

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 3-F-21-RZ **Related File Number:** 3-B-21-SP
Application Filed: 1/28/2021 **Date of Revision:**
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Northeast side of N. Campbell Station Rd., southeast of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 117 02101 **Jurisdiction:** County
Size of Tract: 60.98 acres
Accessibility: N. Campbell Station Rd. is a minor arterial with a 20.2-ft pavement width inside a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural) / HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: The area consists of primarily agricultural and rural to low density residential uses.

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

Street: 0 N. Campbell Station 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, PR zoning is adjacent to the north and to the west
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)
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) up to 1.52 du/ac) because it is consistent with the slope analysis and the Growth Policy Plan.

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 continues to see expansions in school and utility infrastructure in light of the growing population.
2. Infrastructure improvements have occurred in this area since the 2016 Northwest County Sector Plan update, including the expansion of wastewater capacity and a new middle school.
2. Electrical line improvements are currently being planned for the larger Hardin Valley area by West Knox Utility District and TVA.

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

1. The PR (Planned Residential) district 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 to PR (Planned Residential) up to 1.52 du/ac is consistent with the surrounding development and expected to create minimal impacts if built out at the maximum density of approximately 93 additional dwelling units.
2. The development plan review during the subsequent, required, use on review process will provide for an opportunity to address potential conflicts with adjacent and surrounding development.
3. The slope analysis yields a reduced density of 1.52 du/ac due to the topographical constraints.
4. A Level I Transportation Impact Study will be required during the use on review process, if 71 or more single family residential lots are proposed.

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 PR (Planned Residential) zone up to 1.52 du/ac is consistent with the RR (Rural Residential) and HP (Hillside Protection) overlay designations of the sector plan. The recommended density is also consistent with the Rural Area of the Growth Policy Plan.
2. However, density can be increased to 3 du/ac if certain criteria are met. The Growth Plan Section 1, Policies, Subsection 3.5 states, "Low density development designations (1-3 du/ac) are limited to PR zoning when sanitary sewer and public water is provided, collectors and arterials connect the development to the Planned Growth Area or Urban Growth Boundary, and when a traffic impact analysis demonstrates that the proposed development will not unreasonably impair traffic flow along the arterial roads through the adjacent Planned Growth Area."
3. A traffic impact letter has been submitted by Fulghum MacIndoe & Associates, Inc. on behalf of the applicant on March 22, 2021 to Knox County Engineering and Knox Planning noting that "multiple

locations where a single driveway connection can obtain a 300 foot minimum intersection sight distance. If more than 150 lots are proposed, standard practice for subdivisions in Knox County is to provide two separate driveway connections, which the TIL notes as being possible at "the northern end of the property line and a driveway located greater than 400 feet south would meet the 300 feet minimum intersection sight distance requirements."

Action: Approved **Meeting Date:** 4/8/2021
Details of Action: Approve PR (Planned Residential) up to 3 du/ac because of recent expansions in wastewater treatment capacity and the addition of new schools.
Summary of Action: Approve PR (Planned Residential) up to 3 du/ac.
Date of Approval: 4/8/2021 **Date of Denial:** **Postponements:** 3/11/2021
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: 9/27/2021 **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 2 du/ac
Date of Legislative Appeal: **Effective Date of Ordinance:**