ZONING REQUESTED:

PR (Planned Residential)

EXISTING LAND USE:

Agriculture/forestry/vacant

EXTENSION OF ZONE:

PR up to 8 du/ac is across the street

HISTORY OF ZONING:

None noted.

North:

Single family residential - PR (Planned Residential)

South:

Agriculture/forestry/vacant - A (Agricultural)

East:

Agriculture/forestry/vacant, single family residential - A (Agricultural)

West:

Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT:

This area is a mix of agricultural, forested, vacant lands and single family residential with some multifamily residential across the street along the Governor John Sevier Highway corridor.

STAFF RECOMMENDATION:

Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the South County Sector Plan designation of LDR (Low Density Residential) land use classification for this property.

COMMENTS:
REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. The population of Knox County continues to grow and a variety of housing types are needed to accommodate the growth, including additional senior housing options.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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 from A to PR should not create any adverse effects directly nor indirectly.
2. Any potential impacts that may arise will be addressed through the use on review process as required by the PR zone district.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The South County Sector Plan designation of LDR (Low Density Residential) supports PR (Planned Residential) zoning up to 3 du/ac in the Planned Growth Area of Knox County.
2. The amendment to PR (Planned Residential) up to 3 du/ac is not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: 488 (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: 28 (public school children, grades K-12)
Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle 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 4/22/2019. 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.
3-C-20-RZ
REZONING

From: A (Agricultural)
To: PR (Planned Residential)

Petitioner: Odell, Weston
Map No: 137
 Jurisdiction: County

Original Print Date: 2/18/2020
Revised: 4/3/2020
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
3-C-20-RZ: Exhibit A – Contextual Images
DEVELOPMENT REQUEST

DEVELOPMENT
☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION
☐ Concept Plan
☐ Final Plat

ZONING
☒ Plan Amendment
☒ Rezoning

Applicant Name
Weston O'Dell

Affiliation
Freedom Senior Living

Date Filed
1-7-20

Meeting Date (if applicable)
3/12/2020

File Numbers(s)
3-0-20-RE

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

☐ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Name
Weston O'Dell

Company
Freedom Senior Living

Address
2951 Royal Creek Hwy

City
Sevierville

State
TN

Zip
37876

Phone
865-223-0934

Email
Freedomseniorliving@gmail.com

CURRENT PROPERTY INFO

Owner Name (if different)
Alvin Gene Hagaman, Sr

Owner Address
1413 Tipton Station Rd

Owner Phone
37980

1413 Tipton Station Rd.

Property Address
N15 Tipton Station Rd

Parcel ID
137 053

General Location
56 W. Gov. John Sevier Hwy

Tract Size
28.460 acres

Jurisdiction (specify district above)
☐ City ☑ County

Zoning District
South County

Planning Sector
LDR

Sector Plan Land Use Classification

Growth Policy Plan Designation
Planned Growth

Existing Land Use
vacant

Septic (Y/N)

Sewer Provider
Knox - Chapman

Water Provider
REQUEST

□ Development Plan □ Use on Review / Special Use
   □ Residential □ Non-Residential
□ Home Occupation (specify): ____________________________
□ Other (specify): ____________________________________

□ Proposed Subdivision Name
□ Parcel Change
   □ Combine Parcels □ Divide Parcel
   Total Number of Lots Created: ________________
□ Other (specify): __________________________________

□ Attachments / Additional Requirements

□ Zoning Change: Planned Residential
   Proposed Zoning
□ Plan Amendment Change: Assisted Living w/ detached villas 28 x 20 ft 300u/a
   Proposed Plan Designation(s)
   2/24/20 0.0
□ Proposed Property Use (specify) Proposed Density (units/acre)
□ Other (specify): __________________________________

PLAT TYPE
□ Staff Review □ Planning Commission

ATTACHMENTS
□ Property Owners / Option Holders □ Variance Request

ADDITIONAL REQUIREMENTS
□ Design Plan Certification (Final Plat only)
□ Use on Review / Special Use (Concept Plan only)
□ Traffic Impact Study

FEE 1: 0325 8023.00
FEE 2: ____________
FEE 3: ____________
TOTAL: 8023.00

AUTHORIZATION
By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature: ____________________________
Please Print: Weston O’Dell
Date: 1-7-20
Phone Number: 865-223-0834
Email: freemanseniorliving@gmail.com

Staff Signature: ____________________________
Please Print: Sherri Michienzi
Date: 1-7-20
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/26/2020 and 3/13/2020

(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: __________________________

Printed Name: Weston Odell

Phone: 865-223-0934 Email: freedomseniornliving@gmail.com

Date: 1-7-20

File Number: 3-C-20-RE

REVISED MARCH 2019