

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-D-22-RZ
Application Filed: 4/14/2022
Applicant: DANIEL GROZAV

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Ball Camp Pk., at Valley Grove Ln., northeast of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 91 20103 **Jurisdiction:** County
Size of Tract: 5.05 acres
Accessibility: Access is via Ball Camp Pike, a major collector with a pavement width of 20-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (NW CO-9)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is comprised of primarily large-lot agricultural zoned properties with single-family residential homes.

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

Street: 7507 Ball Camp Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests:
Extension of Zone: No
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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent the 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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1) The Schaad Road improvements are in this general area, however, this property only has frontage on and access to Ball Camp Pike.
- 2) This area has been transitioning to single family residential from large agricultural lots since the early 2000s.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE 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.
- 2) Topographic contours on the property show a closed depression on the south eastern side of the property, which could create design challenges.
- 3) The majority of the site is currently forested.

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 PR zone requires Planning Commission approval of site plans prior to any development on the property. During this review, potential issues such as traffic, drainage, topography, lot layout and other concerns can be addressed.
- 2) The RB zone, as requested by the applicant, does not require site plan review by the Planning Commission unless a density of 12 du/ac or greater is 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 proposed amendment is consistent with the Amherst/Hines Valley Mixed Use Special District, as demonstrated in the Northwest County Sector Plan.
- 2) PR up to 3 du/ac is consistent with all other adopted plans.

Action:

Approved

Meeting Date: 6/9/2022

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent the surrounding development.

Date of Approval:

6/9/2022

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: 7/25/2022

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: