

REZONING REPORT

► **FILE #:** 2-B-25-RZ

AGENDA ITEM #: 10

AGENDA DATE: 2/13/2025

► **APPLICANT:** BT DAVIS ENTERPRISES, LLC

OWNER(S): Brian W. Davis BT Davis Enterprises, LLC

TAX ID NUMBER: 78 J B 03602

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7009 WRIGHT RD

► **LOCATION:** West side of Wright Rd, south of Alkison Ln

► **APPX. SIZE OF TRACT:** 19368 square feet

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Wright Road, a local street with 18-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:** RA (Low Density Residential)

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

► **EXISTING LAND USE:** Multifamily Residential

► **DENSITY PROPOSED:** up to 4.5 du/ac

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential)

South: Single family residential, public/quasi public land (Church) - RA (Low Density Residential)

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

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

NEIGHBORHOOD CONTEXT: This area is developed primarily with single family houses. however, there is a church and several duplexes in the vicinity. The subject property is near the Oak Ridge Highway corridor, and there are two apartment developments within a 0.5 mile radius.

STAFF RECOMMENDATION:

► **Deny the PR (Planned Residential) zone up to 4.5 du/ac because the property is inconsistent with the PR zone's intent.**

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 COUNTY GENERALLY:

1. In 2023, a duplex was built on this 19,368 sq ft lot. Duplexes are allowed in the RA zone as a use on review when the lot is at least 10,000 sq ft and sewer is available.
2. The property has no zoning history, which means it has been zoned RA since before 1980. All adjacent lots are RA. Less than 0.25 miles away, there is a 3-acre multi-family development on Wright Road close to Oak Ridge Highway zoned PR up to 8 du/ac.
3. Since 1996, there have been a few rezonings to PR in the area, ranging from 8 to 12 du/ac closer to Harrell Road, a major collector street.

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

1. The PR zone is intended to provide flexibility for different types of residential development and encourage more imaginative solutions to environmental design problems. PR on this 0.44-acre lot is inappropriate. This property is too small to provide a clustered development.
2. PR up to 4.5 du/ac would not allow any additional units. It does allow the lot to be subdivided and attached houses are a permitted use.
3. The peripheral boundary in the PR zone can only be reduced to 15 ft by the Planning Commission. If the lot was subdivided, it would create a nonconformity because the sides of the existing duplex would encroach into the peripheral boundary along the northern and southern sides of the site as it is built 12 ft from the property line.
4. Rezonings 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 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. The rezoning would not create additional traffic in the neighborhood or any expected adverse conditions.

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 proposed PR up to 4.5 du/ac zone is partially related and can be considered in the current SR (Suburban Residential) place type.
2. The proposed zoning district is consistent with the secondary uses of the subject site's place type.
3. The requested zoning district at this location is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

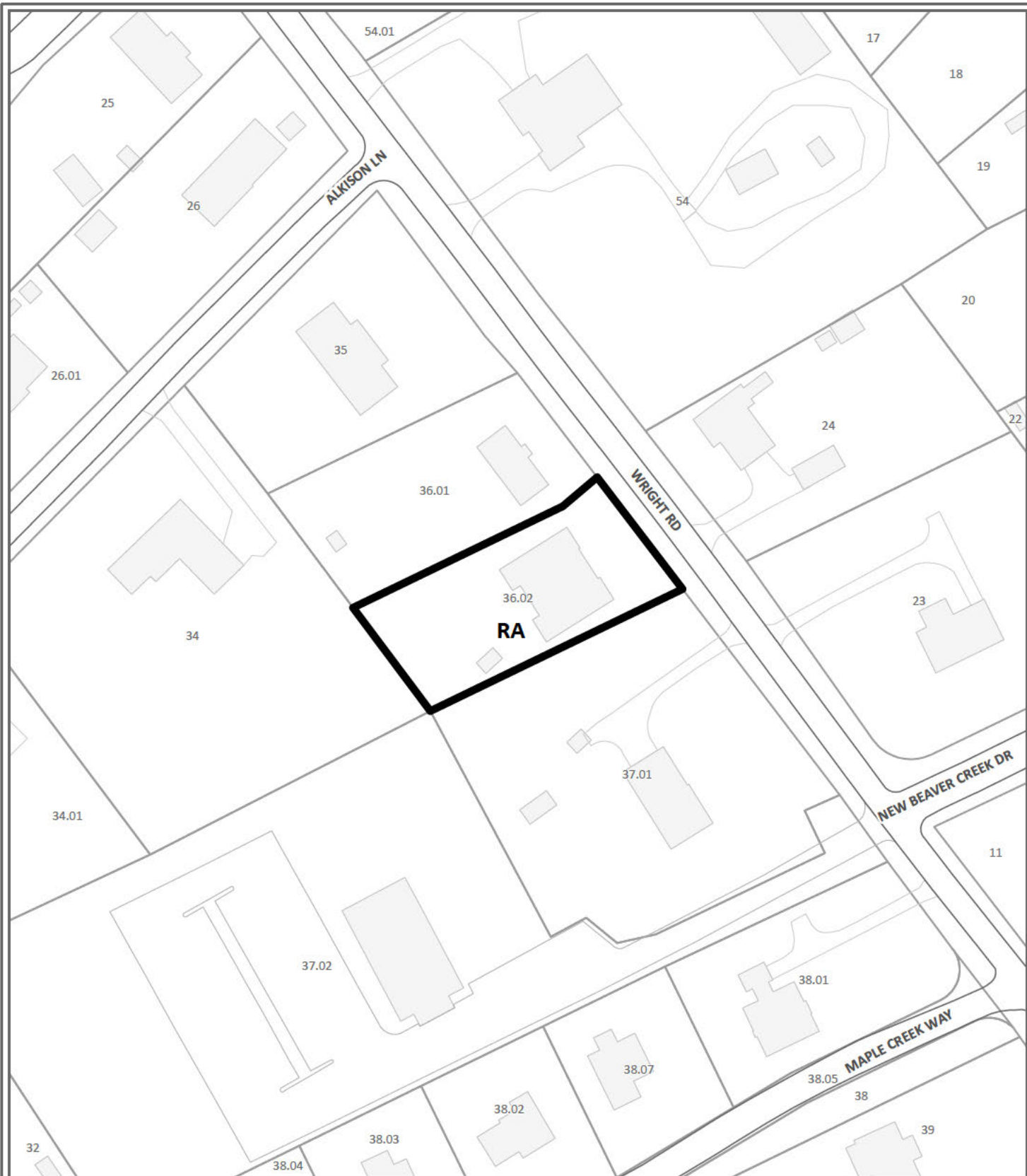
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns 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 Knox County Commission for action on 3/24/2025. 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

2-B-25-RZ

Petitioner: BT Davis Enterprises, LLC



From: RA (Low Density Residential)

To: PR (Planned Residential) 4.5 du/ac

Original Print Date: 1/3/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 78

Jurisdiction: County

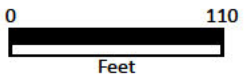
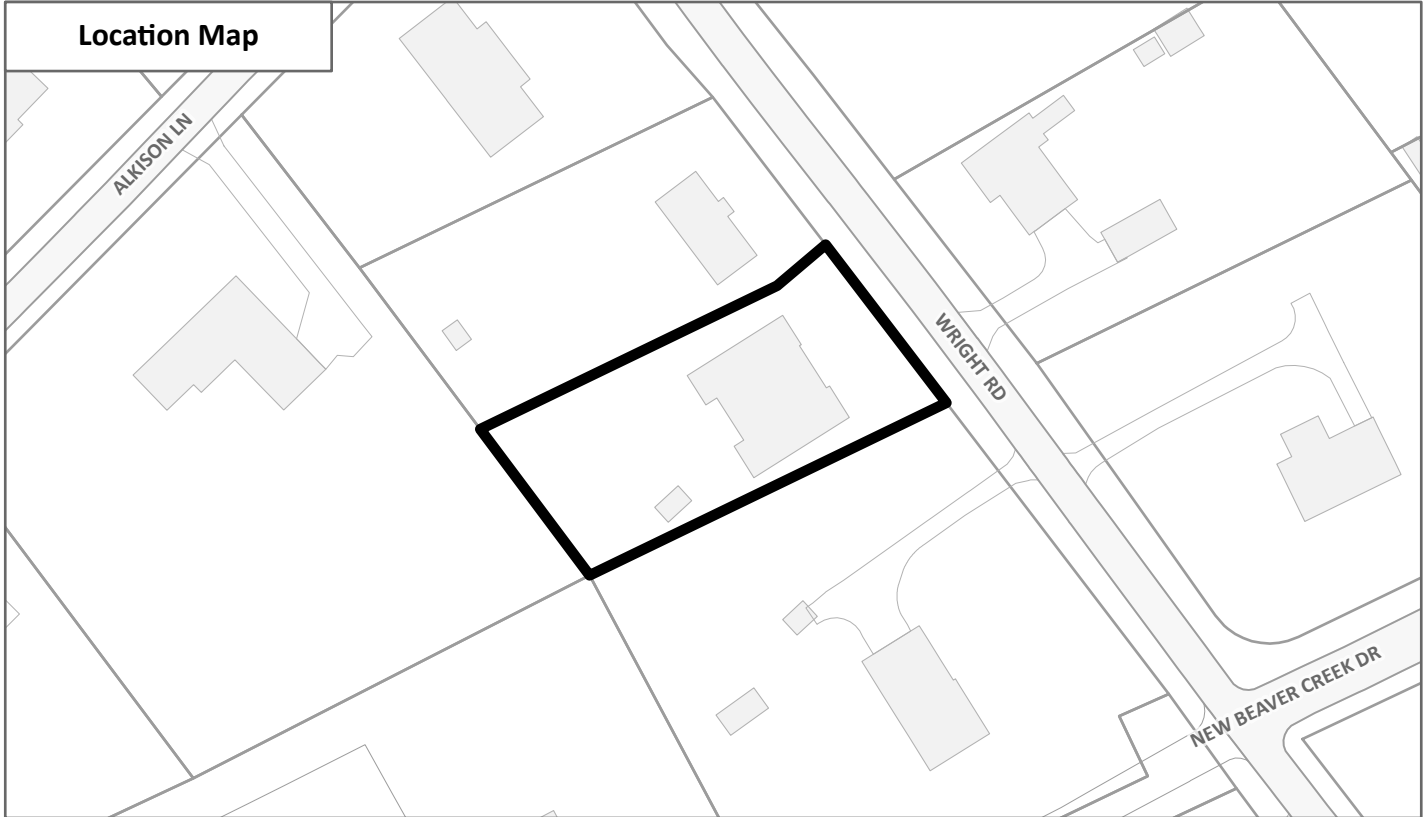


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

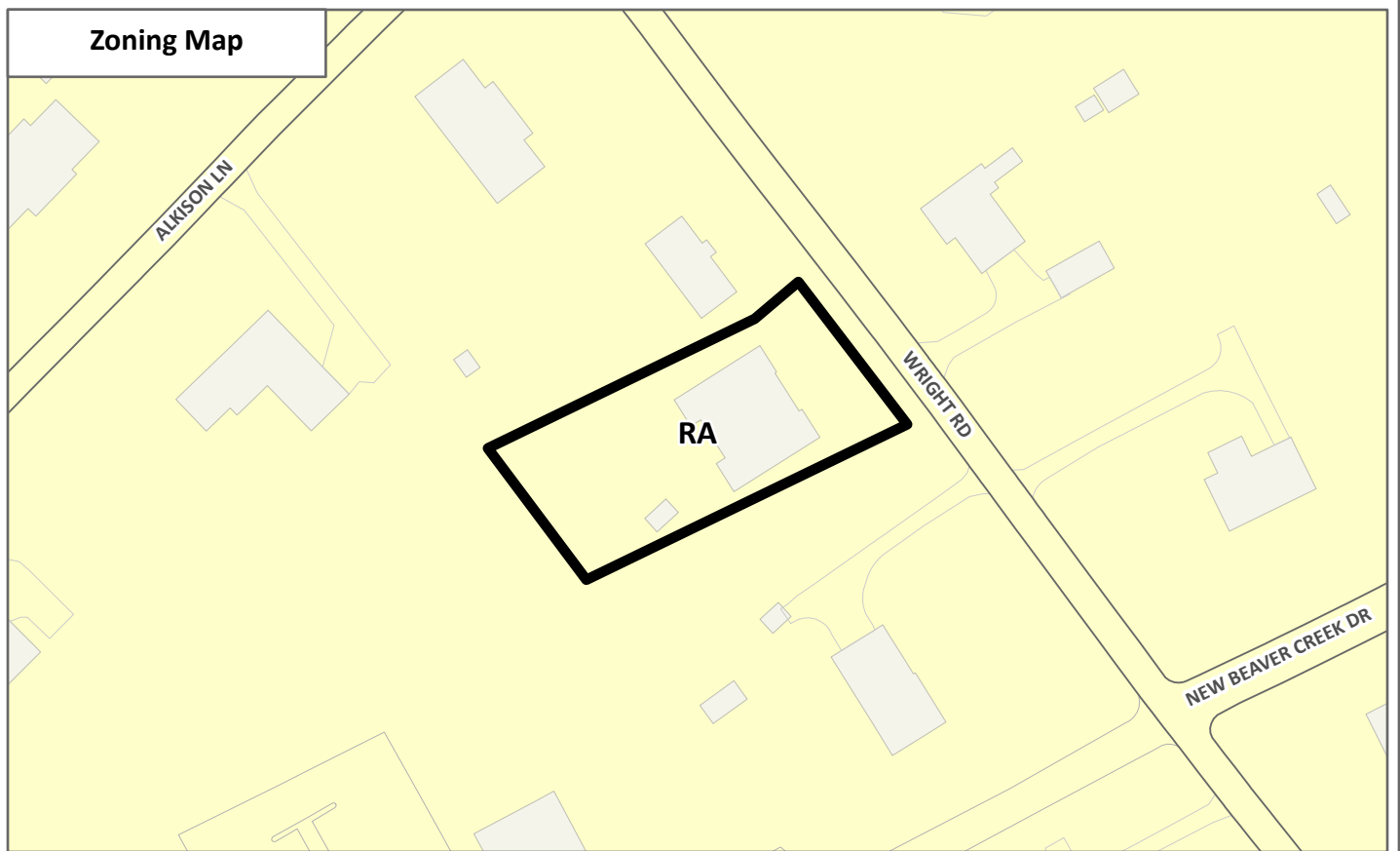
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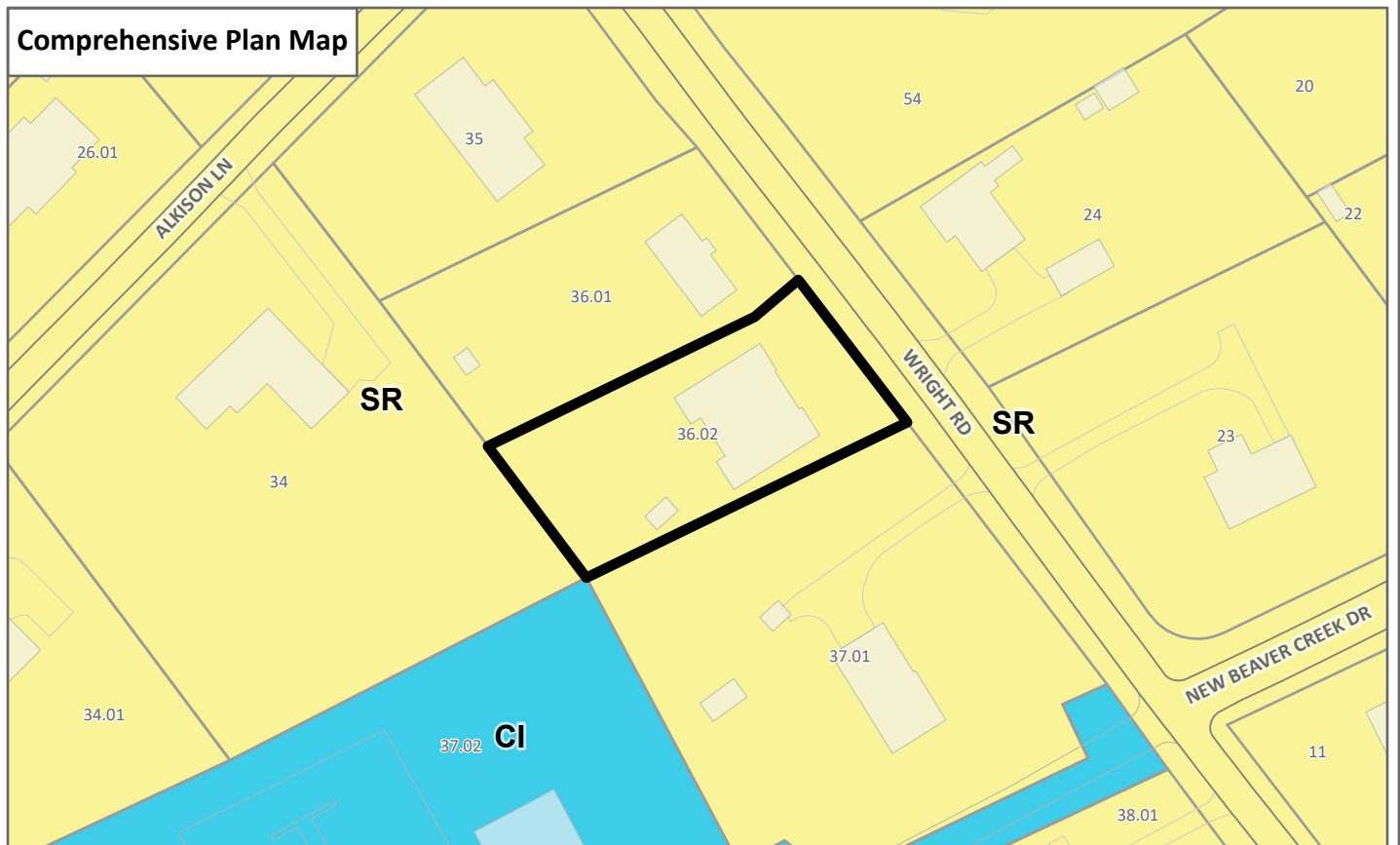
Case boundary



Zoning Map



Comprehensive Plan Map

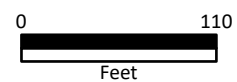


CONTEXTUAL MAPS 2

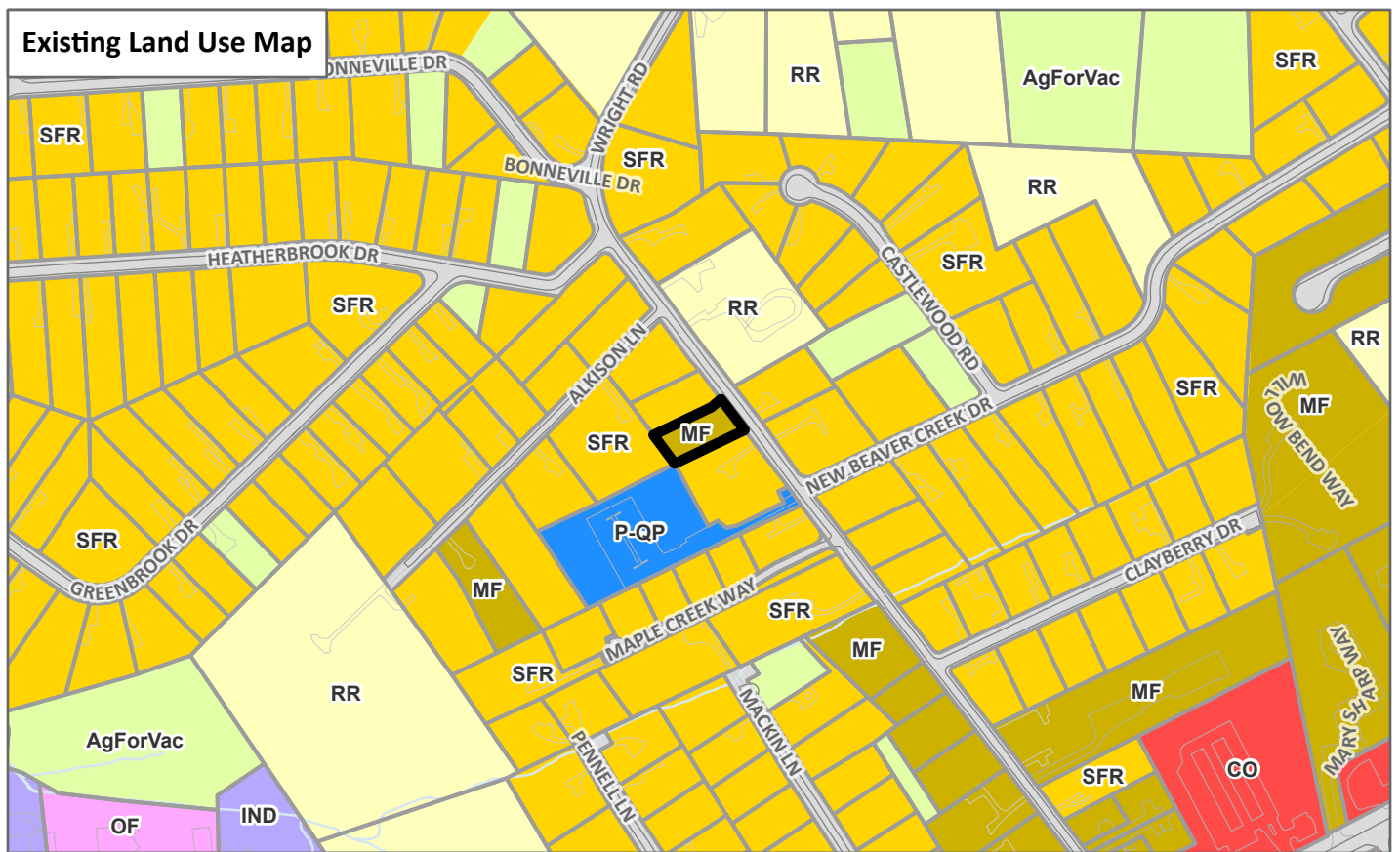
2-B-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

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Case boundary





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

BT Davis Enterprises, LLC

Owner

Applicant Name

Affiliation

12/12/24

2/13/25

Date Filed

Meeting Date (if applicable)

File Number(s)

2-B-25-RZ

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

Brian W. Davis

BT Davis Enterprises, LLC

Name

Company

318 Hawthorne Oaks Way

Powell

TN

37849

Address

City

State

ZIP

(865) 740-2473

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7009 Wright Road (37931)

078JB03602

Property Address

Parcel ID

WKUD

WKUD

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & 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 ☐ 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 **PR**
Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

4.5

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

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature

Print Name / Affiliation

Date

(865) 740-2473

Phone Number

Email

12/19/2024, SG

Property Owner Signature

Please Print

Date Paid

Property Owners Option Holders

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

Acknowledgement

By signing below, you acknowledge 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

Brian Wesley Davis
Signature

Brian Davis
Name

Owner
Affiliation

12/17/24
Date

☒ Owner
☐ Option Holder

318 Hawthorne Oaks Way
Address

Powell
City

TN
State

37849
Zip

Signature

Name

Affiliation

Date

☐ Owner
☐ Option Holder

Address

City

State

Zip

Signature

Name

Affiliation

Date

☐ Owner
☐ Option Holder

Address

City

State

Zip

Signature

Name

Affiliation

Date

☐ Owner
☐ Option Holder

Address

City

State

Zip

Signature

Name

Affiliation

Date

☐ Owner
☐ Option Holder

Address

City

State

Zip

Signature

Name

Affiliation

Date

☐ Owner
☐ Option Holder

Address

City

State

Zip



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.

January 31, 2025

Date to be Posted

February 14, 2025

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

Brian W. Davis
Applicant Signature

BRIAN WESLEY DAVIS
Applicant Name

12/19/24
Date

2-B-25-RZ
FILE NUMBER