

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-H-25-RZ

Related File Number:

Application Filed: 1/27/2025

Date of Revision:

Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: North side of Hickory Creek Rd, east of W Gallaher Ferry Way

Other Parcel Info.:

Tax ID Number: 129 03512, 03513, 03514, 03515, 03516

Jurisdiction: County

Size of Tract: 16.566 acres

Accessibility: Access is via West Gallaher Ferry Road, a local street with a pavement width of 20 ft within a 50 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential

Surrounding Land Use:

Proposed Use:

Density: up to 3.5 du/ac

Planning Sector: Northwest County

Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is characterized by single family residential dwellings on a mix of large rural and smaller suburban lots. Undeveloped land is also prevalent in this area.

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

Street: 0 HICKORY CREEK 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, this is an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 3.5 du/ac because it is consistent with the Knox County Comprehensive 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Though the surrounding area is still predominantly rural, there has been a steady increase in residential development since the early 1990s. Since 2005, zoning in this area has gradually transitioned from A (Agricultural) to PR (Planned Residential) with up to 1 to 3.5 du/ac.
2. In 2022, the Knox County Department of Engineering and Public Works installed a roundabout 0.34 miles east of the subject property at the intersection of Hardin Valley Road, Hickory Creek Road, and East Gallaher Ferry Road to improve roadway safety and efficiency.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. The subject property is in the HP (Hillside Protection) area. Most of the subject property is in the up to 15% and 15-25% slope range, though there are areas with slopes in the 25-40% and above 40% ranges (Exhibit B). The PR zone is appropriate to consider here because it allows clustered development that helps to preserve slopes and natural areas.
2. The PR zone is also intended to be compatible with surrounding or adjacent zones. The recommended density of 3.5 du/ac is consistent with the surrounding residential zoning, which includes properties zoned RA (Low Density Residential) and PR with up to 1 to 3.5 du/ac.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction begins. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. Access to the subject property is near a sharp curve along West Gallaher Ferry Road. In 2022, a Concept Plan (4-SE-22-C) was approved west of the subject property with conditions for approval that included widening and realigning the road and improving the intersection at Hickory Creek Road. Off-site road improvements have not yet started but are required to be completed before construction can begin.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property has the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. The PR zone is considered partially related to the SR place type. Per Appendix H, additional criteria must be met for partially related zones. The PR zone with up to 3.5 du/ac meets the first criterion, as the allowable uses and lot sizes align with the preferred land use mix of the SR place type.
2. The rezoning complies with Implementation Policy 2, to ensure that development is sensitive to existing community character. The requested density of 3.5 du/ac is consistent with the surrounding

PR zoning, which includes densities ranging from 1 to up to 3.5 du/ac.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types in the PR zone support the intent of the Planned Growth Area.

Action: Approved

Meeting Date: 3/13/2025

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 3.5 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Date of Approval: 3/13/2025

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: 4/21/2025

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: