

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 8-H-24-RZ                      **Related File Number:**  
**Application Filed:** 6/13/2024              **Date of Revision:**  
**Applicant:** MICHAEL SHADDLE

## PROPERTY INFORMATION

**General Location:** South side of Daybreak Dr, northeast of Middlebrook Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 104 33                      **Jurisdiction:** County  
**Size of Tract:** 0.98 acres  
**Accessibility:** Access is via Daybreak Dr, local street with 16 ft of pavement width within a 50-ft right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** Northwest County      **Plan Designation:** SMR (Suburban Mixed Residential), HP (Hillside Ridgetop P  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The surrounding area consists predominantly of single family detached residential homes on small lots off on side streets and on large lots along Daybreak Drive to the north and Schaad Road to the south. There are two parks, Nicholas Ball Park and Ball Camp Park, and Ball Camp Elementary School within a mile of the property. To the north is Beaver Ridge, which remains forested.

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

**Street:** 9510 DAYBREAK DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density 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:

Whitney Warner

Staff Recomm. (Abbr.):

Deny the RA (Low Density Residential) zone because it is not consistent with the Knox County Comprehensive Plan implementation policies and does not meet the criteria for a rezoning.

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. Since 1993, there have been some A to RA and PR rezonings at densities of 1-5 du/ac in the area. The general trend along the south side of Daybreak Drive, consists of small and medium sized-lots and single family detached residential houses while agricultural tracts remain on the north side because of the steep slopes of Beaver Ridge. The adjacent property to the southwest was recently rezoned from PR with up to 5 du/ac to PR with up to 12 du/ac (6-N-24-RZ). However, that parcel is accessed off of Ball Camp Pike, a minor arterial.
2. A portion of Schaad Rd extending from Ball Camp Pike to Olive Branch Laen is nearly complete and will consist of a four-lane, median-divided section with sidewalks on both sides. When considered in context with the rest of the network, this section completes a route between I-40/I-75 in west Knox County and I-75 in north Knox County. The Schaad Road project connects to Ball Camp Elementary, Ball Camp Community Park, and Nicholas Ball Park. The corridor also opens the opportunity for new commercial development.

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

1. The RA zone provides for residential areas with low population densities. Single family homes are permitted while duplexes and garage apartments require use on review approvals.
2. On this roughly 42,666 sq ft site with an existing home, 2 additional single family homes or 1 duplex could be built.
3. Rezoning 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.

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. This property has exclusive access to Daybreak Drive a narrow 16-ft wide road. While 1-2 additional lots would not require road improvements, Planning is concerned a rezoning would create a ripple effect of other rezoning requests. Additional rezonings would bring additional dwelling units, compiling more traffic onto a subpar road. Since there are no plans to improve Daybreak Drive, this would create a safety concern.
2. This property has some steep slopes through the front of the property within the Hillside Protection area.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The RA zone is directly related to the SMR (Suburban Mixed-use) place type, meaning uses allowed in the RA zone are compatible with this place type. The RA zone is compatible with the single family homes in the area.

2. Even though low density residential is compatible with the area, the incremental increases in development are not appropriate when the street does not meet roadway width standards. Rezonings along Daybreak Dr are not consistent with the Knox County's Comprehensive Plan's Implementation Policy 9.3, focus growth in areas already served by adequate infrastructure and 9.5, approving development where infrastructure is inadequate or not yet planned.

**Action:** Approved with Conditions **Meeting Date:** 9/12/2024  
**Details of Action:** Approve RA (Low Density Residential) with the condition that future lot access be accommodated via an easement to Ball Camp Pike.  
**Summary of Action:** Approve RA (Low Density Residential) with the condition that future lot access be accommodated via an easement to Ball Camp Pike.  
**Date of Approval:** 9/12/2024 **Date of Denial:** **Postponements:** 8/8/2024  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission  
**Date of Legislative Action:** 10/21/2024 **Date of Legislative Action, Second Reading:**  
**Ordinance Number:** **Other Ordinance Number References:**  
**Disposition of Case:** Approved with Conditions **Disposition of Case, Second Reading:**  
**If "Other":** **If "Other":**  
**Amendments:** **Amendments:**  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**