

# REZONING REPORT

▶ **FILE #:** 8-D-19-RZ

**AGENDA ITEM #:** 30

**AGENDA DATE:** 8/8/2019

▶ **APPLICANT:** SCOTT DAVIS / MESANA INVESTMENTS

OWNER(S): Mesana Investments, LLC

TAX ID NUMBER: 104 192.01 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Ball Camp Pike

▶ **LOCATION:** **South of Ball Camp Pike and northeast of the intersection of Hitching Post Drive and Wayside Road**

▶ **APPX. SIZE OF TRACT:** **6.4 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

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.

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:** **Agricultural/Forestry/Vacant**

▶ **PROPOSED USE:** **Single Family Residential**

**DENSITY PROPOSED:** **5 du/ac**

EXTENSION OF ZONE: PR (Planned Residential)

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Agricultural/Forestry/Vacant - A (Agricultural)

South: Single Family Residential - PR (Planned Residential)

East: Agricultural/Forestry/Vacant - A (Agricultural)

West: Public Parks - PR (Planned Residential)

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.

**STAFF RECOMMENDATION:**

▶ **Approve the requested PR (Planned Residential) zoning with up to 4.5 du/ac (applicant requested 5 du/ac).**

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 13 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

If approved, this item will be forwarded to Knox County Commission for action on 9/23/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.