

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 6-B-18-RZ **Related File Number:**  
**Application Filed:** 4/25/2018 **Date of Revision:**  
**Applicant:** WORLEY BUILDERS, INC.

## PROPERTY INFORMATION

**General Location:** Northwest side Ball Rd., southwest of Smithland Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 08603, 087, 08701 **Jurisdiction:** County  
**Size of Tract:** 27.4 acres  
**Accessibility:** Access is via Ball Rd., a major collector street with 21' of pavement width within 55' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development **Density:** 5 du/ac  
**Sector Plan:** Northwest County **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed primarily with agricultural and rural to low density residential uses under A, RA and PR zoning.

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

**Street:** 7123 Ball Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) & I (Industrial)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of PR zoning from the southwest  
**History of Zoning:** None noted for this site

## 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:** Michael Brusseau

**Staff Recomm. (Abbr.):** RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac (Applicant requested 5 du/ac).

**Staff Recomm. (Full):** PR zoning at the recommended density will allow reasonable development of the site, consistent with the sector plan and compatible with surrounding zoning and surrounding built environment. The average of the actual built density of the four closest detached residential subdivisions is less than 3 du/ac, therefore staff is recommending a density for this site which will be compatible with the surrounding development pattern.

**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 recommended zoning and density for the subject property are appropriate to allow reasonable use of the site while remaining compatible with surrounding development and zoning.
2. Staff has analyzed the actual as-built densities of the four closest subdivisions to determine a compatible density for the subject property. Hatties Place to the west is approved for 137 lots on about 47.1 acres for an actual density of 2.9 du/ac. Cureton Park to the south off of Cureton Rd. has 33 lots on 12.8 acres for an actual density of 2.57 du/ac. Smoky River, also off of Cureton Rd has 57 lots on 25 acres for an actual density of 2.28 du/ac. Denton Place, to the southeast off of Ball Camp Pike has 77 lots on about 32 acres, for a density of 2.4 du/ac. The conclusion is that the average density of the four closest subdivisions is less than 3 du/ac, which justifies the recommendation for a lesser density on the subject property for better compatibility.
3. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

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

1. PR zoning 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. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

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's recommended zoning and density will be compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The property is located within the Parental Responsibility Zone. Sidewalks will be required on at least one side of each street within the development, and possibly along the Ball Rd. frontage.
3. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
4. Based on the calculated area of 28.03 acres for the site, the proposed PR zoning at a density of up to 5 du/ac would allow for a maximum of 140 dwelling units to be considered for the site. That number of detached units would add approximately 1413 vehicle trips per day to the street system and would add approximately 57 children under the age of 18 to the school system. The recommended PR

zoning at a density of up to 3 du/ac would allow for a maximum of 84 dwelling units to be proposed for the site. That number of detached units would add approximately 883 vehicle trips per day to the street system and would add approximately 34 children under the age of 18 to the school system.

5. If the proposed development generates more than 750 trips per day, a traffic impact study (TIS) will be required to be submitted with the concept/use on review development plan. Any recommended improvements from the TIS will need to be addressed by the applicant. Also, the applicant will need to certify that adequate sight distance is available from the proposed entrance along Ball Rd.

6. There is a paved easement along the northeast property line that appears to be located within the subject property, but provides access to the properties to the east. Legal access for the adjacent properties must be maintained with the development of the subject property.

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 Northwest County Sector Plan designates this site for low density residential (LDR) uses with a small portion of hillside protection, consistent with the recommended PR zoning and density. The requested density of 5 du/ac is allowable within the LDR designation, but is not compatible with prevailing residential densities in the area. The portion of the site designated for hillside protection is very small, but the recommended density will allow the steepest portions of the site to be protected. A slope map, analysis and calculations are attached. Since the recommended density (3 du/ac) is less than the density that could be recommended (3.75 du/ac) with application of the residential density guidelines of the Hillside and Ridgetop Protection Plan, these calculations do not factor into the staff's recommended density.
2. Approval of this request could lead to future requests for PR zoning on nearby properties, consistent with the sector plan proposal of LDR in the area.
3. The recommended zoning and density do not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

**Action:** Approved **Meeting Date:** 6/14/2018

**Details of Action:**

**Summary of Action:** Recommend the Knox County Commission APPROVE PR (Planned Residential) zoning at a density up to 3 dwelling units per acre

**Date of Approval:** 6/14/2018 **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:** 7/23/2018

**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:**