

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-V-22-RZ **Related File Number:**
Application Filed: 3/1/2022 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: North of Ball Camp Pike, west of Frostland Lane
Other Parcel Info.:
Tax ID Number: 91 109 **Jurisdiction:** County
Size of Tract: 3.61 acres
Accessibility: Access is via Ball Camp Pike, a major collector with a pavement width of 22-ft within a right-of-way width of approximately 70-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural 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 a mix of medium density residential attached dwellings, surrounded by single family residential on larger lots.

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

Street: 8415 Ball Camp Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: 2-G-20-RZ was withdrawn prior to publication

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: Levan King Cranston

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan.

Staff Recomm. (Full): 1. Access will be limited to this property due to the future Schaad Rd improvements. The limitations of this access will be finalized in consultation with EPW during the concept plan review.

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. Since the 1990s this area has been building out with a combination of attached and detached dwellings. The addition of more residential development is consistent with the trend in development in this area.
- 2. The subject property is located near the Schaad Road Improvement Project, providing additional capacity for the transportation network in this area. As part of the road improvement project, Byington Solway Road and Ball Camp Pike will be rerouted.

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

- 1. The PR 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.
- 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. Currently the subject property is zoned RA, and when served by sanitary sewer allows for a minimum lot size of 10,000 sqft. By right, the subject property if subdivided could produce a yield of approximately 15 dwellings. If the requested density of 5 du/ac for 3.61 acres of property is approved, this property could yield approximately 18 dwelling units which is comparable to the current development potential under RA zoning. These are preliminary calculations and do not take into consideration road infrastructure or stormwater facilities.
- 2. The development plan review process also allows for a review by the Planning Commission with input from the community on the proposed planned unit development, and one intent of this process is to address compatibility with surrounding and adjacent zoning.

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 amendment is consistent with the Northwest County Sector Plan.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan.

Date of Approval: 4/14/2022

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: 5/23/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: