

# REZONING REPORT

▶ **FILE #:** 8-A-20-RZ

**AGENDA ITEM #:** 7

**AGENDA DATE:** 8/13/2020

▶ **APPLICANT:** BALL HOMES, LLC

OWNER(S): Charles L. Hatmaker

TAX ID NUMBER: 77 083 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8935 W/ Emory Rd.

▶ **LOCATION:** South side of W. Emory Rd., southwest side of Henderson Rd. at their intersection, north of Karns Valley Dr.

▶ **APPX. SIZE OF TRACT:** 28 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Emory Road, a minor collector with a placement width of 21.2 feet within a right of way width of 100 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:** Agriculture/forestry/vacant

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: Yes, PR up to 5 du/ac is adjacent to the south.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agriculture)

South: Multifamily, single family residential - PR (Planned Residential) 1- 5 du/ac

East: Single family, rural residential - A (Agriculture)

West: Agriculture/forestry/vacant - A (Agriculture)

NEIGHBORHOOD CONTEXT: Along the improved Karns Valley Drive the area is comprised of a mix of single family and multifamily residential. The rest of the surrounding area is primarily large lot agricultural zoned properties and low density residential zoning.

## STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan designation of LDR (Low Density Residential) and HP (Hillside Protection) for this 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. This area is served by water and wastewater services and the relatively new Karns Valley Drive.

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

1. PR (Planned Residential) 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. Each planned unit development shall be compatible with the surrounding development or adjacent zones.
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.

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 up to 5 du/ac will require a public review of a proposed site plan as part of the use on review process.
2. The required use on review process will address any issues related to the compatibility of the surrounding developments and land uses.
3. The PR (Planned Residential) up to 5 du/ac would generate a possible maximum number of dwelling units up to 140.
4. At the subsequent step in the development process, if rezoned to PR, the use on review/concept plan application will require any proposed development generating more than 750 average daily trips to submit a TIA (Transportation Impact Analysis).

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 PR (Planned Residential) zone up to 5 du/ac is consistent with all adopted plans.

ESTIMATED TRAFFIC IMPACT: 1417 (average daily vehicle trips)

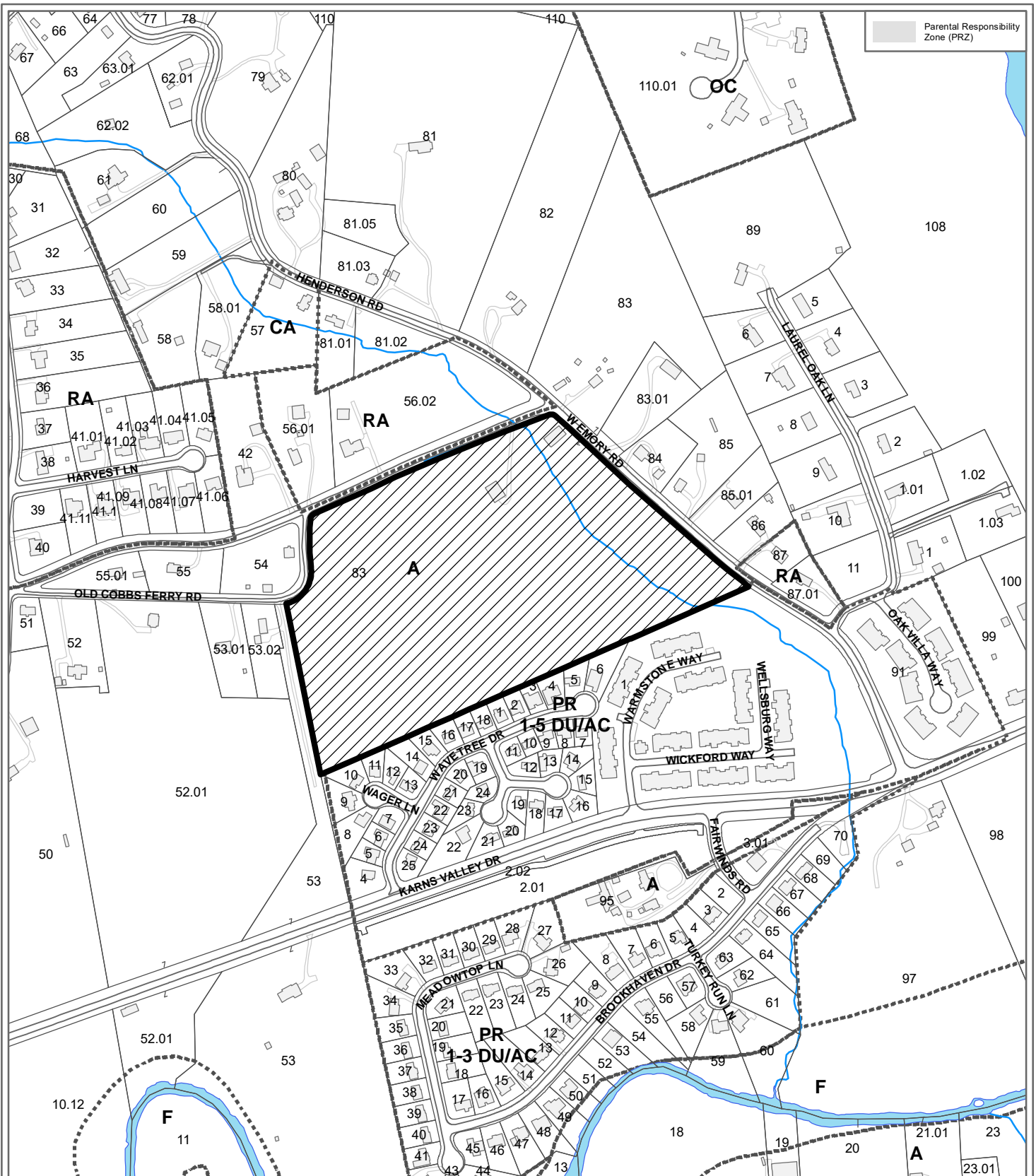
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 57 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- 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 9/28/2020. 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.



**8-A-20-RZ  
REZONING**

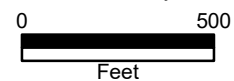
From: A (Agricultural)  
To: PR (Planned Residential)



Petitioner: Ball Homes, LLC

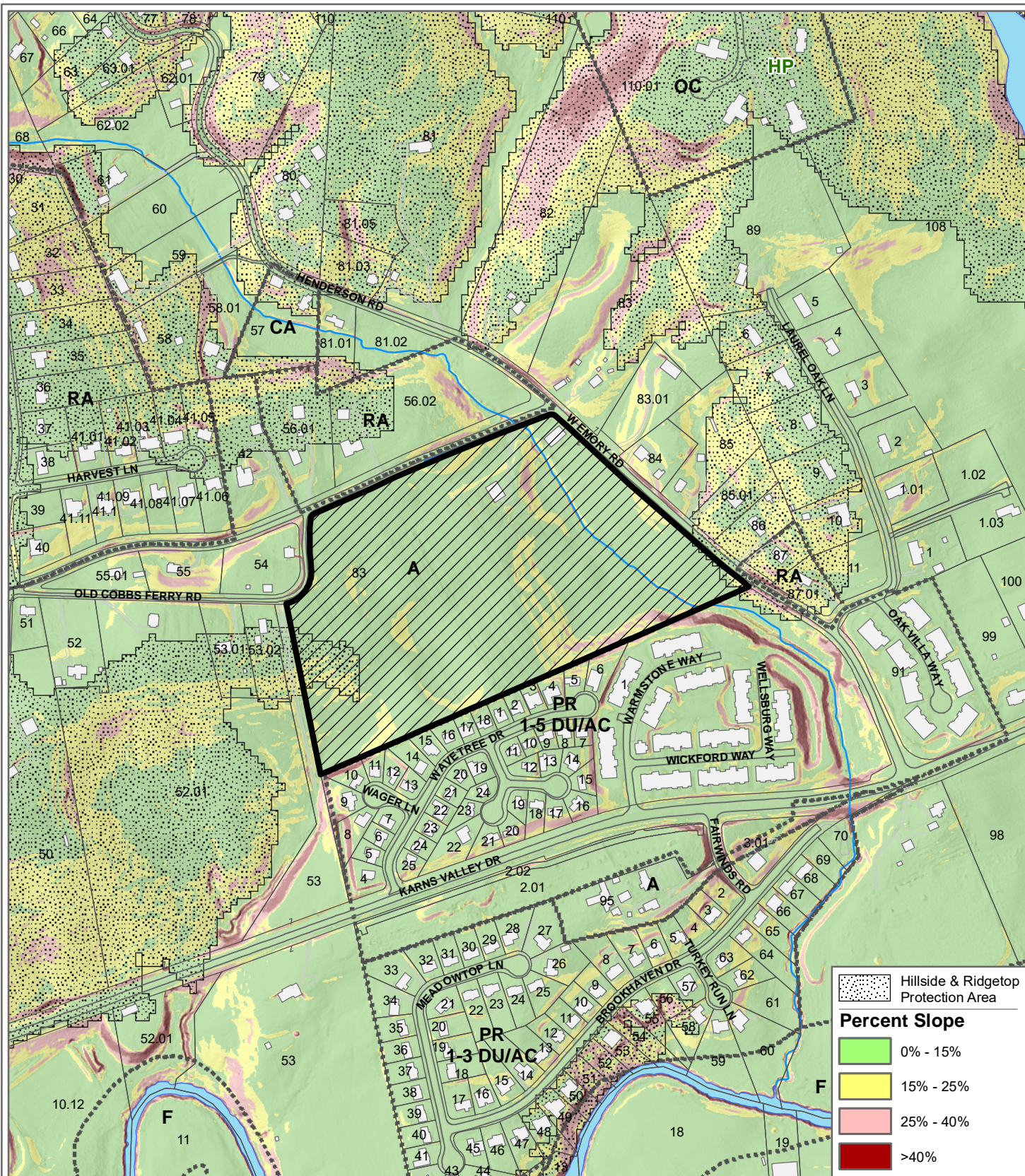
Map No: 77

Jurisdiction: County



Original Print Date: 7/8/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





**8-A-20-RZ  
REZONING - SLOPE ANALYSIS**

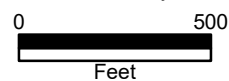
From: A (Agricultural)  
To: PR (Planned Residential)



Original Print Date: 8/4/2020      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

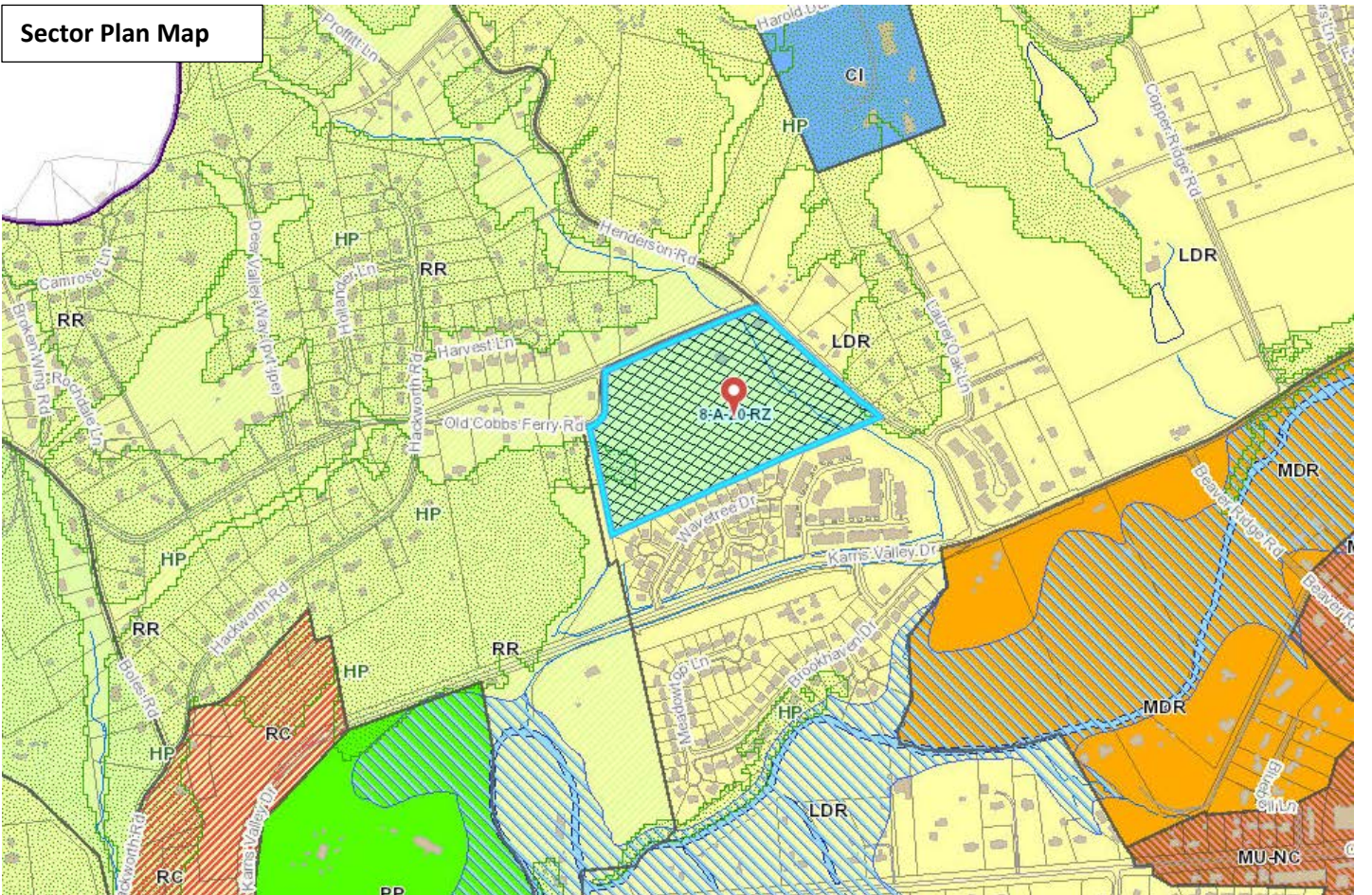
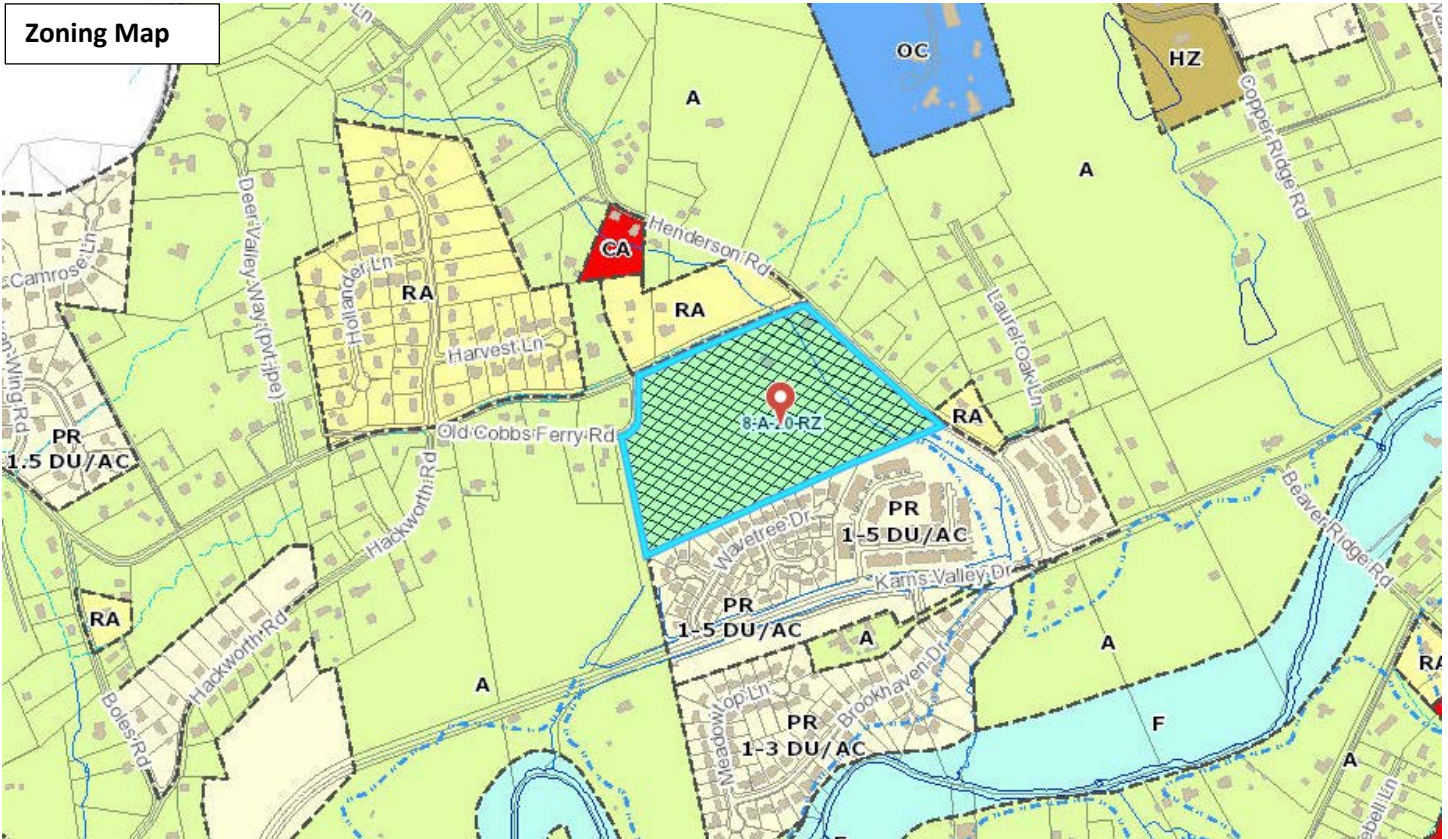
Petitioner: Ball Homes, LLC

