

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 9-F-19-RZ                      **Related File Number:**  
**Application Filed:** 7/26/2019              **Date of Revision:**  
**Applicant:** BALL HOMES, LLC

## PROPERTY INFORMATION

**General Location:** North side of Old Andes Road, north of Andes Road, west of Chert Pit Road  
**Other Parcel Info.:** the 2nd parcel 105 040 has not been addressed  
**Tax ID Number:** 105 03904 & 040                      **Jurisdiction:** County  
**Size of Tract:** 30 acres  
**Accessibility:** Access is via Old Andes Road, a local street with a pavement width of 13 feet and a right-of-way of 26 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Residential                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The surrounding area is comprised of a mix of single family residential properties at a density of less than 2 du/ac, as well as large tracts of slope constrained land within the HP (Hillside Protection) area of the sector plan.

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

**Street:** 1609 Old Andes 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:** PR at 1 to 3 du/ac is adjacent to the west  
**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: Liz Albertson

Staff Recomm. (Abbr.): Approve PR up to 2.5 du/ac. (Applicant requested 5 du/ac).

Staff Recomm. (Full): PR up to 2.5 du/ac is consistent with the sector plan designation of LDR for this property and follows the recommendation for density based on the slope analysis, as well as being consistent with the adjacent zoning and build out in the surrounding area.

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. PR zoning up to 2.5 du/ac zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area. (see Exhibit A).
2. PR zoning up to 2.5 du/ac is consistent with the Northwest County Sector Plan proposal for the site.
3. PR zoning up to 2.5 du/ac is consistent with the slope analysis for the property.
4. If approved, the applicant would have the potential to subdivide the property into lots averaging approximately 17,400 square feet (0.4 acres), while the applicant requested density could yield lots of averaging 8,700 square feet (0.2 acres). The minimum lot size under the current A (Agricultural) zoning would be 1 acre (43,560 square feet).

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

1. PR zoning up to 2.5 du/ac provides for residential areas with low population densities. This zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas should 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. Based on the above description, this site is appropriate for PR zoning up to 2.5 du/acre.
3. Developments which subdivide and transfer property with the sale of individual units but which do not provide common open space controlled and maintained by a public body or a duly established homeowners association shall provide lot areas which are not less than three thousand (3,000) square feet in size and which shall average four thousand (4,000) square feet per lot for the entire development. Developments which subdivide and transfer property with the sale of individual units and which provide common open space controlled and maintained by a duly established home owners association in accordance with state law shall be permitted to create lots less than three thousand (3,000) square feet in size subject to planning commission approval of a site plan, consistent with the intent as stated in the general description of this section.

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 applicant requests a PR zone density of up to 5 du/ac, however, staff is recommending a density of 2.5 du/ac. Under the current A (Agricultural) zoning, which requires a minimum lot size of one acre, 31 lots could be accommodated. PR zoning up to 2.5 du/ac will allow this 31 acre site to be subdivided into a maximum of 78 lots, however with the PR zone lot sizes may vary in size to allow for creative development of the property and open space and amenity areas to be provided.
2. A PR zoning up to 2.5 du/ac for residential development of this 31 acre does go over the 750 daily trip generation threshold for single family residential development and thus will require a traffic impact study. If a plat is submitted to subdivide the property, access improvements, including widening of the

right-of-way and pavement of Old Andes Road may be required (See Exhibit B) per Knox County requirements.

3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.

4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.

5. No other area of the County will be impacted by this rezoning request.

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 proposes low density residential use for the site, consistent with the recommended PR zoning up to 2.5 du/ac.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Approval of this request may lead to future requests for PR zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.

4. The proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved **Meeting Date:** 9/12/2019

**Details of Action:** Approve PR up to 3 du/ac. (Applicant requested 5 du/ac).

**Summary of Action:** Approve PR up to 3 du/ac. (Applicant requested 5 du/ac, staff recommended 2.5 du/ac).

**Date of Approval:** 9/12/2019 **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:** 10/28/2019

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved as Modified

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Approved PR (Planned Residential) at a density up to 4 du/ac.

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**