

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 9-A-21-RZ                      **Related File Number:**  
**Application Filed:** 7/27/2021              **Date of Revision:**  
**Applicant:** VICTOR JERNIGAN

## PROPERTY INFORMATION

**General Location:** Northside of Ball Road, northeast of Ball Camp Pike, west of Lobetti Road  
**Other Parcel Info.:**  
**Tax ID Number:** 91 77.01                      **Jurisdiction:** County  
**Size of Tract:** 19.31 acres  
**Accessibility:** Access is via Ball Road, 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:** up to 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is within 500-ft of the forthcoming Schaad Road extension improvements, and a large area zoned for a mix of planned residential and planned commercial development, as part of the Hines Valley/Amherst mixed use special district.

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

**Street:** 0 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 RA

## 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 zoning because it is consistent with the sector plan.

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 extension improvements will extend through this area soon. The area is transitioning from large lot agricultural to smaller lot residential neighborhoods as the Hines Valley Mixed Special District described in the Northwest County Sector Plan develops.
- 2. Planned residential and planned commercial zoning have been approved for areas around the forthcoming Schaad Road extension improvements

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 property is within the Planned Growth Area of Knox County. Surrounding residential properties are mostly zoned A (Agricultural), RA (Low Density Residential) and PR (Planned Residential). Residential developments with smaller lot sizes and densities up to 4 du/ac are primarily to the south, east and west of the site.
- 2. Built at the requested 5 du/ac, the development could accommodate up to 100 single family homes. Built at the recommended 3 du/ac, the development could accommodate up to 60 single family homes. These are basic calculations that do not account for road infrastructure or stormwater facilities.
- 3. The parcel has access to sewer lines.
- 4. Although a portion of the site is within the HP (Hillside Protection) overlay land use classification approximately 11.2 acres are outside of this area, and the PR zone district will allow flexibility in design to accommodate the environmental conditions of the site. The southern side of the property adjacent to Ball Road is the flattest portion of the site with the northern portion of the property climbing up to Beaver Ridge where slopes are in excess of 25 percent slope.

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 Northwest County Sector Plan's LDR (Low Density Residential) designation supports up to 5 du/ac in the County's Planned Growth Areas. However, staff believes 3 du/ac to be a better balance between the sector plan and existing development on the north side of Ball Road at this location.
- 2. The proposed amendment is consistent with all other adopted plans.

Action:

Approved

Meeting Date: 9/9/2021

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning up to 3 du/ac zoning because it is consistent with the sector plan.

Date of Approval:

9/9/2021

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:** 10/25/2021

**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:**