

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-A-23-RZ **Related File Number:**
Application Filed: 1/3/2023 **Date of Revision:**
Applicant: ROBERT C & NOVERLY R SCOTT

PROPERTY INFORMATION

General Location: Northwest of Ball Rd, north of Ball Camp Pk
Other Parcel Info.:
Tax ID Number: 91 040, 041 **Jurisdiction:** County
Size of Tract: 3.17 acres
Accessibility: Access is via Ball Rd, a major collector with a pavement width of 19-ft within a right-of-way width of 50-ft. Access is also via Zion Ln, a local road with a pavement width of 17-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily large lot single family residential in subdivisions and on individual lots.

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

Street: 6101 BALL RD
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: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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 PR (Planned Residential) zone with up to 4 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. Ball Road in this area has been changing from Agricultural to single family residences on individual lots and subdivisions since 2005.

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

1. The regulations established in this zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

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. Staff recommends a density of 4 du/ac instead of the requested 5 du/ac to better align with the surrounding residential character of Ball Rd, which is developed at a density of no greater than 4 du/ac.
- 2. The proposed PR (Planned Residential) zoning up to 4 du/ac would serve as a minor extension of the PR zone to the northeast of the subject property.
- 3. The proposed zoning would not adversely impact the surrounding area because the adjacent area consists of low-density residential uses.

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 of 4 du/ac is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use designation and Planned Growth Area of the Growth Policy Plan.
- 2. The proposed zone change is not in conflict with the General Plan or any other adopted plans.

Action:

Approved

Meeting Date: 3/9/2023

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the sector plan and surrounding development.

Date of Approval:

3/9/2023

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: 4/24/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: