

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-H-19-RZ Related File Number: 10-E-19-SP
Application Filed: 8/21/2019 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: West side of Marietta Church Rd at intersection of Hardin Valley Rd., & Hickory Creek Rd.
Other Parcel Info.: This property is in the Hillside & Ridgetop Protection Area
Tax ID Number: 129 037 Jurisdiction: County
Size of Tract: 117 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Single Family Residential Density: 3.5 du/ac
Sector Plan: Northwest County Sector Plan Designation: AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 12140 Hardin Valley 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: N/A
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG/RR (Agricultural/Rural Residential)
Requested Plan Category: LDR (Low Density Residential)

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) up to 1.88 du/acre (Applicant requested 3.5 du/ac).

Staff Recomm. (Full):

Staff recommends approval of PR zoning with up to 1.88 du/acre due to the steep forested slopes that occur on approximately 77 acres of the property (See Exhibit B). The trend of PR zoning in the surrounding area ranges from 1.8 to 3 du/ac. However, the actual build out density of these developments range from 1.75 to 2.99 du/ac, so a recommendation of 1.88 du/ac is in the realm of the existing surrounding residential density.

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 the Northwest County Sector remains one of the fastest growing in Knox County.
- 2. Planned Residential (PR) zoning will ensure that the development of additional residential development at this site will address existing and forecasted conditions at this location.

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 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. PR zoning will allow for review of a development plan to ensure that issues may be addressed via the use-on-review process.
- 2. The applicant will be required, as part of the use-on-review process, to submit a traffic impact study if the development meets or exceeds the 750-trip threshold.
- 3. Due to the size of the development, the applicant will likely be required to have two locations of access for development of the site. This should be determined in consultation with Planning and Knox County Engineering.
- 4. The applicant should initiate communication with Knox County Engineering and Knoxville-Knox County Planning regarding the overall access and design of the development prior to the submission of a development plan.

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. This PR rezoning of up to 1.88 du/ac is consistent with the accompanying staff recommended plan amendment to LDR.
- 2. This area is within the Rural Area of the Growth Policy Plan.
- 3. This rezoning is consistent with all other adopted plans.

Action:

Approved

Meeting Date: 10/10/2019

Details of Action:

Planning Commission recommends approval of PR (Planned Residential) up to 2.23 du/acre (Applicant requested 3.5 du/ac).

Summary of Action: Approve PR (Planned Residential) up to 2.23 du/acre (Applicant requested 3.5 du/ac).

Date of Approval: 10/10/2019

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: 11/18/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

County Commission approved PR up to 2.8 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: