

REZONING REPORT

► **FILE #:** 2-F-25-RZ

AGENDA ITEM #: 14

AGENDA DATE: 2/13/2025

► **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): Thomas G Ford

TAX ID NUMBER: 118 185

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 HALL DR

► **LOCATION:** South side of Hall Dr and Annis May Ln

► **APPX. SIZE OF TRACT:** 9.69 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Hall Drive, a local street with 17-ft of pavement width within a 50-ft right-of-way. Access is also via Annis May Lane, a local street with 15-17-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: Rural Metro Fire

WATERSHED: Turkey Creek

► **PRESENT ZONING:** A (Agricultural), CA (General Business)

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

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **DENSITY PROPOSED:** up to 8.5 du/ac

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

HISTORY OF ZONING: In 1998, a request to rezone the property from A (Agricultural) to RB (General Residential) was withdrawn (5-FF-98-RZ). In 1983, the property was part of a large government rezoning to add the TO (Technology Overlay) zone (12-FF-83-RZ), and the TO was removed in a government rezoning in 1992 (10-W-92-RZ).

SURROUNDING LAND USE AND ZONING: North: Public/quasi-public land (church), single family residential - A (Agricultural)

South: Public/quasi-public land (school) - INST (Institutional) in the City of Knoxville

East: Commercial, multifamily residential - CA (General Business) in Knox County, RB (General Residential) in Knox County

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located in the Cedar Bluff area at the intersection of Hall Drive and Dutchtown Road. The subject property directly borders Webb School to the south, and the surrounding area features single-family residential development and a mobile home park. The property is approximately a mile from Pellissippi Parkway and Concord Park.

STAFF RECOMMENDATION:

- **Approve the PR (Planned Residential) zone up to 5 du/ac because it is compatible with surrounding development and amenities, and it acknowledges environmental constraints on the site.**

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. Near this property to the west there is significant ongoing office park and business park development, providing job hubs which may draw more residents to the area seeking closer proximity to employment. Multifamily residential development is anticipated at the intersection of Mabry Hood Road and Dutchtown Road.
2. These changing conditions support consideration of an increase in residential intensity at this location through the PR (Planned Residential) zone, where there is growing workforce opportunity and residential development.

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

1. The PR zone is intended to provide optional methods of land development that are responsive to environmental issues on a property. Residential density can be clustered in the more accommodating areas of a lot to preserve more environmentally sensitive areas.
2. The topographic data on KGIS reveals that there are five large closed contours on the lot, which could be evidence of sinkholes. Sinkholes can significantly impact the development potential of a site. Considering the size and quantity of potential sinkholes here, staff recommend limiting the density to no more than 5 du/ac, rather than the 8.5 du/ac requested.

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. Hall Road and Annis May Lane are unstriped, narrow residential streets, but the property sits a very short distance from Dutchtown Road, which is a minor arterial street with sidewalks and a center turn lane.
2. There is a diverse mix of uses surrounding the lot, including a mobile home park, an auto salvage yard, an office warehouse, a landscaping company, a church, and single-family detached residences. Residential development at this location is not anticipated to have an adverse impact on surrounding properties.

THE 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. A rezoning to PR at 5 du/ac is a partially related zone in the SMR (Suburban Mixed Residential) place type designation on this property in the Comprehensive Plan. It meets the additional criteria required of a partially related zone by being consistent with the secondary uses of the SMR place type. SMR contemplates a greater mix of housing types including multiplexes and townhouses at a house-like scale. The PR zone at 5 du/ac would accomplish this, especially considering the clustering of overall density that is likely to occur with the geotechnical conditions on this lot.
2. Reducing the PR density from 8.5 du/ac to 5 du/ac is consistent with the Comprehensive Plan's Implementation Policy 7 to encourage development practices that conserve and connect natural features and habitat. This lot is entirely wooded with natural sunken features that are not conducive to over-development. A lower density reduces the pressure to over-develop what appears to be an ecologically sensitive area.

ESTIMATED TRAFFIC IMPACT: 798 (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: 5 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff 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 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.



Request to Postpone • Table • Withdraw

Taylor D. Forrester

2/10/25

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

February 13, 2025

Scheduled Meeting Date

File Number(s)

2-F-25-RZ

POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the March 13, 2025 Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Taylor D. Forrester

Digitally signed by Taylor D. Forrester
(DN: cn=Taylor D. Forrester, o=US United States, c=US United States, email=tforrester@knox.com)
Reason: I am the author of this document
Location:
Date: 2025.02.10 11:36:00-05

Taylor D. Forrester

Applicant Signature

Please Print

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email

STAFF ONLY

Staff Signature *Jessie Hillman*

Jessie Hillman

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

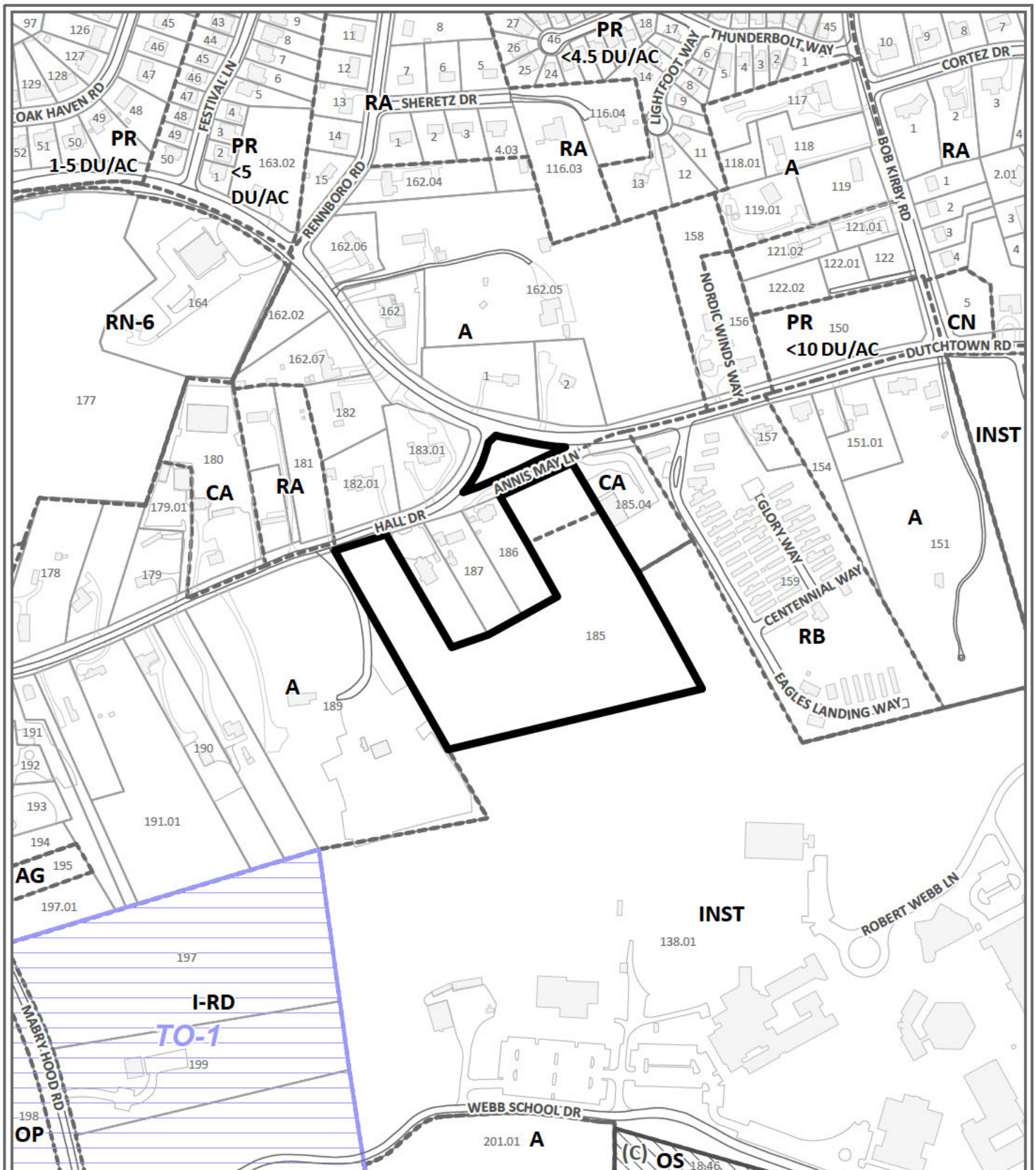
Date:

Payee Name

Payee Phone

Payee Address

October 2022



REZONING

2-F-25-RZ

Petitioner: Taylor D. Forrester



From: A (Agricultural), CA (General Business)

To: PR (Planned Residential) up to 8.5 du/ac

Map No: 118

Jurisdiction: County

Original Print Date: 1/3/2025

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

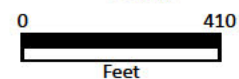
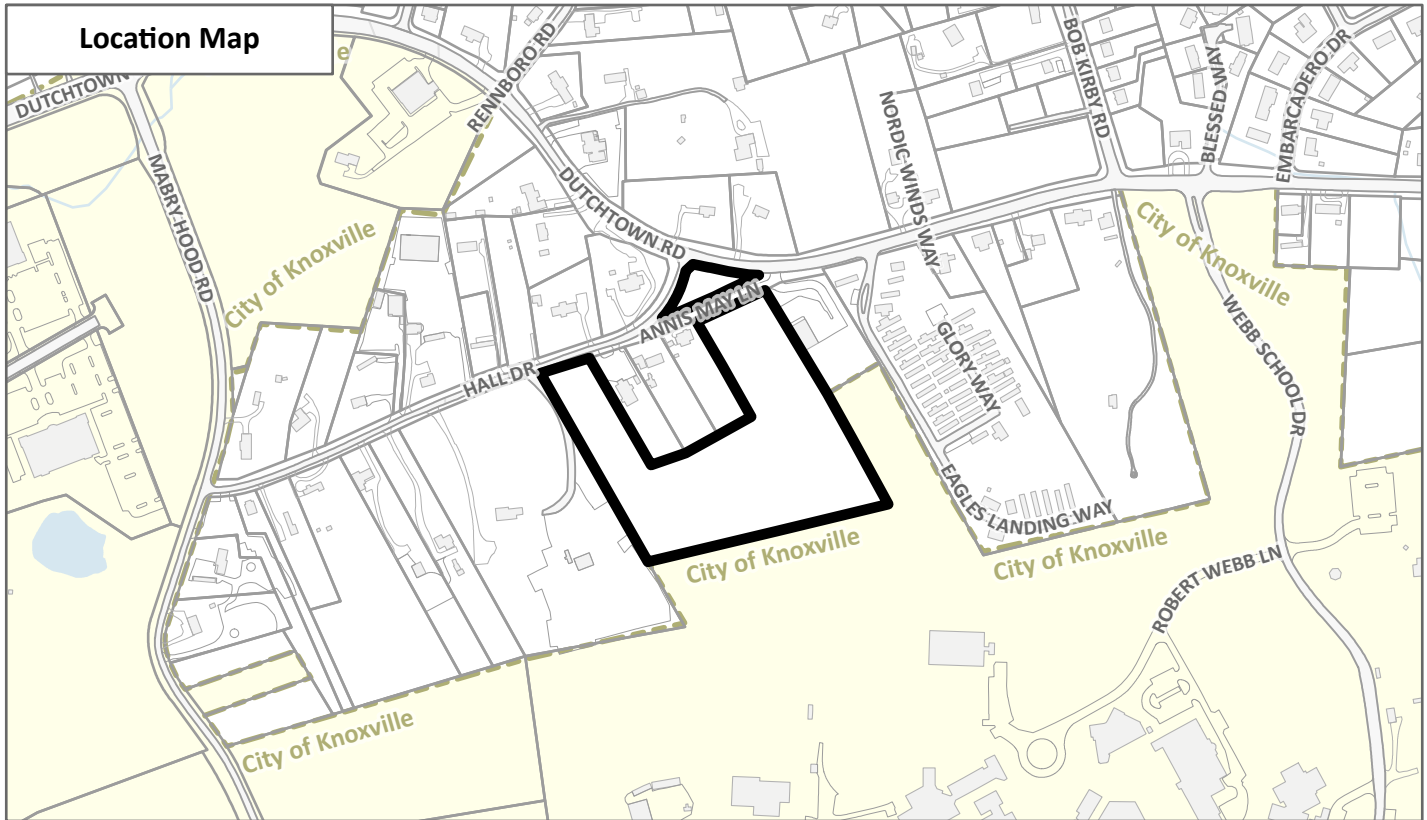
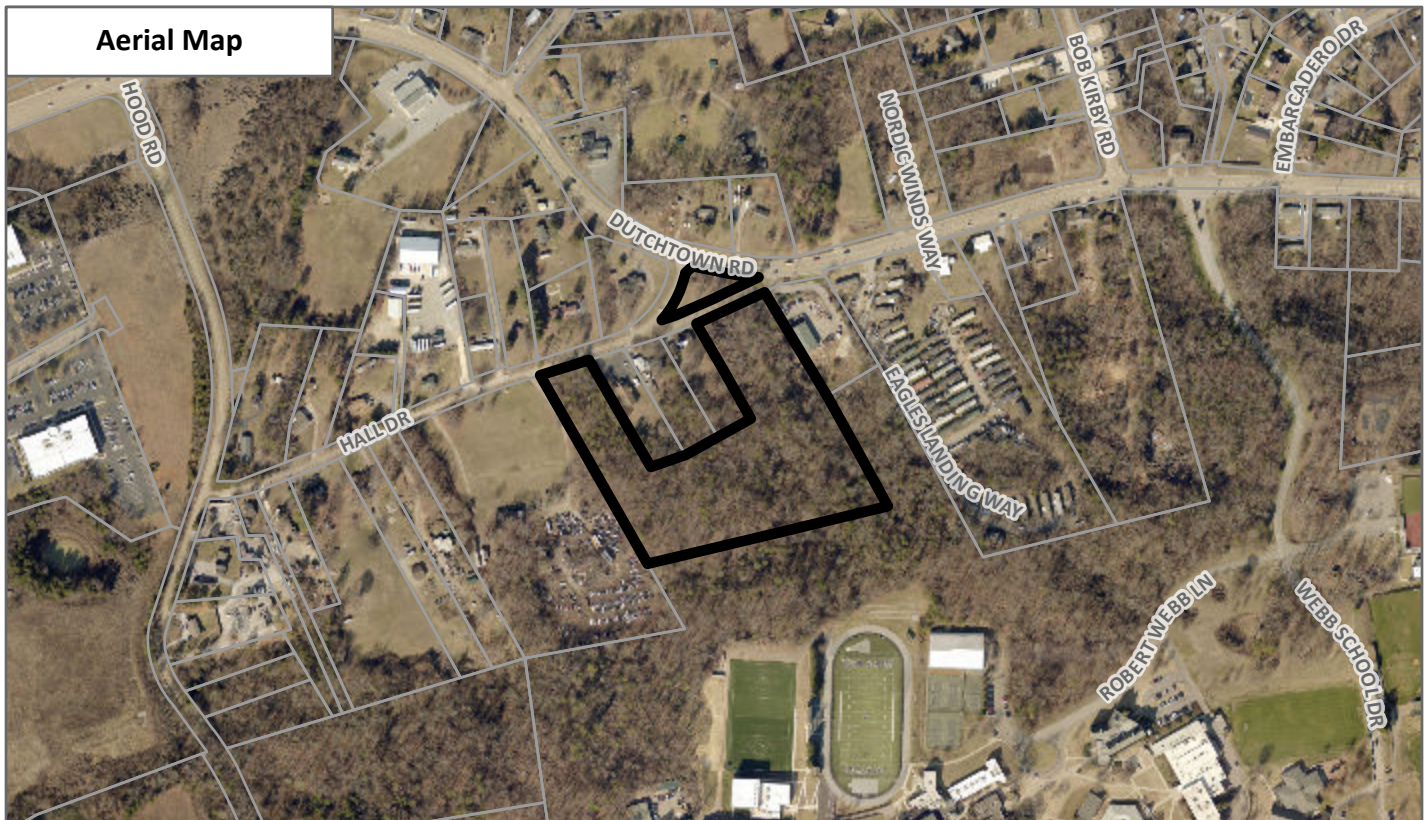


Exhibit A. Contextual Images

Location Map



Aerial Map

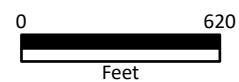


CONTEXTUAL MAPS 1

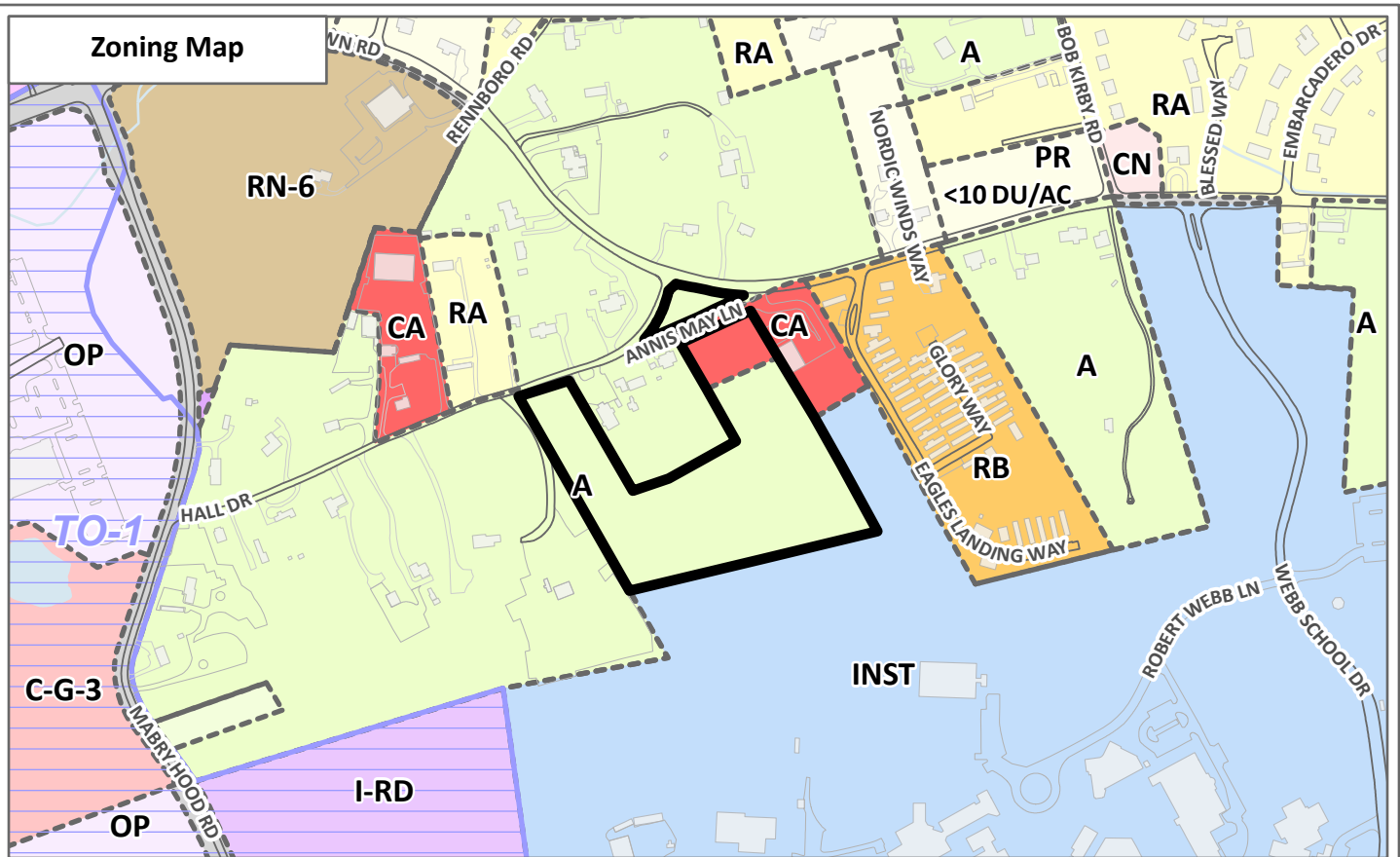
2-F-25-RZ



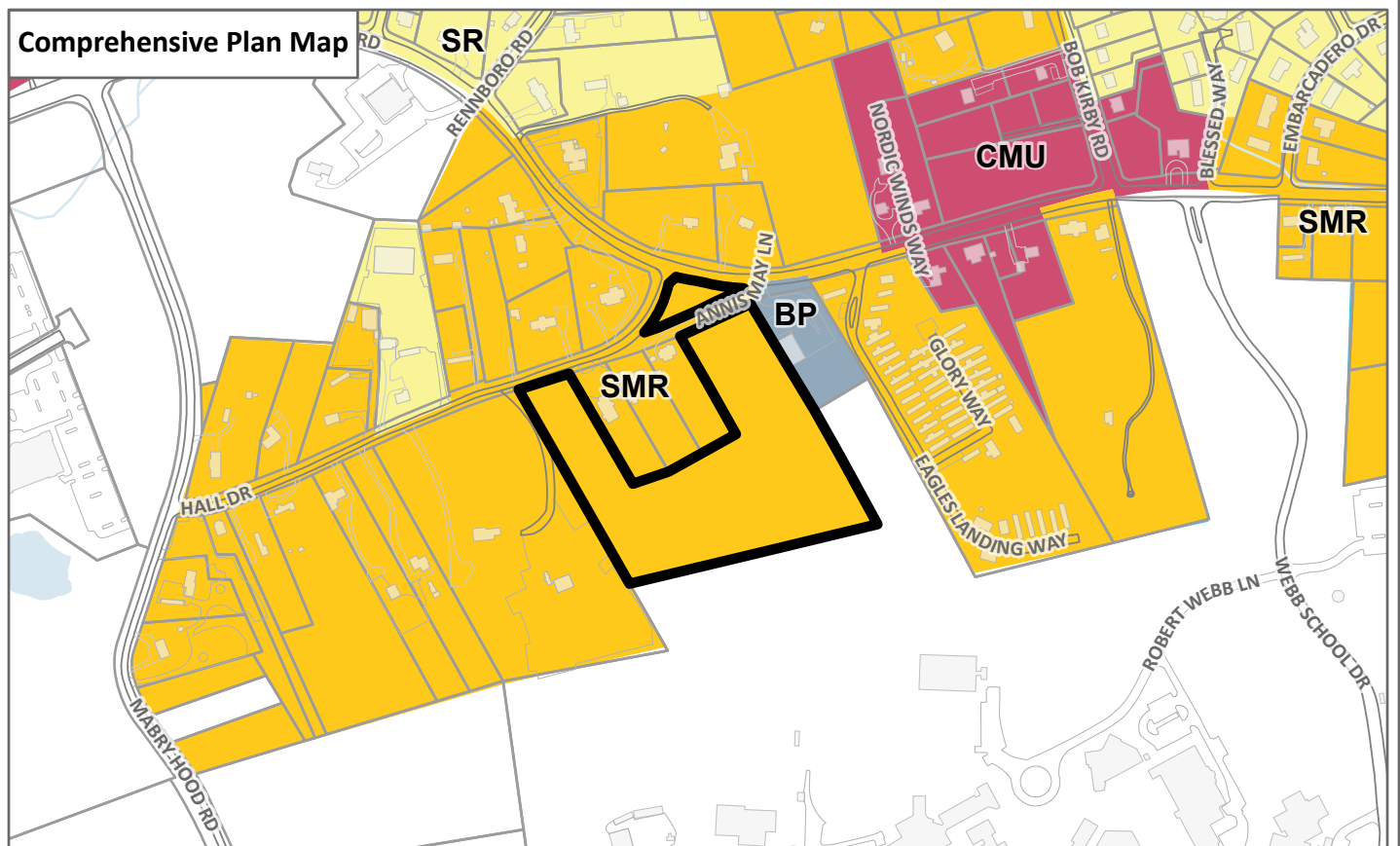
Case boundary



Zoning Map



Comprehensive Plan Map

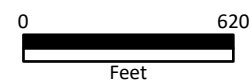


CONTEXTUAL MAPS 2

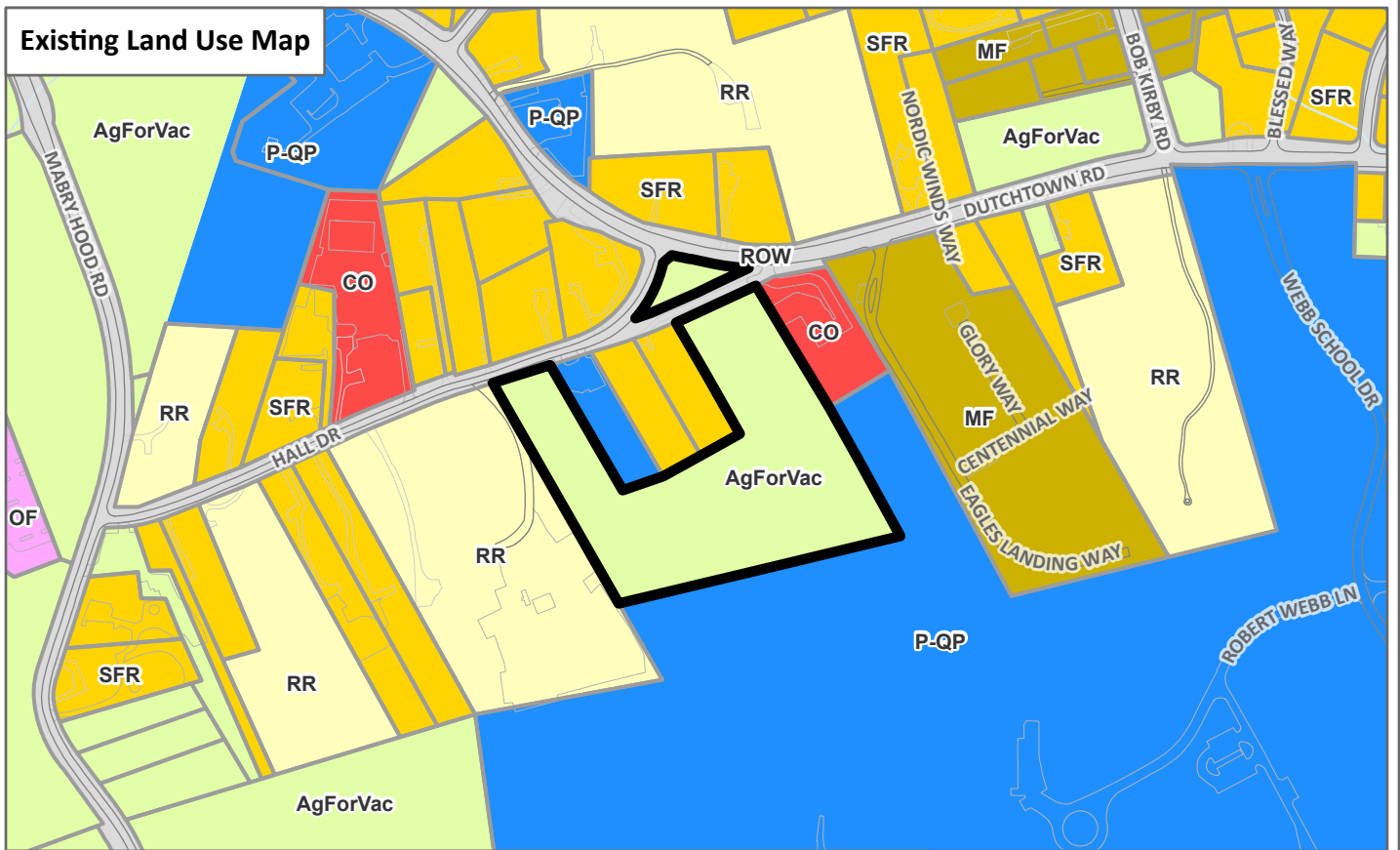
2-F-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

2-F-25-RZ



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

Taylor D. Forrester

Attorney

Applicant Name		Affiliation
12/26/2024	February 13, 2025	File Number(s)
Date Filed	Meeting Date (if applicable)	2-F-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

Taylor D. Forrester

Long, Ragsdale & Waters, PC

Name	Company		
1111 N. Northshore Dr., Ste S-700	Knoxville	TN	37919
Address	City	State	ZIP
865-584-4040			
Phone	Email		

CURRENT PROPERTY INFO

Thomas G. Ford	5522 Lyons View Pk, Knoxville, TN 37919	865-406-0341
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Hall Drive	118 185	
Property Address	Parcel ID	
LCUB	LCUB	N
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.**

JULY 2024

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)

8.5 du/ac

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

\$1,134.50

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.

Taylor D. Forrester

Digitally signed by Taylor D. Forrester
DN: cn=Taylor D. Forrester, o=Taylor D. Forrester, c=US, email=tforrester@tforrester.com
Reason: I am the author of this document
Date: 2024.12.10 13:30:05 -08

Taylor D. Forrester/Attorney

12/26/2024

Applicant Signature

Print Name / Affiliation

Date

865-584-4040

Phone Number

Email

Thomas G. Ford

12/27/2024, SG

Property Owner Signature

Please Print

Date Paid



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.

1/31/2025

02/14/2025

Date to be Posted

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

Taylor D. Forrester

Digitally signed by Taylor D. Forrester
DN: cn=Taylor D. Forrester, email=Taylor.D.Forrester@knoxplanning.com, o=Knoxville-Knox County Planning Commission, ou=Knoxville-Knox County Planning Commission
Reason: I am the author of this document
Location:
Date: 2024.12.26 13:44:03:00

Taylor D. Forrester

12/26/2024

Applicant Signature

Applicant Name

Date

FILE NUMBER
2-F-25-RZ