

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-J-23-RZ **Related File Number:**
Application Filed: 8/21/2023 **Date of Revision:**
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: West of Valley Grove Ln, South of Ball Camp Pike
Other Parcel Info.:
Tax ID Number: 91 26101, 260 **Jurisdiction:** County
Size of Tract: 12.09 acres
Accessibility: Access is via a 40-ft exclusive permanent easement extending west from Valley Grove Ln, a, a local road with a 10-ft pavement width within a 50-ft right-of-way. A secondary access could potentially be located off of Ball Camp Pike.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 2.5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The neighborhood is heavily encumbered by the Hillside and Ridgetop Protection area making development challenging. There are several single family residential homes on large parcels. The railroad runs parallel to the northern property line.

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

Street: 0 BALL CAMP PIKE
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: No, this is not an extension; however, there is PR up to 3 du/ac nearby.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

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: Naomi Hansen

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone up to 2.5 du/ac because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

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 COUNTY GENERALLY:

1. The surrounding properties are predominantly single-family residential housing located on large 1 to 43-acre parcels.

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

- 1. The PR zone is intended for residential development that is compatible with the surrounding area, and it encourages creative solutions to environmental design issues. It allows the clustering of residences to focus development on the optimal parts of the property and preserve more sensitive areas, such as steep slopes.
- 2. Most of the subject property is within the HP (Hillside Protection) area. The PR zone is an appropriate consideration in this context because it enables concentrated development away from the steep slopes.

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. This property is in an area with a mix of residential zones and densities along with industrial and civic uses. Surrounding zones include the A, RA, PR and I zones.
- 2. Built out at 2.5 du/ac, development could result in 50 residential dwelling units.
- 3. Site plans would be required to meet the requirements of the Knox County Stormwater Ordinance.
- 4. The rezoning is consistent with the General Plan's development policy 9.2 that encourages development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat and provide incentives for conservation subdivisions, to set aside large portions of open space and protect natural resources.
- 5. The PR zone requires development plan approval by the Planning Commission prior to construction. This will allow staff to review the plan and address issues such as traffic circulation, lot layout, drainage and other potential development concerns. It will also provide the opportunity for public input at the Planning Commission meeting.

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 proposed PR zone at a density of 2.5 du/ac is consistent with the Northwest County Sector Plan.
- 2. With adherence to the noted condition, the proposed rezoning is consistent with the General Plan and the Growth Policy Plan.
- 3. The subject property is designated as the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone in the Urban Growth

Boundary of the Growth Policy Plan.

4. The requested rezoning is not in conflict with any other adopted plans.

Action: Approved **Meeting Date:** 10/5/2023

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 2.5 du/ac because it is consistent with the sector plan and surrounding development.

Date of Approval: 10/5/2023 **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: 11/20/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Withdrawn

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: