

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 8-D-19-RZ                      **Related File Number:**  
**Application Filed:** 6/24/2019                      **Date of Revision:**  
**Applicant:** SCOTT DAVIS / MESANA INVESTMENTS

## **PROPERTY INFORMATION**

**General Location:** South of Ball Camp Pike and northeast of the intersection of Hitching Post Drive and Wayside Road  
**Other Parcel Info.:**  
**Tax ID Number:** 104 192.01 (PART OF)                      **Jurisdiction:** County  
**Size of Tract:** 6.4 acres  
**Accessibility:** The property is a flag lot, with Hitching Post Drive forming the flag stem and providing access from Ball Camp Pike, a minor arterial. The County is purchasing Hitching Post Drive, which will be a local road. It has a pavement width of approximately 20 feet and a right-of-way width of 40 feet.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agricultural/Forestry/Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Single Family Residential                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is predominantly comprised of single family residential in planned residential developments. Densities of adjacent subdivisions range from 2.5 to 4.69 du/ac.

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

**Street:** 0 Ball Camp Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** A (Agricultural)  
**Former Zoning:** n/a  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** N/A  
**Extension of Zone:** PR (Planned Residential)  
**History of Zoning:** None noted for this property

## **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: Michelle Portier

Staff Recomm. (Abbr.): Approve the requested PR (Planned Residential) zoning with up to 4.5 du/ac (applicant requested 5 du/ac) subject to one condition.

Staff Recomm. (Full): Staff recommends approval of the requested PR (Planned Residential) zoning of up to 4.5 du/ac, subject to the condition that the development be built with sidewalks on one side of the street, since the zone is compatible with the sector plan designation, the density of the proposed development is comparable to the surrounding PR development densities, and a portion of the development is located within the School Parental Responsibility Zone.

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 property is located in the Planned Growth Area of the Growth Policy Plan.
2. The larger agricultural tracts in the area have been transitioning into planned residential subdivisions since the 1990s.
3. This property is adjacent to several PR zoned neighborhoods with the following densities:
  - a. Middleton Park: 74 lots on 21.17 acres = 3.5 du/ac
  - b. Trails End (earlier, eastern portion of development) = 123 lots on 49.27 acres = 2.5 du/ac
  - c. Trails End (later, western side of the development): 122 lots on 44 acres = 2.77 du/ac
  - d. Nicolas Landing: 39 lots on 8.31 acres = 4.69 du/ac

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

1. The proposed amendment to 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. A planned unit development shall be compatible with the surrounding or adjacent zones and this shall be determined by the Planning Commission during the Use on Review process.

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 with up to 4.5 du/ac is compatible with the proposed LDR sector plan designation and any impacts would be addressed during the use on review process.
2. A portion of the property (the first 140 feet measuring from Hitching Post Drive eastward) is located in the Ball Camp Elementary School Parental Responsibility zone. Sidewalks should be required on one side of the street throughout the development.

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 and not in conflict with any adopted plans.
2. The property is in Flood Zone X but is not located in a flood plain or flood way.

**Action:** Approved with Conditions

**Meeting Date:** 8/8/2019

**Details of Action:**

**Summary of Action:** Approve the requested PR (Planned Residential) zoning with up to 4.5 du/ac (applicant requested 5 du/ac), subject to the condition that the development be built with sidewalks on one side of the street since part of the development is in a School Parental Responsibility Zone.

**Date of Approval:** 8/8/2019

**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:** 9/23/2019

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**