		Planning		
File Number:	12-K-21-RZ	Related File Number:	12-B-21-SP KNOXVILLE KNO	DING OUNTY
Application Filed:	11/1/2021	Date of Revision:		
Applicant:	BALL HOMES, LLC			
PROPERTY INF	ORMATION			
		kory Creek Road, west side of V	Vest Gallaher Ferry Road	
Other Parcel Info.:		· , · · · · · · · · · · · · · · · · · ·		
Tax ID Number:	129 035		Jurisdiction: County	
Size of Tract:	23.8 acres			
Accessibility:				
GENERAL LAN	D USE INFORMATIO	N		
Existing Land Use:				
Surrounding Land				
Proposed Use:			Density: up to 4 du/	′ac
Sector Plan:	Northwest Count	V Sector Plan Designation	on: A (Agricultural) & HP (Hillside Protection)	
Growth Policy Plan		, č		,
Neighborhood Con				
ADDRESS/RIG	HT-OF-WAY INFORM	ATION (where applicabl	<u>م</u>)	
Street:	2205 West Galla			
Location:		,		
Proposed Street Na	ame:			
Department-Utility				
Reason:				
ZONING INFOR	MATION (where app	licable)		
Current Zoning:	A (Agricultural)			
Former Zoning:	(3 4 4 4)			
Requested Zoning	PR (Planned Res	sidential)		
Previous Requests		,		
Extension of Zone:				
History of Zoning:				
PLAN INFORM	ATION (where applic	able)		
Current Plan Categ		HP (Hillside Protection)		

Requested Plan Category: RR (Rural Residential) & HP (Hillside Protection)

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 3 du/ac because it is consistent with the Growth Policy Plan.				
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 CITY/COUNTY GENERALLY: 1. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector. 2. New electrical transmission lines are being planned for this area by TVA to accommodate the growth and development in the Hardin Valley area. 				
	 THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1. The proposed amendment to PR zoning 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. If PR up to 3 du/ac is approved a possible total build-out of 71 single family residential dwelling units may be accommodated on the site. 2. A Transportation Impact Letter was not required because this area of Hardin Valley Road has recently been studied through three traffic impact letters submitted as part of three rezonings and plan amendments for property for cases 1-G-21-RZ/1-G-21-SP, 5-F-21-RZ, and 6-E-21-RZ / 6-B-21-SP. 3. Forested steep slopes and the potential presence of sinkholes warrant careful consideration of development intensity on this property. 				
	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 staff recommended rezoning to PR up to 3 du/ac is consistent with the recommended plan amendment to RR (Rural Residential) for the Northwest County Sector Plan at this location and the Growth Policy Plan.				
Action:	Approved		Meeting Date: 12/9/2021		
Details of Action:					
Summary of Action:	Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the Growth Policy Plan.				
Date of Approval:	12/9/2021	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:	1/24/2022	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:		
Approved PR up to 3.5 du/ac				
Date of Legislative Appeal:		Effective Date of Ordinance:		