

▶ **FILE #:** 1-D-17-RZ

**AGENDA ITEM #:** 44

**AGENDA DATE:** 1/12/2017

▶ **APPLICANT:** KEVIN S. GRIFFIN

OWNER(S): Kevin Slate Griffin

TAX ID NUMBER: 104 026

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 9717 Ball Camp School Rd

▶ **LOCATION:** Northwest side Ball Camp School Rd., northeast of Middlebrook Pike

▶ **APPX. SIZE OF TRACT:** 7.76 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Camp School Rd., a local street with 15-16' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land and house

▶ **PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 3 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House, vacant land / A (Agricultural)

South: Ball Camp School Rd., Ball Camp Elementary School / A (Agricultural)

East: House, vacant land / A (Agricultural)

West: House, vacant land / A (Agricultural) & CA (General Business)

NEIGHBORHOOD CONTEXT: This parcel is situated behind Ball Camp Elementary School in a relatively undeveloped area zoned Agricultural. One of three access drives to the school is located across Ball Camp School Rd. from the subject property.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2.5 du/ac. (Applicant requested 3 du/ac).**

PR is an appropriate zone for residential development of this site and is consistent with the sector plan recommendation for the property, which is within the Planned Growth Area on the Growth Policy Plan. The recommended density of up to 2.5 du/ac is consistent with the slope protection recommendations of the Hillside and Ridgetop Protection Plan (HRPP) for residential densities and development. At the requested density of 3 du/ac, the proposal exceeds (by 4 units) the maximum 21 units recommended in accordance with the HRPP guidelines.

**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 is the most appropriate residential zone that can be considered for this site, because of its flexibility in lot sizes, and the ability to cluster development in the more suitable areas of the site. The developer should make every attempt to preserve existing trees on the site and keep development off of the steepest slopes. The steepest area of this site is in the northern portion of the site.
2. PR zoning at up to 5 du/ac is consistent with the sector plan proposal for the property. However, because of the slope constraints of the site, staff is recommending a lesser density. The attached slope calculations demonstrate the application of the residential density and land disturbance guidelines from the HRPP. The maximum allowable density, based on those calculations is recommended at up to 2.5 du/ac (rounded up from 2.29 du/ac).
3. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

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

1. 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 elements and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

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 at the recommended density will allow the property to be developed, but will require use on review development plan approval by MPC prior to construction.
2. Based on the 8.4-acre calculated size of the property, the proposed PR zoning at a density of up to 3 du/ac would allow for a maximum of 25 dwelling units to be proposed for the site. That number of detached units would add approximately 290 vehicle trips per day to the street system and would add approximately 13 children under the age of 18 to the school system. The recommended density of up to 2.5 du/ac would allow for a maximum of 21 dwelling units to be proposed for the site. That number of detached units would add approximately 247 vehicle trips per day to the street system and would add approximately 11 children under the age of 18 to the school system.
3. Ball Camp School Rd. currently has inadequate pavement width to serve the proposed residential development. Road improvements, including widening will likely be required. As part of the required development plan review, the applicant will be expected to work with MPC and Knox County Engineering staffs in making improvements to Ball Camp School Rd., as deemed necessary, to maximize safety while providing adequate access to the development and the elementary school to the south.
4. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
5. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern, and also considers the slope constraints of the property. The proposed density of 3 du/ac would not conform with the slope protection policies of the HRPP.
6. The site is located directly adjacent to Ball Camp Elementary School, obviously within the Parental Responsibility Zone. Therefore, sidewalks will be required on at least one side of each interior street within the development and possibly along the Ball Camp School Rd. frontage. Other improvements, such as a crosswalk or pedestrian path may be required, as deemed necessary.
7. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

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 designates this site for low density residential uses with some hillside

protection, consistent with the proposed PR zoning and density. Staff produced a slope analysis and map (attached) on the site which revealed that about 5.9 acres of the site consists of slopes greater than 25%. The recommended density is consistent with the residential density recommendations of the HRPP.

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

3. This request may lead to future requests for PR zoning in the future on other A-zoned properties in the area, consistent with the sector plan proposal for the area.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: 290 (average daily vehicle trips)

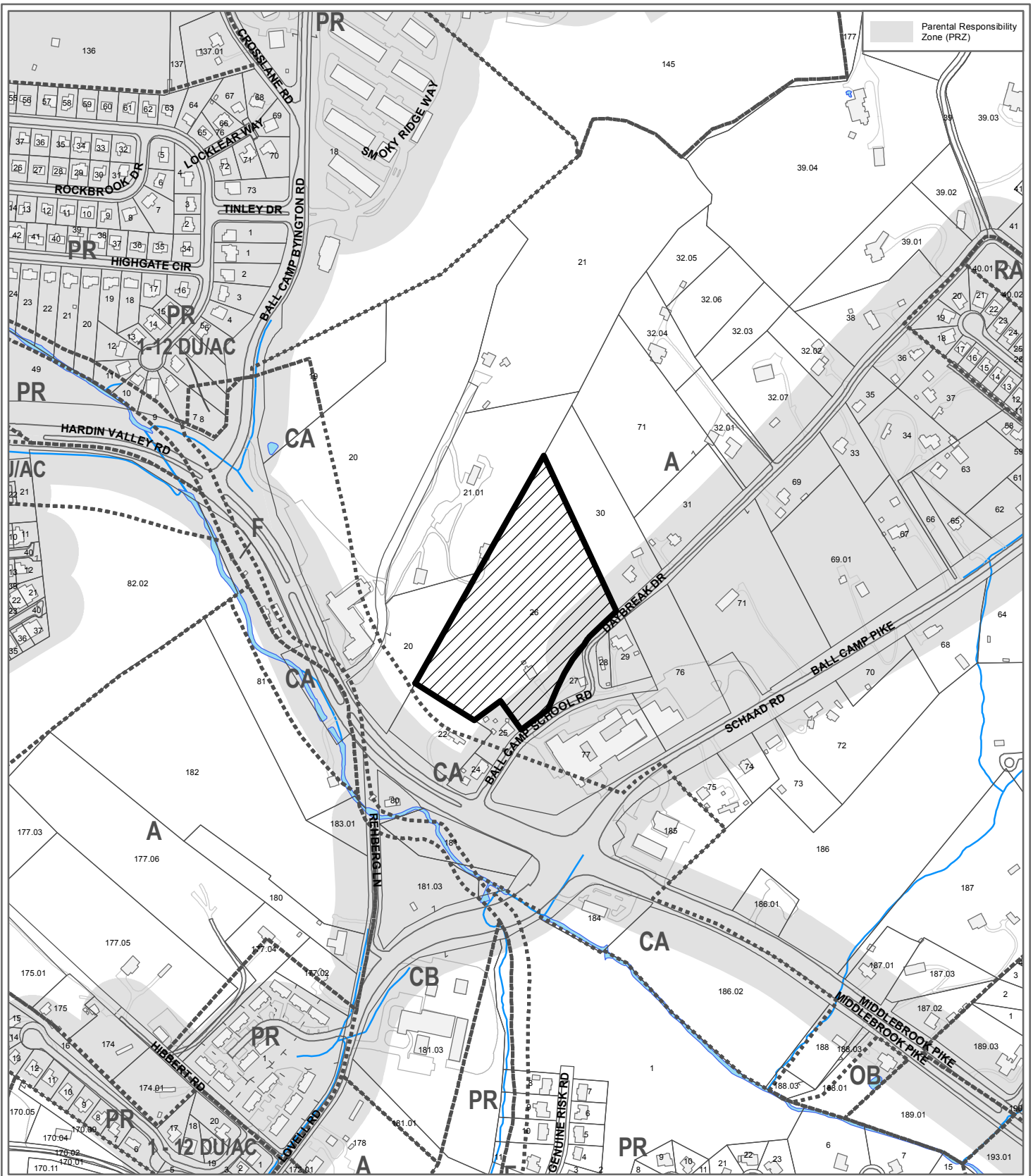
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 13 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ball Camp Elementary, Karns Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knox County Commission for action on 2/27/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



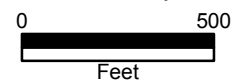
**1-D-17-RZ  
REZONING**

Petitioner: Griffin, Kevin S.

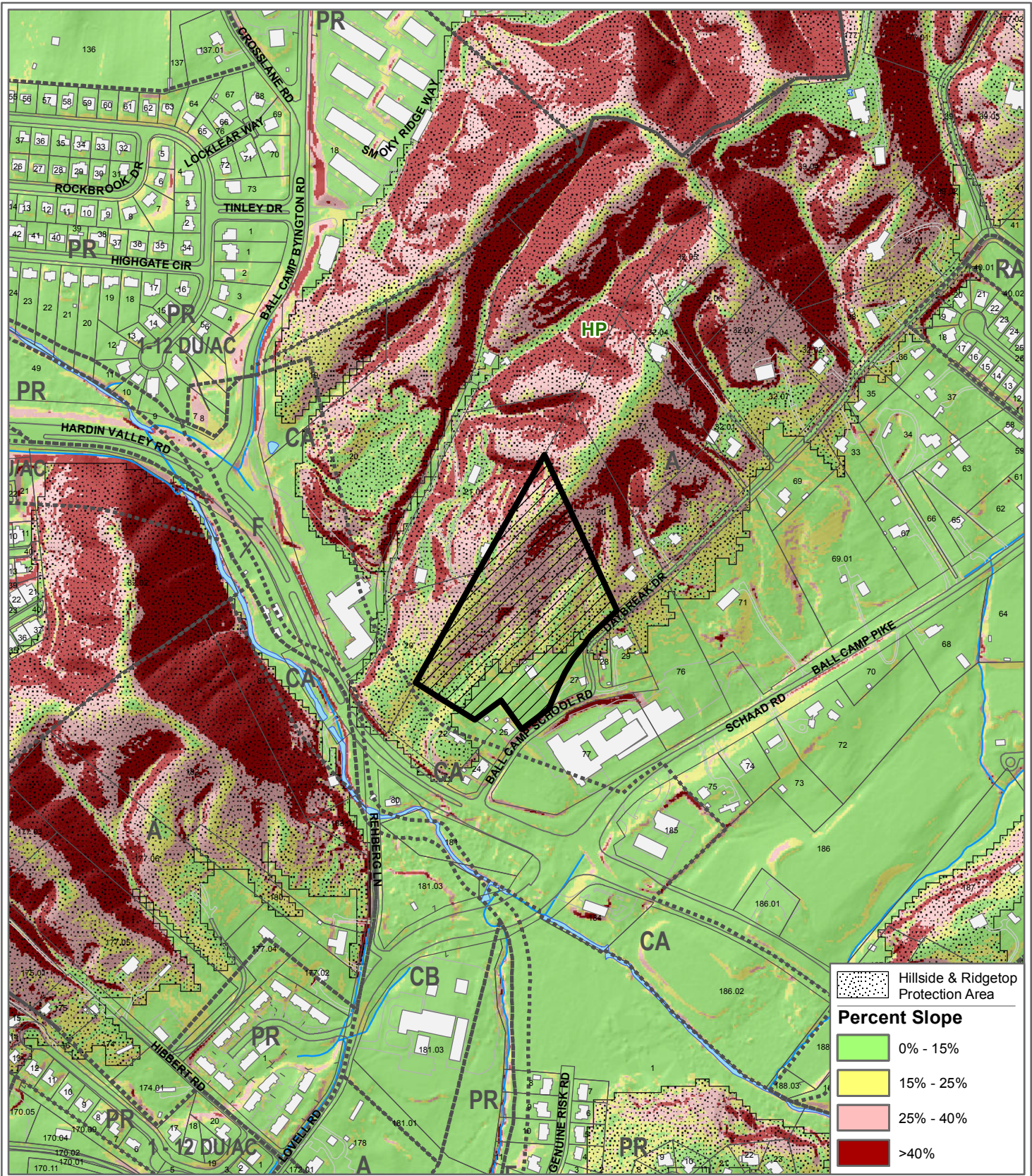


From: A (Agricultural)  
To: PR (Planned Residential)

Map No: 104  
Jurisdiction: County



Original Print Date: 12/21/2016 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



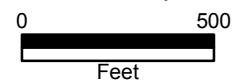
**1-D-17-RZ  
REZONING - SLOPE ANALYSIS**

From: A (Agricultural)  
To: PR (Planned Residential)



Petitioner: Griffin, Kevin S.

Map No: 104  
Jurisdiction: County



Original Print Date: 12/21/2016      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

## MPC STAFF - SLOPE / DENSITY ANALYSIS

### 1-D-17-RZ - Kevin S. Griffin - A to PR

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	1.58	5.00	7.9
0-15% Slope	0.93	5.00	4.7
15-25% Slope	2.59	2.00	5.2
25-40% Slope	2.83	0.50	1.4
Greater than 40% Slope	0.48	0.20	0.1
Ridgetops	0	5.00	0.0
Subtotal: Sloped Land	6.83		11.3
<b>Maximum Density Guideline</b> (Hillside & Ridgetop Protection Plan)	<b>8.41</b>	<b>2.29</b>	<b>19.2</b>
<b>Proposed Density (Applicant)</b>	<b>5</b>	<b>5.00</b>	<b>70.0</b>

### From Hillside & Ridgetop Protection Plan, page 33

#### LOW DENSITY AND RURAL RESIDENTIAL USES

##### Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

**Table 3: Residential Density and Land Disturbance Guidelines**  
for Recommendations on Changes to the Zoning Map and Development Plan/  
Concept Plan Review within the Hillside and Ridgetop Protection Area  
that is within the Urban Growth and the Planned Growth Area

<i>Percent of Slope</i>	<i>Recommended Maximum Density Factor*</i>	<i>Recommended Maximum Land Disturbance Factor**</i>
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

*dua: dwelling units per acre*

\* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

\*\* Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

\*\*\* Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 – 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

**1-D-17-RZ Slope Analysis**

			<b>Acreage</b>
<b>Non-Hillside Portions</b>			1.58
<b>Hillside and Ridgetop Protection Area</b>			
<b>Value</b>	<b>Percent Slope</b>	<b>Count</b>	<b>Acres</b>
1	0%-15%	1613	0.93
2	15%-25%	4514	2.59
3	25%-40%	4928	2.83
4	>40%	832	0.48
			<b>6.82</b>
<b>Ridgetop Area</b>			<b>0</b>
<b>Site Total</b>			<b>8.40</b>



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: Use on Review - 1-D-17-RZ**

1 message

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**Terry Gilhula** <terry.gilhula@knoxmpc.org> Thu, Dec 22, 2016 at 2:07 PM  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Kelly, Dan" <dan.kelly@knoxmpc.org>, "Brusseau, Mike" <mike.brusseau@knoxmpc.org>

----- Forwarded message -----

From: **Kimberly Evers** <[kimberlyutk@gmail.com](mailto:kimberlyutk@gmail.com)>  
Date: Thu, Dec 22, 2016 at 11:17 AM  
Subject: Use on Review - 1-D-17-RZ  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Dear MPC,

I am contacting you today in regards to the Use on Review on Ball Camp School Road/Daybreak Drive Ball Camp Elementary School.

44. KEVIN S. GRIFFIN 1-D-17-RZ Northwest side Ball Camp School Rd., northeast of Middlebrook Pike, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

I was a little surprised to see this sign yesterday, as were several other parents. This property is located on Ball Camp School Road/Daybreak Drive, which is directly across from my children's school.

Daybreak Drive is a narrow, almost 1 lane road. Parents travel this road every morning and afternoon. It is the entrance we must take for dropping off and picking our children up. I am opposed to adding more chaos to this road, especially in the mornings and afternoons. There is usually a long line waiting in the mornings and afternoons.

Please do not approve this rezoning. Knox County has so many subdivisions going in every day. We do not need another subdivision/town home complex in this area.

Ball Camp is a wonderful school. The traffic around it, however, is horrible. Please do not add to the mess. Please save our land.

Thank you,

Kimberly Evers  
[865-207-4236](tel:865-207-4236)



**REZONING**       **PLAN AMENDMENT**

Name of Applicant: Kevin S. Griffin  
Date Filed: 11/14/2016 Meeting Date: 1/12/2017  
Application Accepted by: Mike Reynolds  
Fee Amount: \$988.00 File Number: Rezoning 1-D-17-RZ  
Fee Amount: \_\_\_\_\_ File Number: Plan Amendment \_\_\_\_\_

**PROPERTY INFORMATION**

Address: 9717 Ball Camp School Rd  
 General Location: Hardin Valley /  
Kearns - Beside Ball Camp  
Elementary school  
 Parcel ID Number(s): 104-026  
 Tract Size: 7.76 acres  
 Existing Land Use: Residential Agricultural  
 Planning Sector: NW Sector  
 Growth Policy Plan: Low density Residential  
 Census Tract: \_\_\_\_\_  
 Traffic Zone: \_\_\_\_\_  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission NW District

**PROPERTY OWNER**     **OPTION HOLDER**

PLEASE PRINT  
 Name: Kevin slate Griffin  
 Company: Clean slate Realty LLC  
 Address: 4911 Gann Trl  
 City: Raleigh State: NC Zip: 27612  
 Telephone: (865) 405 5266  
 Fax: \_\_\_\_\_  
 E-mail: CleanSlateRealty@gmail.com

**Requested Change**  
**REZONING**  
 FROM: Residential Agricultural  
 TO: Planned Residential

**PLAN AMENDMENT**  
 One Year Plan     \_\_\_\_\_ Sector Plan  
 FROM: \_\_\_\_\_  
 TO: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**  
 All correspondence relating to this application should be sent to:

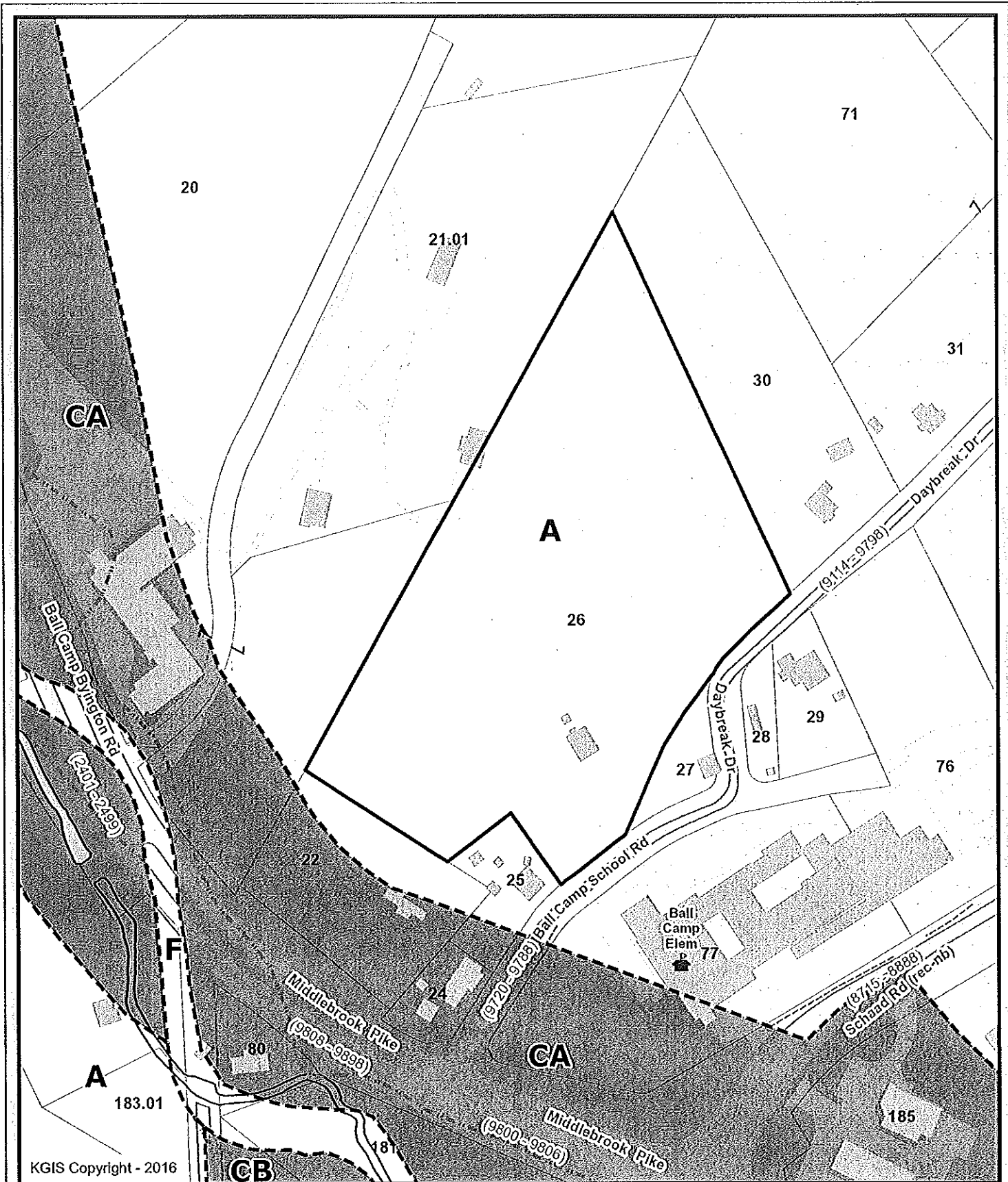
PLEASE PRINT  
 Name: Kevin S. Griffin  
 Company: Clean slate Realty LLC  
 Address: 4911 Gann Trl  
 City: Raleigh State: NC Zip: 27612  
 Telephone: 865 405 5266  
 Fax: \_\_\_\_\_  
 E-mail: CleanSlateRealty@gmail.com

**PROPOSED USE OF PROPERTY**  
Town home development /  
Residential Development  
 Density Proposed 3 Units/Acre  
 Previous Rezoning Requests: 0

**APPLICATION AUTHORIZATION**  
 I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]  
 PLEASE PRINT  
 Name: Kevin S. Griffin  
 Company: Clean slate Realty LLC  
 Address: 4911 Gann Trl.  
 City: Raleigh State: NC Zip: 27612  
 Telephone: 865 405 5266  
 E-mail: GoKevinSG@AOL.com



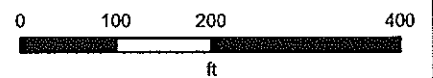


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### Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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