# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 8-A-20-RZ Related File Number:

Application Filed: 6/15/2020 Date of Revision:

Applicant: BALL HOMES, LLC

#### PROPERTY INFORMATION

General Location: South side of W. Emory Rd., southwest side of Henderson Rd. at their intersection, north of Karns

Valley Dr.

Other Parcel Info.: the rezoning request is for a portion of the whole parcel

Tax ID Number: 77 083 (PART OF) Jurisdiction: County

Size of Tract: 28 acres

Accessibility: Access is via E Emory Road, a minor collector with a pacement width of 21.2 feet within a right of way

width of 100 feet.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

**Surrounding Land Use:** 

Proposed Use: Density: 5 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Along the improved Karns Valley Drive the area is comprised of a mix of single family and multifamily

residential. The rest of the surrounding area is primarily large lot agricultural zoned properties and low

density residential zoning.

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

Street: 8935 W/ Emory Rd.

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:** Yes, PR up to 5 du/ac is adjacent to the south.

History of Zoning: None noted.

#### PLAN INFORMATION (where applicable)

#### **Current Plan Category:**

10/20/2020 12:55 PM Page 1 of 3

**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 5 du/ac because it is consistent with the sector plan

designation of LDR (Low Density Residential) and HP (Hillside Protection) for this area.

Staff Recomm. (Full):

**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. This area is served by water and wastewater services and the relatively new Karns Valley Drive.

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

- 1. PR (Planned Residential) 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. Each planned unit development shall be compatible with the surrounding development or adjacent zones.
- 3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. PR zoning up to 5 du/ac will require a public review of a proposed site plan as part of the use on review process.
- 2. The required use on review process will address any issues related to the compatibility of the surrounding developments and land uses.
- 3. The PR (Planned Residential) up to 5 du/ac would generate a possible maximum number of dwelling units up to 140.
- 4. At the subsequent step in the development process, if rezoned to PR, the use on review/concept plan application will require any proposed development generating more than 750 average daily trips to submit a TIA (Transportation Impact Analysis).

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 PR (Planned Residential) zone up to 5 du/ac is consistent with all adopted plans.

Approved Meeting Date: 8/13/2020

**Details of Action:** 

Action:

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

designation of LDR (Low Density Residential) and HP (Hillside Protection) for this area.

Date of Approval: 8/13/2020 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

10/20/2020 12:55 PM Page 2 of 3

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/28/2020 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

10/20/2020 12:55 PM Page 3 of 3