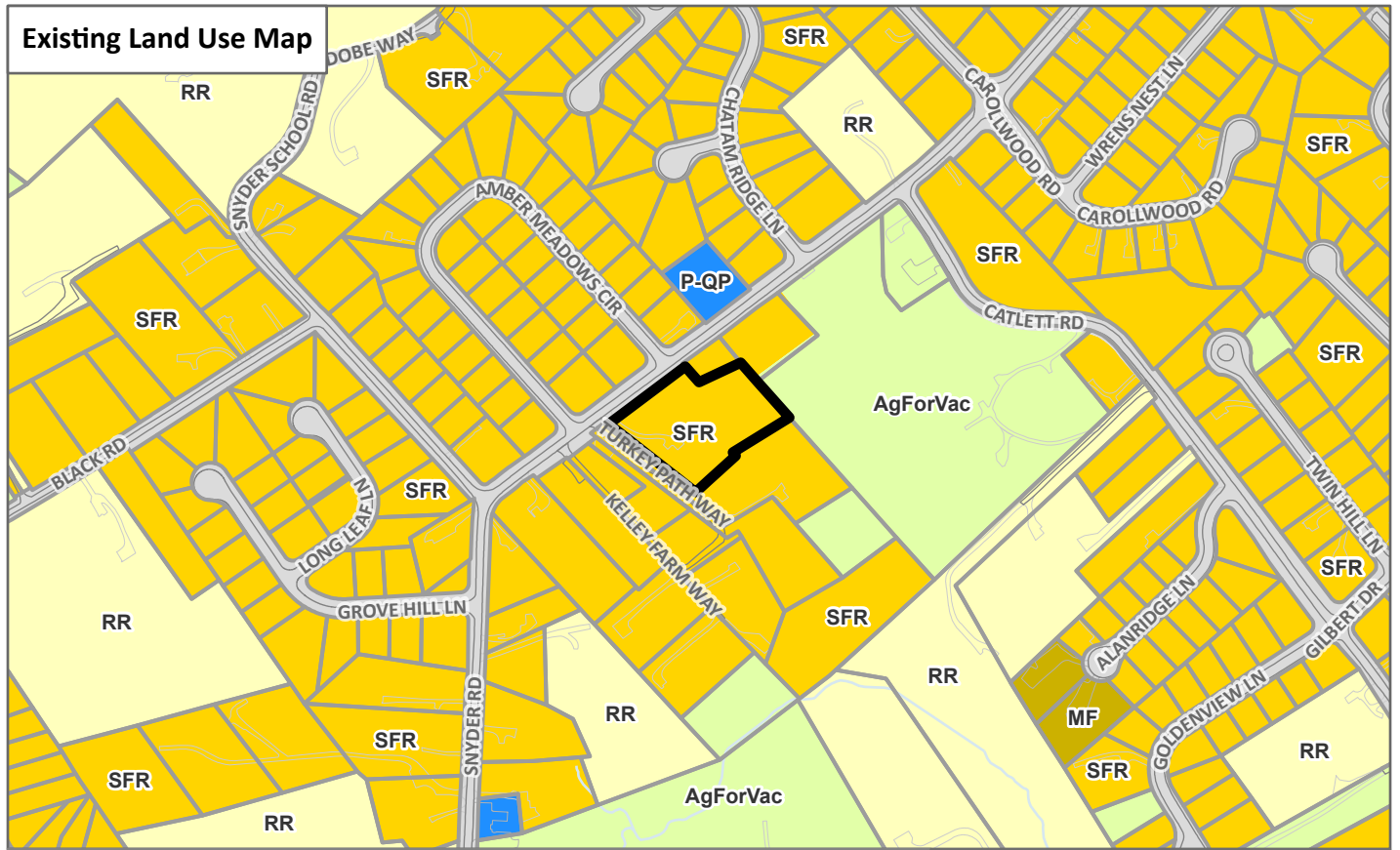
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Case boundary



Existing Land Use Map

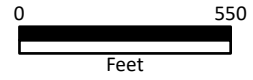


CONTEXTUAL MAPS 3

10-C-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

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

Jeff Young

Applicant Name

Affiliation

8/2/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-C-24-RZ

File Number(s)

CORRESPONDENCE

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

Jeff Young

Name / Company

2300 Covered Bridge Blvd Knoxville TN 37912

Address

561-573-7012 / knoxeyeguy@gmail.com

Phone / Email

CURRENT PROPERTY INFO

YOUNG JESSE & BEVERLY JEAN

Owner Name (if different)

11434 Snyder Rd Knoxville TN 37932

Owner Address

214-532-2171

Owner Phone / Email

11434 SNYDER RD

Property Address

130 16312

Parcel ID

Part of Parcel (Y/N)?

1.99 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

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

<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 3 du/ac

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	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	Jeff Young Please Print	8/2/2024 Date
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Phone / Email		
Property Owner Signature	YOUNG JESSE & BEVERLY JEAN Please Print	8/2/2024 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

Jeff Young

Applicant Name

Affiliation

July 10, 2024

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

Jeff Young

Name

Company

2300 Covered Bridge Blvd

Knoxville

TN

37932

Address

City

State

ZIP

561-573-7012

knoxeyeguy@gmail.com

Phone

Email

CURRENT PROPERTY INFO

YOUNG JESSE & BEVERLY JEAN

11434 SNYDER RD

214-532-2171

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

11434 SNYDER RDKNOXVILLE, TN 37932

PARID: 130 16312

Property Address

Parcel ID

First Utility District of Knox County

First Utility District of Knox County

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

Land Use / Place Type
CITY COUNTY

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 **PR PLANNED RESIDENTIAL ZONE (1-3 DU/AC)**
Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

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
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

Jeff Young

July 10, 2024

Please Print

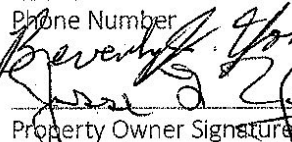
Date

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knoxeyeguy@gmail.com

Phone Number

Email

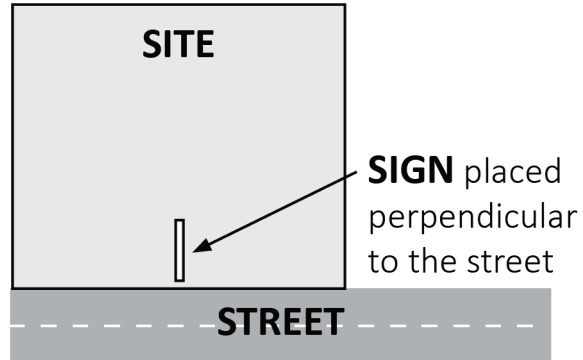

Property Owner Signature

Jesse and Jean Young

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:

_____ 09/20/2024 _____ and _____ 10/04/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Jeff Young

Date: 8/2/2024

File Number: 10-C-24-RZ

- Sign posted by Staff
- Sign posted by Applicant