

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-J-23-RZ

Related File Number:

Application Filed: 9/26/2023

Date of Revision:

Applicant: RON WORLEY

## PROPERTY INFORMATION

General Location: North side of Ball Rd, east of Smithland Ln

Other Parcel Info.:

Tax ID Number: 91 077

Jurisdiction: County

Size of Tract: 15.52 acres

Accessibility: Access is via Ball Rd, a major collector road with a 21-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density: 4 du/ac

Sector Plan: Northwest County

Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been transitioning from agricultural to detached single family homes since the mid 2000's.

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

Street: 6925 BALL RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: Yes, the PR zone with up to 3 du/ac is adjacent to the east.

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 3 du/ac because it is consistent with the sector plan designation and would allow development compatible with the surrounding land uses and zoning pattern, subject to 1 condition.

Staff Recomm. (Full):

1. Provide a 25-ft buffer along the blue-line stream in accordance with the Knox County Engineering and Public Works Stormwater Ordinance.

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 have been transitioning from agriculture to residential and uses since the 1980's. The growth has continued to be steady since around 2005.
- 2. The property is within 800-ft of the new Shaad Road improvement project.
- 3. A potential new grocery store is anticipated along the intersection of Shaad Road and Bakertown Road.

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

- 1. The PR (Planned Residential) zone district is intended to encourage more imaginative solutions to environmental design problems. This property is bounded by the forested steep slopes of Beaver Ridge on the northern side of the property and has a blue-line stream. The PR zone district will enable clustering of development on the less constrained areas of the property.
- 2. A rezoning to the PR zone with up to 3 du/ac on the subject property is consistent with the zoning intent and area in general.

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 PR zoning up to 3 du/ac is not anticipated to cause any adverse impacts and is consistent with the low density residential character of the surrounding area.

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. PR zoning up to 3 du/ac is consistent with the LDR (Low Density Residential) land use designation of the Northwest County Sector Plan.
- 2. The subject property is in the Planned Growth Area of the Growth Policy Plan, which allow consideration of up to 5 du/ac.
- 3. The recommended rezoning is not in conflict with any other adopted plans.
- 4. The rezoning is consistent with the General Plan's development policy 10.1 encourage creative site layouts by providing flexibility and incentives in zoning regulations.

Action:

Approved with Conditions

Meeting Date: 11/9/2023

Details of Action:

Summary of Action:

Approve the PR (Planned Residential) zone up to 3 du/ac because it is consistent with the sector plan designation and would allow development compatible with the surrounding land uses and zoning pattern, subject to 1 condition.

Date of Approval:

11/9/2023

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:** 12/18/2023

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

PR (Planned Residential) up to 3.75 du/ac

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**