

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-L-23-RZ **Related File Number:**
Application Filed: 2/23/2023 **Date of Revision:**
Applicant: SERGHEY BOTEZAT

PROPERTY INFORMATION

General Location: North side of Ball Camp Pike and south side of Schaad Rd, west of Johnson Rd
Other Parcel Info.:
Tax ID Number: 92 004.05 **Jurisdiction:** County
Size of Tract: 4.01 acres
Accessibility: The subject property is a double-frontage lot, so access could be via Schaad Road or Ball Camp Pike. Schaad Road is a minor arterial with an approximately 77-ft pavement width inside a right-of-way that varies in width from 91 to 100 ft. Ball Camp Pike is a major collector with a 20-ft pavement width inside a right-of-way that varies from 50 to 58 ft in width in this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 10 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area consists primarily of single-family residential uses. It is across the street from Amherst Elementary School, and the latest phase of the Schaad Road extension project begins less than a half a mile to the west.

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

Street: 0 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:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium 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: Michelle Portier

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 10 du/ac because it is consistent with the sector plan and is a suitable location for this residential intensity, subject to one condition.

1. Providing a Type B Landscape Screen along shared lot lines with A (Agricultural) zoned properties.

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. Schaad Road has been undergoing an extension for the past several years. At the time of the 2016 Northwest County Sector Plan update, Schaad Road had been extended from Oak Ridge Highway to Olive Branch Lane. The remaining extension from Olive Branch Lane to Ball Camp Pike is underway with a target completion date of 2024. The extension is a 4-lane facility with 2 lanes on either side of a large median.
2. This property is along the newly completed section of Schaad Road, which is classified as a minor arterial.

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. 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. Since Schaad Road is a major thoroughfare, it will provide direct access to a development on this parcel and traffic would not be required through residential streets to reach this development.
2. A landscape screen would buffer adjacent single family residential properties from this development and would provide a level of separation.
3. The property is directly across the street from Amherst School and is in the Parental Responsibility Zone. Sidewalks have been provided on both sides of Schaad Road and increase safety for pedestrians.

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. This property is within the Urban Growth Boundary of the Growth Policy Plan and appears to be serviced by both water and wastewater.
2. The requested PR zoning with up to 10 du/ac is consistent with the MDR (Medium Density Residential) land use classification, which permits consideration of densities up to 12 du/ac in the Urban Growth Boundary, though it is recommended that such density be within 1/4 mile of transit service.
3. Sub-section 11.2 of the General Plan applies standards for residential density, and states that

medium density from 6 to 12 du/ac in the County's Planned Growth and Urban Growth Areas is appropriate along collector or arterial roads, waterfronts, and as buffer zones between lower density residential and more intense uses.

4. Sub-section 10.11 of the Development Policies Section of the General Plan calls for allowance of higher densities, smaller yards and narrower lots for portions of planned developments that do not abut or face conventional suburban developments, but also states such developments should provide deeper setbacks, wider lots or landscape buffers where the new development abuts lower density housing.

5. The requested zoning does not appear to be in conflict with any other adopted plans.

Action: Approved with Conditions **Meeting Date:** 4/13/2023

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 10 du/ac because it is consistent with the sector plan and is a suitable location for this residential intensity, subject to one condition.

1. Providing a Type B Landscape Screen along shared lot lines with A (Agricultural) zoned properties.

Date of Approval: 4/13/2023 **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: 5/22/2023

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 8.2 du/ac, subject to one condition.

Date of Legislative Appeal:

Effective Date of Ordinance: