CASE SUMMARY APPLICATION TYPE: REZONING



File Number:	7-0-22-RZ	Related File Number:
Application Filed:	5/25/2022	Date of Revision:
Applicant:	WORLEY BUILDERS, INC.	

PROPERTY INFORM	IATION		
General Location:	Northern parcel approx 600 ft Southwest of Bakertown Rd. & Ball Rd. intersection		
Other Parcel Info.:			
Tax ID Number:	91 07709 Jurisdiction: County		
Size of Tract:	20.53 acres		
Accessibility:	Access is via Ball Road, a major collector, with a pavement width of 21-ft within a right-of-way width of 60-ft.		
GENERAL LAND US	E INFORMATION		
Existing Land Use:	Agriculture/forestry/vacant		
Surrounding Land Use:			
Proposed Use:	Density: 5 du/ac		
Sector Plan:	Northwest County Sector Plan Designation: LDR & HP		
Growth Policy Plan:	Planned Growth Area		

Neighborhood Context: This area is primarily large rural residential and agricultural lots with forested steep slopes leading up to Beaver Ridge.

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

Street:

6917 Ball Rd.

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:	4-N-80-RZ: A to RB (Denied)

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 with the surrounding development.		
Staff Recomm. (Full):			
Comments:			ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING NINGS (must meet all of these):
	CHANGED OR (CITY/COUNTY (1. Around 2005, density residenti however, this pa 2. Two similarly s	CHANGING CONDITIONS IN T GENERALLY: this area began transitioning fro al. The Schaad Road improverr rcel fronts on Ball Road.	ECESSARY BECAUSE OF SUBSTANTIALLY THE AREA AND DISTRICTS AFFECTED, OR IN THE om large lot agricultural and rural residential to low ment project is within 800-ft of the subject property, g up to the top of Beaver Ridge along the north side o ac in 2018 and 2021.
	THE APPLICABI 1. The PR (Plani environmental de Ridge on the nor	LE ZONING ORDINANCE: ned Residential) zone district is esign problems. This property is	DNSISTENT WITH THE INTENT AND PURPOSE OF intended to encourage more imaginative solutions to s bounded by the forested steep slopes of Beaver PR zone district will enable clustering of 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. The PR zoning up to 3 du/ac is not anticipated to cause any adverse impacts and is consistent with the low-density residential character of the surrounding area.		
	 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. PR zoning up to 3 du/ac is consistent with the LDR (Low Density Residential) land use designation recommended in the Northwest County Sector Plan. 2. The subject property is in the Planned Growth Area of the Growth Policy Plan. 3. The recommended rezoning is not in conflict with any other adopted plans. 		
Action:	Approved		Meeting Date: 7/14/2022
Details of Action:			
Summary of Action:	Approve PR (Pla development.	nned Residential) zoning up to	3 du/ac because it is consistent with the surrounding
Date of Approval:	7/14/2022	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:		
	LEGIS	LATIVE ACTION AND	DISPOSITION

Legislative Body:

Knox County Commission Date of Legislative Action: 8/22/2022

Date of Legislative Action, Second Reading:

Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		lf "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: