

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.