

REZONING REPORT

▶ **FILE #:** 9-Q-24-RZ

AGENDA ITEM #: 19

AGENDA DATE: 9/12/2024

▶ **APPLICANT:** GREGORY DEE

OWNER(S): Gregory Dee

TAX ID NUMBER: 89 122

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 GEORGE LIGHT RD

▶ **LOCATION:** Southeast side of George Light Rd, northeast side of Solway Rd

▶ **APPX. SIZE OF TRACT:** 2.12 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via George Light Road, a minor collector street with a pavement width of 18-ft within a 47-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** PR (Planned Residential) up to 3 du/ac, A (Agricultural), TO (Technology Overlay), F (Floodway)

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

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

▶ **DENSITY PROPOSED:** 2 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 - RA (Low Density Residential), TO (Technology Overlay)

South: Single family residential - PR (Planned Residential) at 1-3 du/ac

East: Water, agriculture/forestry/vacant land - F (Floodway), TO (Technology Overlay)

West: Public park, public/quasi-public (cemetery) - PR (Planned Residential) at 1-3 du/ac, A (Agriculture), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The surrounding area is predominantly residential in nature, with undeveloped forested and agricultural land nearby. Solway Park is 50 ft west of the subject property. Beaver Creek runs along the eastern lot line of the property.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone with up to 1.5 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development. The TO (Technology Overlay) and F (Floodway) zones would 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. Development in the surrounding area has gradually shifted from undeveloped agricultural lands to residential uses since 2003. The trend in significant development began with a 63-lot subdivision constructed 934 ft north of the subject property in 2004. Since then, four additional single-family subdivisions have been built within .31 miles of the subject property.
 2. In 2022, a 49-unit subdivision constructed 288-ft northwest of the subject property.
 3. In 2020, Knox County established the Beaver Creek Water Trail, which runs along the property's eastern lot line.

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 encourage more imaginative solutions to environmental design problems and is compatible with surrounding zones. The subject property is situated on a steep incline abutting Beaver Creek, with 25-40% slopes and above 40% ranges, according to the slope analysis (Exhibit B). It is also in a floodway and floodplain as determined by FEMA.
2. The TO (Technology Overlay) zone is intended to provide for physical development review in the Tennessee Technology Corridor Area. The TO zone requires TTCDA approval of all rezoning requests. This request will be heard at the September 9, 2024 TTCDA meeting (9-B-24-TOR).

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 subject property is partially in a FEMA floodway and 100- and 500-yr floodplains. The floodway protections are meant to mitigate the impacts of development on the waterways. Site plans will be required to comply with the Knox County Stormwater Ordinance.
2. The recommended 1.5 du/ac density could yield a maximum of three lots, which is appropriate due to the sensitive environmental nature of the site and its proximity to Beaver Creek. The recommended density is consistent with the surrounding area, which consists of single-family dwellings in planned residential zones with varying densities between 1-4 du/ac.
3. Before permitting can begin, the subject property must undergo a public review process and obtain Planning Commission approval by submitting a development plan. 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's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. Under the SR place type, the PR zone allows up to 1.5 units per acre and is considered a partially related zone. Per Appendix H of the Comprehensive Plan, a partially related zone must satisfy additional criteria for approval. This property meets Criteria 2, that the zoning district be compatible with the current zoning of adjacent sites, which includes low-density zones such as RA (Low Density Residential) and PR up to 3 du/ac.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and uses allowed by the PR zone at a density of 1.5 units per acre are consistent with other residential developments in the area.

ESTIMATED TRAFFIC IMPACT: 40 (average daily vehicle trips)

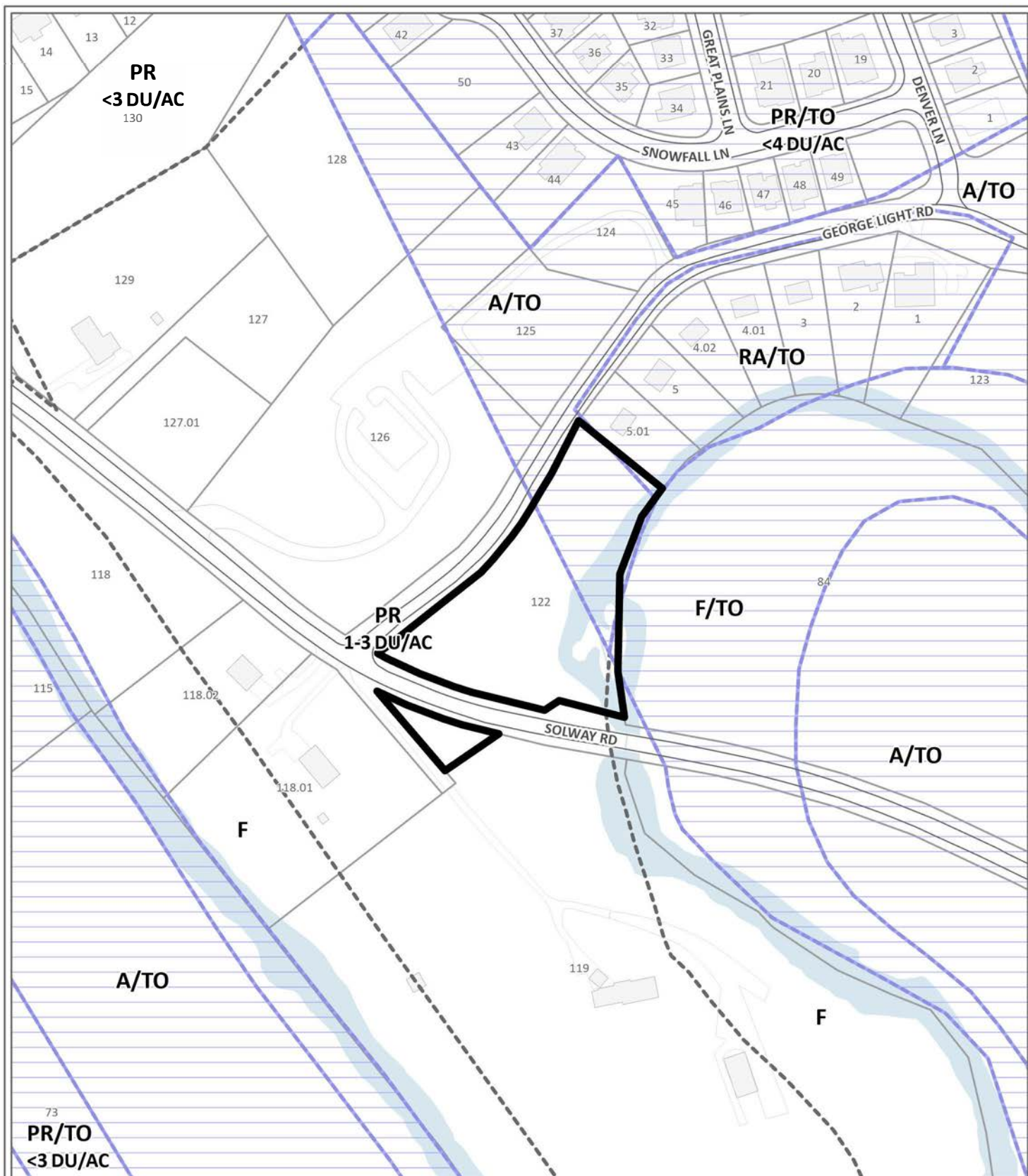
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Mill Creek 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 10/21/2024. 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

9-Q-24-RZ

Petitioner: Gregory Dee



From: A (Agricultural), TO (Technology Overlay), F (Floodway)

To: PR (Planned Residential) at 2 du/ac, TO (Technology Overlay), F (Floodway)

Map No: 89

Jurisdiction: County

Original Print Date: 8/23/2024

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

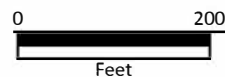
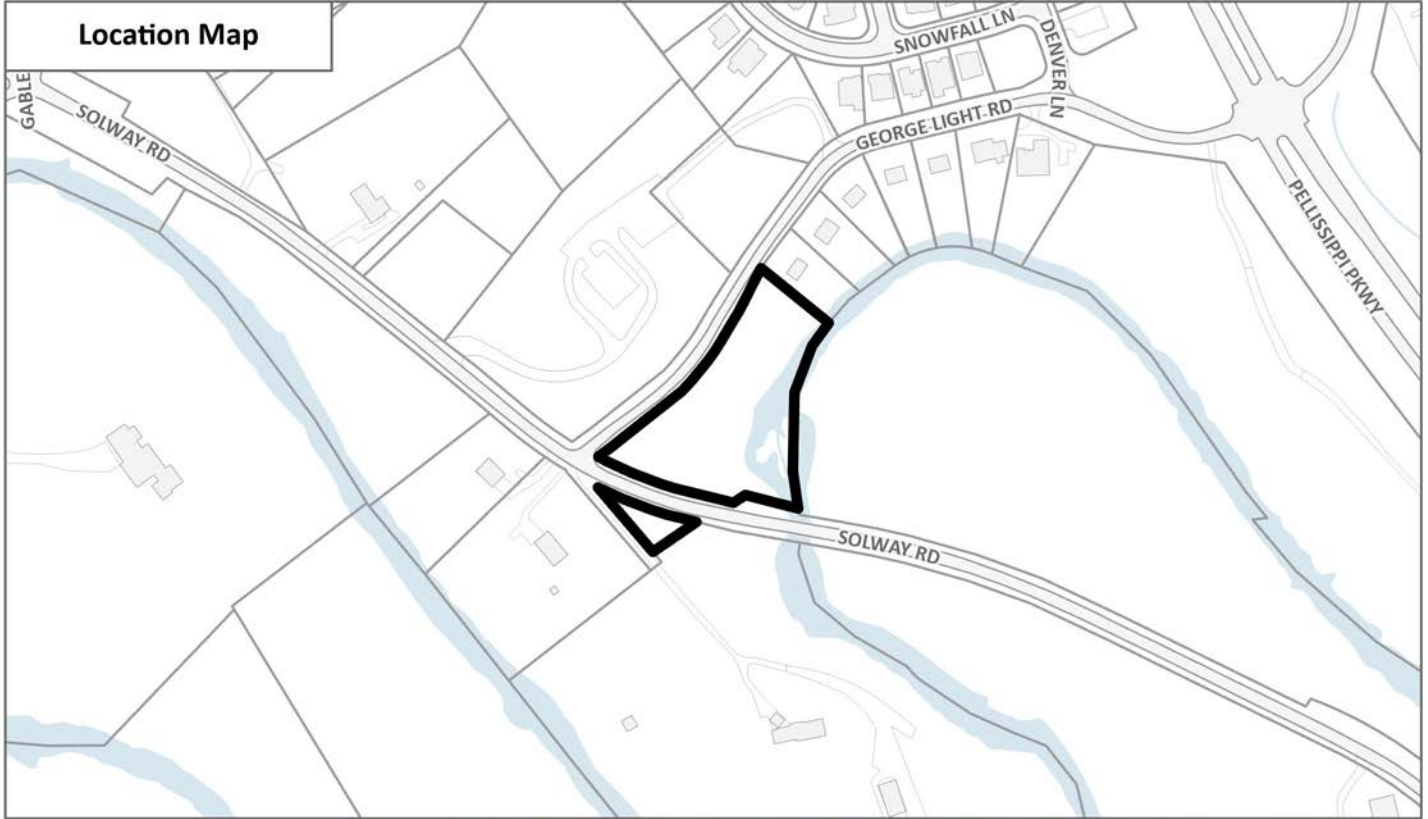


Exhibit A. Contextual Images

Location Map



Aerial Map

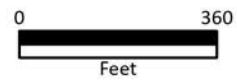


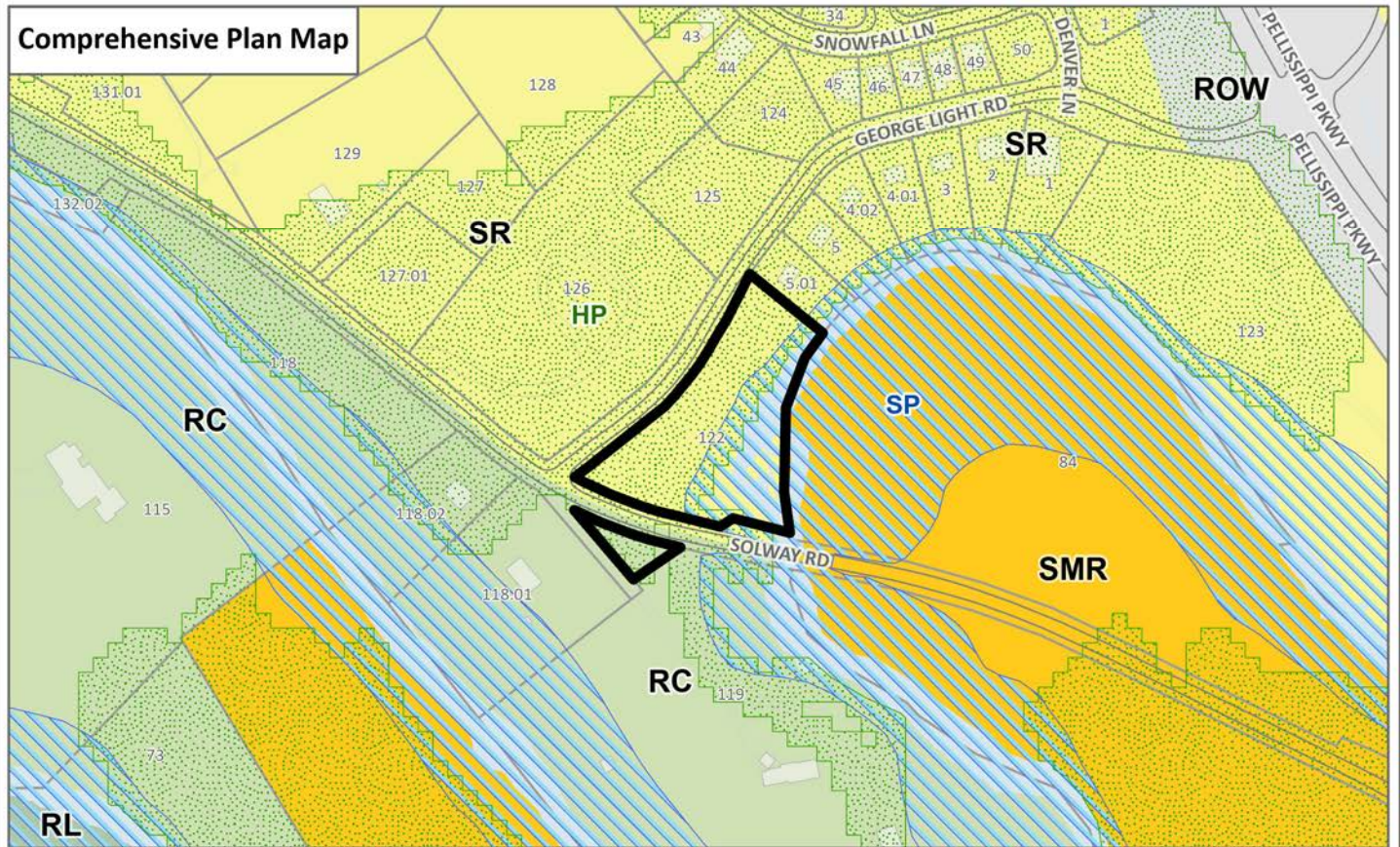
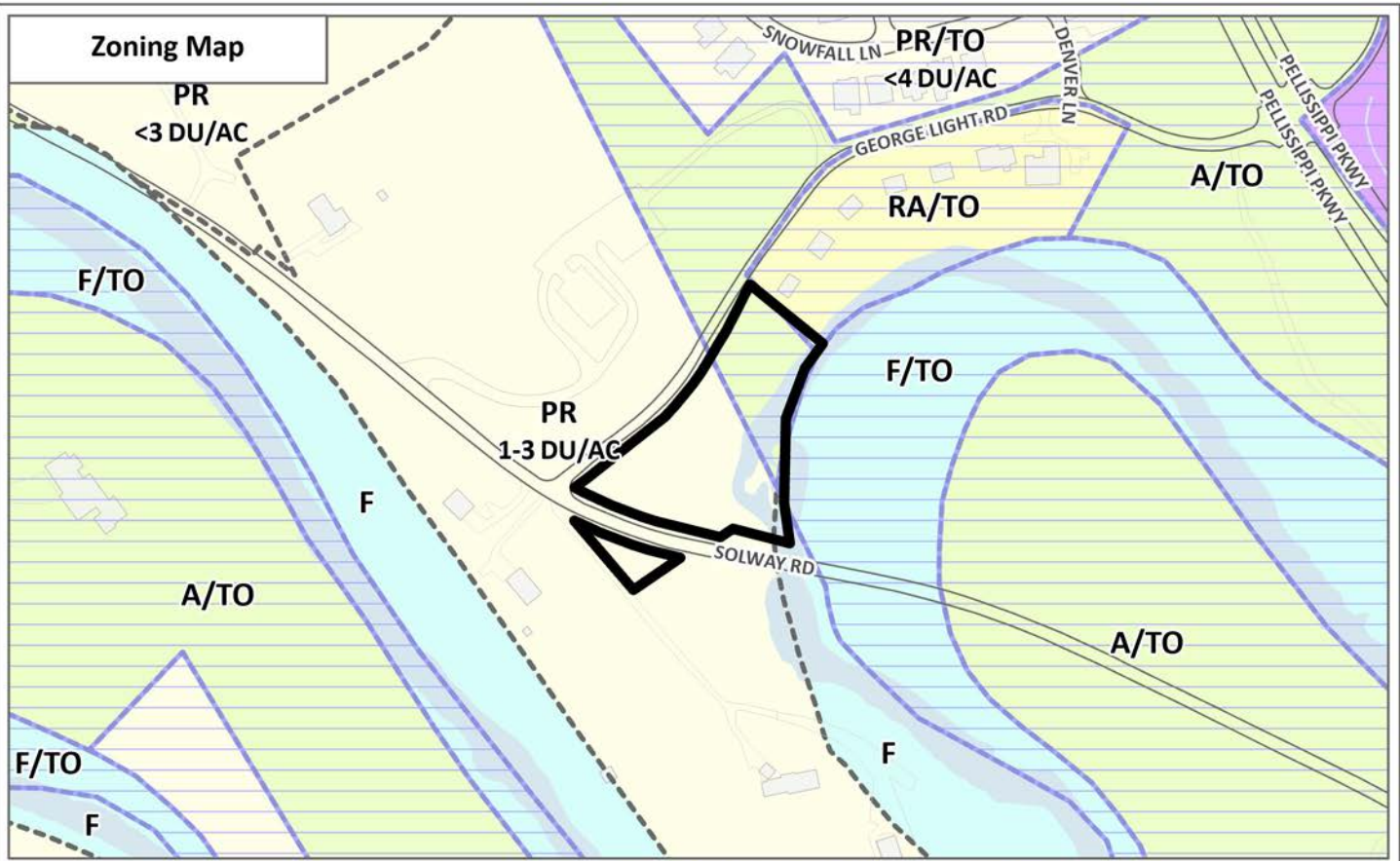
CONTEXTUAL MAPS 1

9-Q-24-RZ




Case boundary

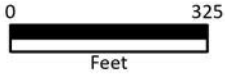





CONTEXTUAL MAPS 2 9-Q-24-RZ



Case boundary



0 325
Feet



N

Existing Land Use Map

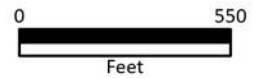


CONTEXTUAL MAPS 3

9-Q-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	2.12		
Non-Hillside	0.58	N/A	
0-15% Slope	0.34	100%	0.34
15-25% Slope	0.28	50%	0.14
25-40% Slope	0.41	20%	0.08
Greater than 40% Slope	0.51	10%	0.05
Ridgetops			
Hillside Protection (HP) Area	1.54	Recommended disturbance budget within HP Area (acres)	0.61
		Percent of HP Area	39.7%

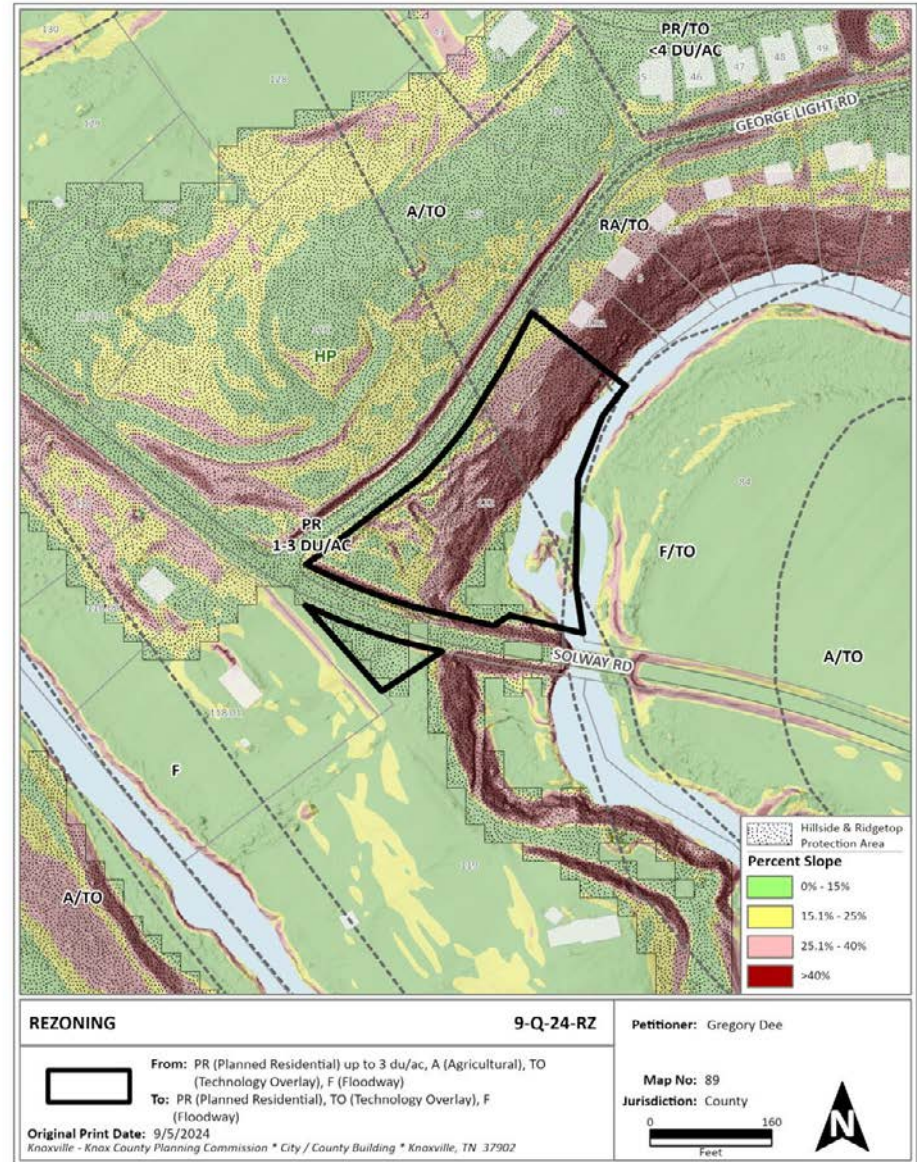
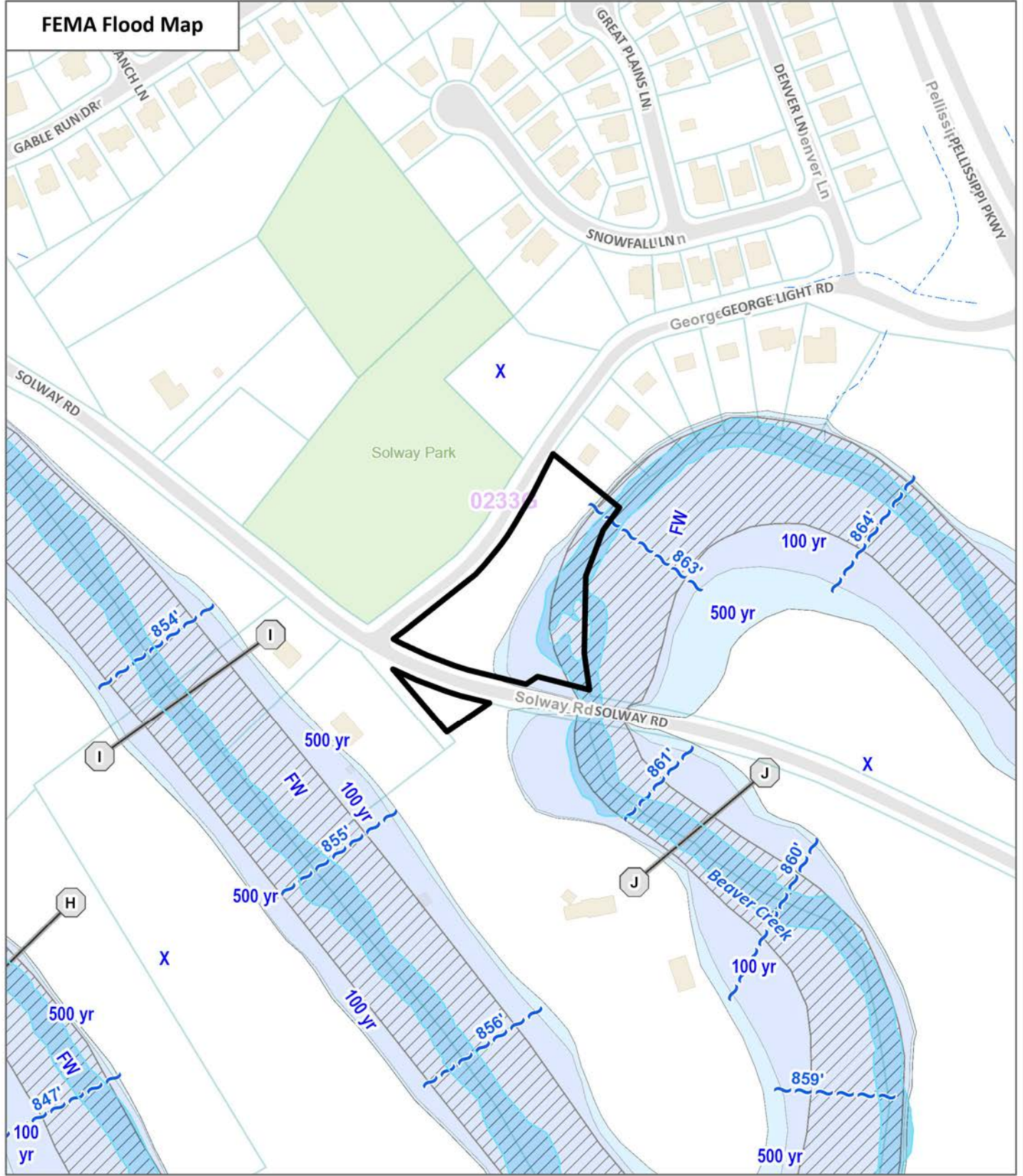


Exhibit B. Supplemental Map

FEMA Flood Map

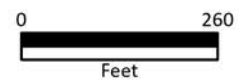


SUPPLEMENTAL MAP

9-Q-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

Gregory Dee

Applicant Name

Affiliation

7/30/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-Q-24-RZ

File Number(s)

CORRESPONDENCE

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

Gregory Dee

Name / Company

5725 Ball Road Knoxville TN 37931

Address

865-556-0096 / gregdeconstruction@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Gregory Dee

Owner Name (if different)

5725 Ball Road Knoxville TN 37931

Owner Address

865-556-0096 / gregdeconstru

Owner Phone / Email

0 GEORGE LIGHT RD

Property Address

89 122

Parcel ID

0.5 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West 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	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	PR (Planned Residential), TO (Technology Overlay), F (Floodway) Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

up to 2 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: **Gregory Dee** Date: **7/30/2024**
Please Print

Phone / Email

Property Owner Signature: **Gregory Dee** Date: **7/30/2024**
Please Print

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

[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 PA
 - Rezoning

Gregory Dee

Applicant Name 7/29/24	Meeting Date (if applicable) Sept 12, 2024	Affiliation 9-Q-24-RZ
Date Filed	Meeting Date (if applicable)	File Number(s)

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
- Gregory Dee**

Name 5725 BALL ROAD	Company Knoxville	TN	37931
Address 865-556-0096	City gregdeeconstruction@gmail.com	State	ZIP
Phone	Email		

CURRENT PROPERTY INFO

Property Owner Name (if different) 0 George Light Rd	Property Owner Address 089 122	Property Owner Phone
Property Address WKUD	Parcel ID WKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> 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

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 **Rezone entire parcel to PR 2 DU per acre**

Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

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	\$650.00
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

Gregory Dee

7/29/24

Please Print

Date

865-556-0096

gregdeconstruction@gmail.com

Phone Number

Email

7/29/24

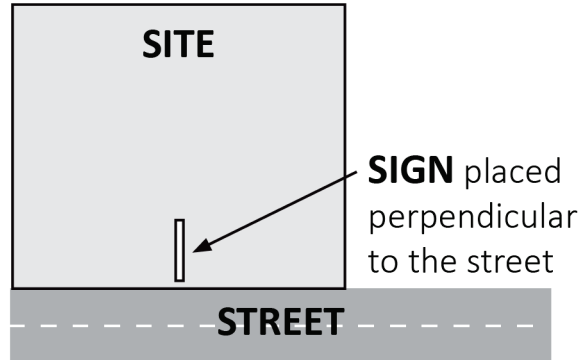
07/30/2024, SG


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:

_____ 08/30/2024 _____ and _____ 09/13/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Gregory Dee

Date: 07/30/2024

File Number: 9-Q-24-RZ

- Sign posted by Staff
- Sign posted by Applicant