

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-D-21-RZ
Application Filed: 8/16/2021
Applicant: BALL HOMES, LLC

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Ridges Meadow Lane, due south of Troutman Lane
Other Parcel Info.:
Tax ID Number: 105 02504 (PORTION OF) **Jurisdiction:** County
Size of Tract: 3.77 acres
Accessibility: Access is via Old Andes Road, a local street with a pavement width of 13 feet and a right of way width of 26 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** up to 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) / HP (Hillside Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area is mix of large agricultural zoned parcels that are transiting into single family residential.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 Andes Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, PR is adjacent
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the adjacent recently approved zoning.

Staff Recomm. (Full):

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 adjacent 47 acres was rezoned to PR (Planned Residential) in 2019. This adjacent 11 acres is a minor extension of the zoning pattern.
2. It is within a 1/2 mile of the Middlebrook Pike / Cedar Bluff Road commercial node.

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

1. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Rezoning 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 area is surrounded by single family residential neighborhoods.
2. The PR (Planned Residential) zone district requires site plan review by the Planning Commission which will allow for the mitigation of adverse impacts.
3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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 PR (Planned Residential) zone up to 3 du/ac is consistent with the LDR (Low Density Residential) land use plan designation.
2. This rezoning is not conflict with the General Plan, the Growth Plan, or any other adopted plans.

Action:

Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the adjacent recently approved zoning.

Date of Approval:

10/14/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 11/15/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: