

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 12-F-19-RZ **Related File Number:**
Application Filed: 10/28/2019 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: North side of Ball Camp Pike, east of Middlebrook Pike intersection
Other Parcel Info.:
Tax ID Number: 104 06901 **Jurisdiction:** County
Size of Tract: 4.25 acres
Accessibility: Access is via Ball Camp Pike, a minor arterial with a pavement width of 20.3 feet within a right of way width of 112 feet. This section of Ball Camp Pike is also part of the non-built portion of the Schaad Road extension

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential)
Surrounding Land Use:
Proposed Use: Single family residential **Density:** 1-5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area consists primarily of large lot agricultural zoned properties. The property is located within 1200 feet of the intersection of Ball Camp Pike and Middlebrook Pike and is within the Parental Responsibility Zone of Ball Camp Elementary within 800 feet of the Nicholas Landing subdivision.

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

Street: 8813 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: N/A
Extension of Zone: No
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density 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) zoning up to 5 du/ac which is consistent with the sector plan designation of LDR for this area.

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 Northwest County Sector is the fastest growing area of Knox County.
- 2. This area will be serviced by the Schaad Road extension improvements where the existing Ball Camp Pike is located now, which will include sidewalks along Schaad Road as part of the improvements.

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. 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. The proposed amendment will provide an opportunity for increased residential housing within 300 feet of Ball Camp Elementary school, which is within the Parental Responsibility Zone for Knox County Schools.
- 2. Sidewalks should be provided within the proposed development to link to the forthcoming Schaad Road improvements that will create a walkable neighborhood for the Ball Camp Elementary School.

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 amendment is consistent with sector plan designation of LDR for this area.
- 2. The proposed amendment does not appear to be in conflict with any other adopted plans in Knox County.

Action: Approved Meeting Date: 12/12/2019

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 5 du/ac which is consistent with the sector plan designation of LDR for this area.

Date of Approval: 12/12/2019 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: 1/27/2020

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: