

REZONING REPORT

▶ **FILE #:** 8-H-24-RZ **AGENDA ITEM #:** 8
 POSTPONEMENT(S): 8/8/2024 **AGENDA DATE:** 9/12/2024
 ▶ **APPLICANT:** MICHAEL SHADDLE
 OWNER(S): Michael Shaddle

TAX ID NUMBER: 104 33 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 9510 DAYBREAK DR
 ▶ **LOCATION:** South side of Daybreak Dr, northeast of Middlebrook Pike
 ▶ **APPX. SIZE OF TRACT:** 0.98 acres
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Daybreak Dr, local street with 16 ft of pavement width within a 50-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:** A (Agricultural)
 ▶ **ZONING REQUESTED:** RA (Low Density Residential)
 ▶ **EXISTING LAND USE:** Single Family Residential
 ▶
 EXTENSION OF ZONE: No
 HISTORY OF ZONING: None noted
 SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential - A (Agricultural)
 South: Single family residential - A (Agricultural)
 East: Rural residential, single family residential - A (Agricultural)
 West: Rural residential, single family residential - A (Agricultural), PR (Planned Residential) up to 12 du/ac
 NEIGHBORHOOD CONTEXT: The surrounding area consists predominantly of single family detached residential homes on small lots off on side streets and on large lots along Daybreak Drive to the north and Schaad Road to the south. There are two parks, Nicholas Ball Park and Ball Camp Park, and Ball Camp Elementary School within a mile of the property. To the north is Beaver Ridge, which remains forested.

STAFF RECOMMENDATION:

▶ **Deny the RA (Low Density Residential) zone because it is not consistent with the Knox County Comprehensive Plan implementation policies and does not meet the criteria for a rezoning.**

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 CITY/COUNTY GENERALLY:

1. Since 1993, there have been some A to RA and PR rezonings at densities of 1-5 du/ac in the area. The general trend along the south side of Daybreak Drive, consists of small and medium sized-lots and single family detached residential houses while agricultural tracts remain on the north side because of the steep slopes of Beaver Ridge. The adjacent property to the southwest was recently rezoned from PR with up to 5 du/ac to PR with up to 12 du/ac (6-N-24-RZ). However, that parcel is accessed off of Ball Camp Pike, a minor arterial.
2. A portion of Schaad Rd extending from Ball Camp Pike to Olive Branch Laen is nearly complete and will consist of a four-lane, median-divided section with sidewalks on both sides. When considered in context with the rest of the network, this section completes a route between I-40/I-75 in west Knox County and I-75 in north Knox County. The Schaad Road project connects to Ball Camp Elementary, Ball Camp Community Park, and Nicholas Ball Park. The corridor also opens the opportunity for new commercial development.

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

1. The RA zone provides for residential areas with low population densities. Single family homes are permitted while duplexes and garage apartments require use on review approvals.
2. On this roughly 42,666 sq ft site with an existing home, 2 additional single family homes or 1 duplex could be built.
3. 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.

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. This property has exclusive access to Daybreak Drive a narrow 16-ft wide road. While 1-2 additional lots would not require road improvements, Planning is concerned a rezoning would create a ripple effect of other rezoning requests. Additional rezonings would bring additional dwelling units, compiling more traffic onto a subpar road. Since there are no plans to improve Daybreak Drive, this would create a safety concern.
2. This property has some steep slopes through the front of the property within the Hillside Protection area.

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 RA zone is directly related to the SMR (Suburban Mixed-use) place type, meaning uses allowed in the RA zone are compatible with this place type. The RA zone is compatible with the single family homes in the area.
2. Even though low density residential is compatible with the area, the incremental increases in development are not appropriate when the street does not meet roadway width standards. Rezoning along Daybreak Dr are not consistent with the Knox County's Comprehensive Plan's Implementation Policy 9.3, focus growth in areas already served by adequate infrastructure and 9.5, approving development where infrastructure is inadequate or not yet planned.

ESTIMATED TRAFFIC IMPACT: 131 (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: Ball Camp 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.