

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-C-24-RZ

Related File Number:

Application Filed: 9/6/2024

Date of Revision:

Applicant: TERESA HOLLEY

PROPERTY INFORMATION

General Location: South side of Ball Camp Pk, west of Bakertown Rd

Other Parcel Info.:

Tax ID Number: 91 22602

Jurisdiction: County

Size of Tract: 3 acres

Accessibility: Access is via Ball Camp Pike, a major collector street with a pavement width of 19 ft within a 50 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northwest County

Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is largely single-family dwellings, with large lots fronting Ball Camp Pike and subdivisions with smaller lots off of side streets. The Schaad Road extension is just to the north.

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

Street: 7960 BALL CAMP PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: No, but there is RA zoning within 0.25 miles on Ball Camp Pike.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Outside City Limits)

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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. Since 1995, this area has transitioned from A (Agricultural) zoned properties on large tracts to low density residential in the RA and PR 1-7 du/ac zones. This proposed rezoning is consistent with the trend of development in this area.
2. Schaad Rd extending from Ball Camp Pike to Olive Branch Lane is almost complete and will consist of a four-lane, median-divided section with sidewalks on both sides. The corridor also opens the opportunity for new commercial development less than 0.5 miles away from the subject property at Schaad Road and Bakertown Road.

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

1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with Use on Review approval by the Planning Commission.
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 property has access off a major collector street.
2. There are some steep slopes on the property, and the rear half of the property is in the HP area. If the intent is to grade these areas for development, the site plans would be required to comply with the Knox County Stormwater Ordinance to mitigate potential impacts on nearby properties.

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 current I (Industrial) zoning has not been developed in this area and is not related or appropriate to the SR (Suburban Residential) place type. The proposed RA district is directly related to the Suburban Residential place type. This request brings the zoning into compliance with the Knox County Comprehensive Plan. The SR (Suburban Residential) place type calls for primarily single family residential development with a range of lot sizes, housing sizes, and housing styles, including some attached dwellings.
2. The proposed rezoning to RA aligns with Implementation Policy 2 of the Knox County Comprehensive Plan, ensure that development is sensitive to existing community character. The lot sizes allowed in RA are similar to those in the nearby subdivisions, making development at this site similar with lot sizes and low-density residential uses already in the area.
3. The requested zoning district at this location is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 11/14/2024

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.

Date of Approval: 11/14/2024 **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: 12/9/2024 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**