

Applicant: GREGORY DEE

Request: REZONING

Meeting Date: 9/9/2024

Address: 0 George Light Rd.

Map/Parcel Number: 89 122

Location: Southeast side of George Light Rd, northeast of Solway Rd

Existing Zoning: A (Agricultural), PR (Planned Residential) @ 3 du/ac, TO (Technology Overlay), F (Floodway)

Proposed Zoning: PR (Planned Residential) @ 2 du/ac, TO (Technology Overlay), F (Floodway)

Existing Land Use: Agriculture/forestry/vacant land

Proposed Land Use: N/A

Appx. Size of Tract: 2.12 acres

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.

Surrounding Zoning and Land Uses: North: RA (Low Density Residential), TO (Technology Overlay) - Single family residential

South: PR (Planned Residential) at 1-3 du/ac - Single family residential

East: F (Floodway), TO (Technology Overlay) - Water, agriculture/forestry/vacant land

West: PR (Planned Residential) at 1-3 du/ac, A (Agriculture), TO (Technology Overlay) - Public park, public quasi-public (cemetery)

Comments: The subject property is currently zoned PR (Planned Residential) with up to 3 du/ac, A (Agricultural), TO (Technology Overlay), and F (Floodway). The request is for PR (Planned Residential) with up to 2 du/ac. The TO (Technology Overlay) and F (Floodway) zones would be retained.

The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning request at the September 12th meeting (9-Q-24-RZ).

PURSUANT TO ARTICLE V, SECTION 1 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSED REZONING WITH THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN (THE EQUIVALENT OF THE TTCDA DESIGN GUIDELINES) AND OTHER PLANS AFFECTING DEVELOPMENT WITHIN THE TECHNOLOGY OVERLAY

1. Growth Policy Plan:

a. The subject property is located within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development. The lot sizes permitted with the requested rezoning support the intent of the Planned Growth Area.

2. Knox County Comprehensive Plan:

a. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The housing mix that would be permitted with the requested density aligns

with the preferred housing mix and styles in the SR place type.

b. 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 du/ac are consistent with other residential developments in the area.

3. Zoning Ordinance:

a. 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.

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

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 was 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.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

1. 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.

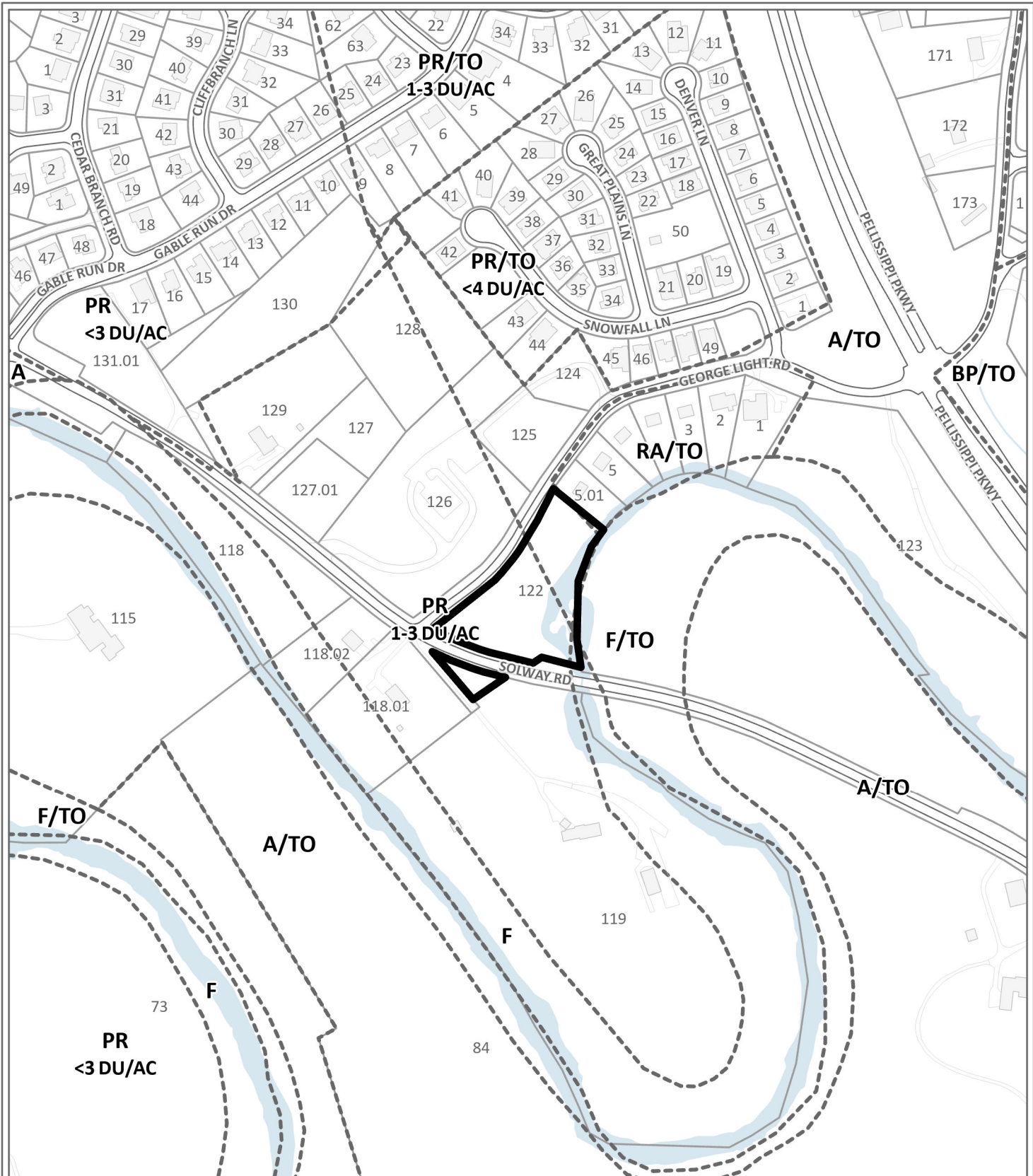
2. The subject property is partially in a FEMA floodway and 100- and 500-yr floodplains. The floodway protections are meant to mitigate the impacts of development on the waterways. Site plans will be required to comply with the Knox County Stormwater Ordinance.

**Design Guideline
Conformity:** N/A

**Waivers and Variances
Requested:** N/A

Staff Recommendation:

Approve the PR (Planned Residential) zone at 1.5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding development. The TO (Technology Overlay) and F (Floodway) zones would be retained.



CERTIFICATE OF APPROPRIATENESS

9-B-24-TOR

Petitioner: Gregory Dee



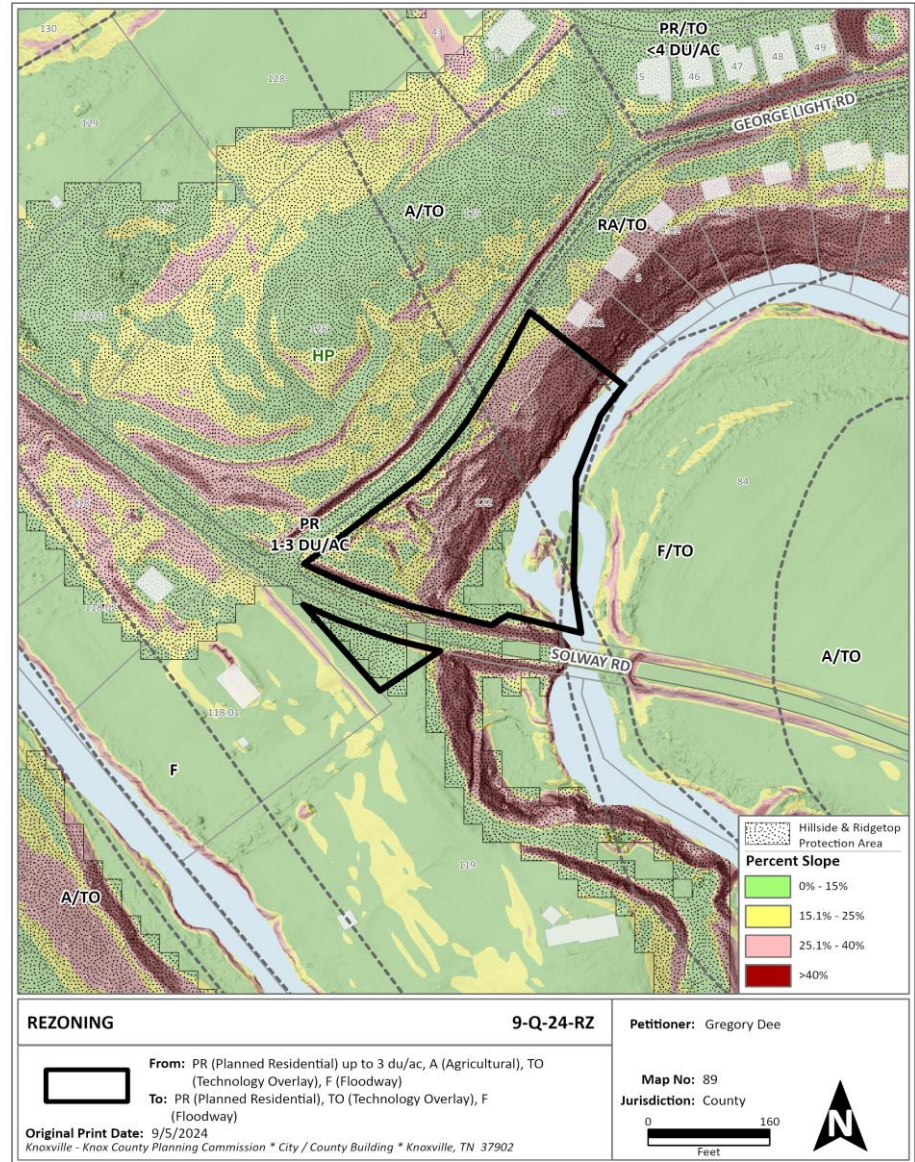
Purpose of Request: Rezoning

Map No: 89
Jurisdiction: County

Original Print Date: 8/23/2024
Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902



| CATEGORY | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Acres) |
|--------------------------------------|-------------|---|--------------------------|
| Total Area of Site | 2.12 | | |
| Non-Hillside | 0.58 | N/A | |
| 0-15% Slope | 0.34 | 100% | 0.34 |
| 15-25% Slope | 0.28 | 50% | 0.14 |
| 25-40% Slope | 0.41 | 20% | 0.08 |
| Greater than 40% Slope | 0.51 | 10% | 0.05 |
| Ridgetops | | | |
| Hillside Protection (HP) Area | 1.54 | Recommended disturbance budget within HP Area (acres) | 0.61 |
| | | Percent of HP Area | 39.7% |





TECHNOLOGY
CORRIDOR DEVELOPMENT

TTCDA Review Request

| | | |
|--|--|--|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input checked="" type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

Gregory Dee

| | | |
|--|------------------------------|-------------|
| PUBLISHED APPLICANT NAME - no individuals on behalf of - 7/29/24 | 9/9/2024 September 2024 | 9-B-24-TOR |
| DATE FILED | MEETING DATE (IF APPLICABLE) | FILE NUMBER |

CORRESPONDENCE Correspondence related to this application will be directed to the contact listed below.

APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

Gregory Dee

| | | | |
|--------------------------------|--|--------------------|---------------------|
| NAME 5725 Ball Road | COMPANY Knoxville | STATE TN | ZIP 37931 |
| ADDRESS 865-556-0096 | CITY GREGDEECONSTRUCTION@GMAIL.COM | | |
| PHONE | EMAIL | | |

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

| | | |
|---|------------------------------|--------------------------|
| OWNER NAME - if different - 0 GEORGE LIGHT ROAD | OWNER ADDRESS | OWNER PHONE/EMAIL |
| PROPERTY ADDRESS 089 122 | | 1.77 ACRES |
| PARCEL ID(S) | PART OF PARCEL? (Y/N) | TRACT SIZE |

STAFF USE ONLY

| | |
|-------------------------|--|
| | <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY |
| GENERAL LOCATION | DISTRICT |
| ZONING | SECTOR PLAN LAND USE CLASSIFICATION |
| PLANNING SECTOR | EXISTING LAND USE |

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
 EXPANSION OR RENOVATION
 GRADING PLAN

REZONING

- SIGNAGE
 ZONING VARIANCE

PLAN MATERIALS:

- DEVELOPMENT PLAN
 BUILDING ELEVATIONS
 FLOOR PLAN
 LANDSCAPE PLAN
 SIGNAGE PLAN
 OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: AG

TO: PR

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

YARD SIGN

AREA: _____

HEIGHT: _____

FINISH: _____

BUILDING SIGN

AREA: _____

HEIGHT: _____

FINISH: _____

OTHER SIGN

AREA: _____

HEIGHT: _____

TYPE: _____

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

CODE **1105**

FEE **\$175.00**

CODE

FEE

TOTAL


\$175.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

Gregory Dee



Owner

7.29.24

APPLICATION AUTHORIZED BY

865-556-0096

AFFILIATION

gregdeeconstruction@gmail.com

DATE

PHONE NUMBER

EMAIL

Shelley Gray

Shelley Gray

07/30/2024, SG

STAFF SIGNATURE

PRINT NAME

DATE PAID