Map No: 77  
Jurisdiction: County



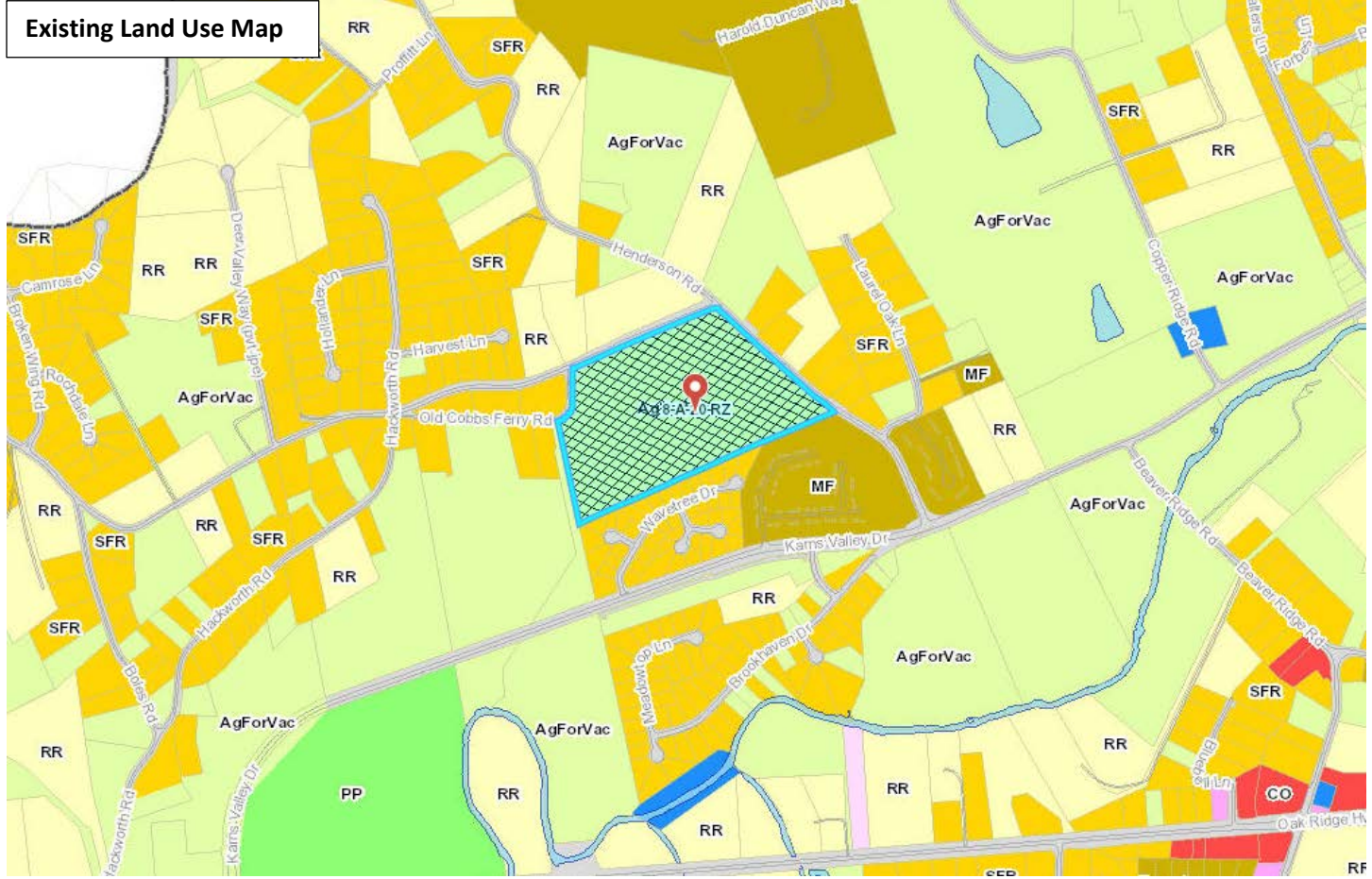


# Exhibit A. 8-A-20-RZ Contextual Images





# Exhibit A. 8-A-20-RZ Contextual Images







## DEVELOPMENT REQUEST

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- Rezoning

Ball Homes LLC		Contract Holder
Applicant Name		Affiliation
6/15/2020	8/13/2020	8-A-20-RZ
Date Filed	Meeting Date (if applicable)	File Numbers(s)

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Ryan M. Hickey	Ball Homes LLC		
Name	Company		
1914 Pinnacle Pointe Way	Knoxville	Tn	37922
Address	City	State	Zip
865-862-4774	rhickey@ballhomes.com		
Phone	Email		

### CURRENT PROPERTY INFO

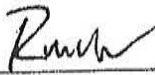
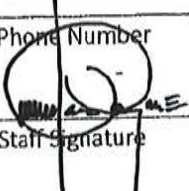
Estate of Charles L. Hatmaker	555 Tarr Rd. Paris, KY 40361	
Owner Name (if different)	Owner Address	Owner Phone
8935 W. Emory Rd.	Portion of 077-083	
Property Address	Parcel ID	
<i>s/s</i> W. Emory Rd / Henderson Rd. Intersection	<i>n. of Karno Valley Dr.</i>	+/- 28 Acres
General Location	Tract Size	
6th	A	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
NW County	LDR	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant	N	WKUD
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

# REQUEST

<b>DEVELOPMENT</b>	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____
	<input type="checkbox"/> Other (specify): _____
	<hr/> <input type="checkbox"/> Proposed Subdivision Name _____ <span style="float: right;">Unit / Phase Number</span>
<b>SUBDIVISION</b>	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____
	<input type="checkbox"/> Other (specify): _____
	<input type="checkbox"/> Attachments / Additional Requirements
	<input checked="" type="checkbox"/> Zoning Change: <u>Planned Residential</u> Proposed Zoning: _____
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s): <u>5.00 DU/Acre</u> <u>None Known</u>
<b>ZONING</b>	Proposed Density (units/acre) _____    Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): <u>None Known</u>

<b>STAFF USE ONLY</b>	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>FEE 1:</b> 0325   2000.00	<b>TOTAL:</b>    2000.00
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study	<b>FEE 3:</b>	

**AUTHORIZATION** By signing below, I certify I am the property owner, applicant or the owners authorized representative.

 Applicant Signature	Ryan M. Hickey Please Print	6/15/2020 Date
865-862-4774 Phone Number	rhickey@ballhomes.com Email	
 Staff Signature	Marc Payne Please Print	6/15/2020 Date





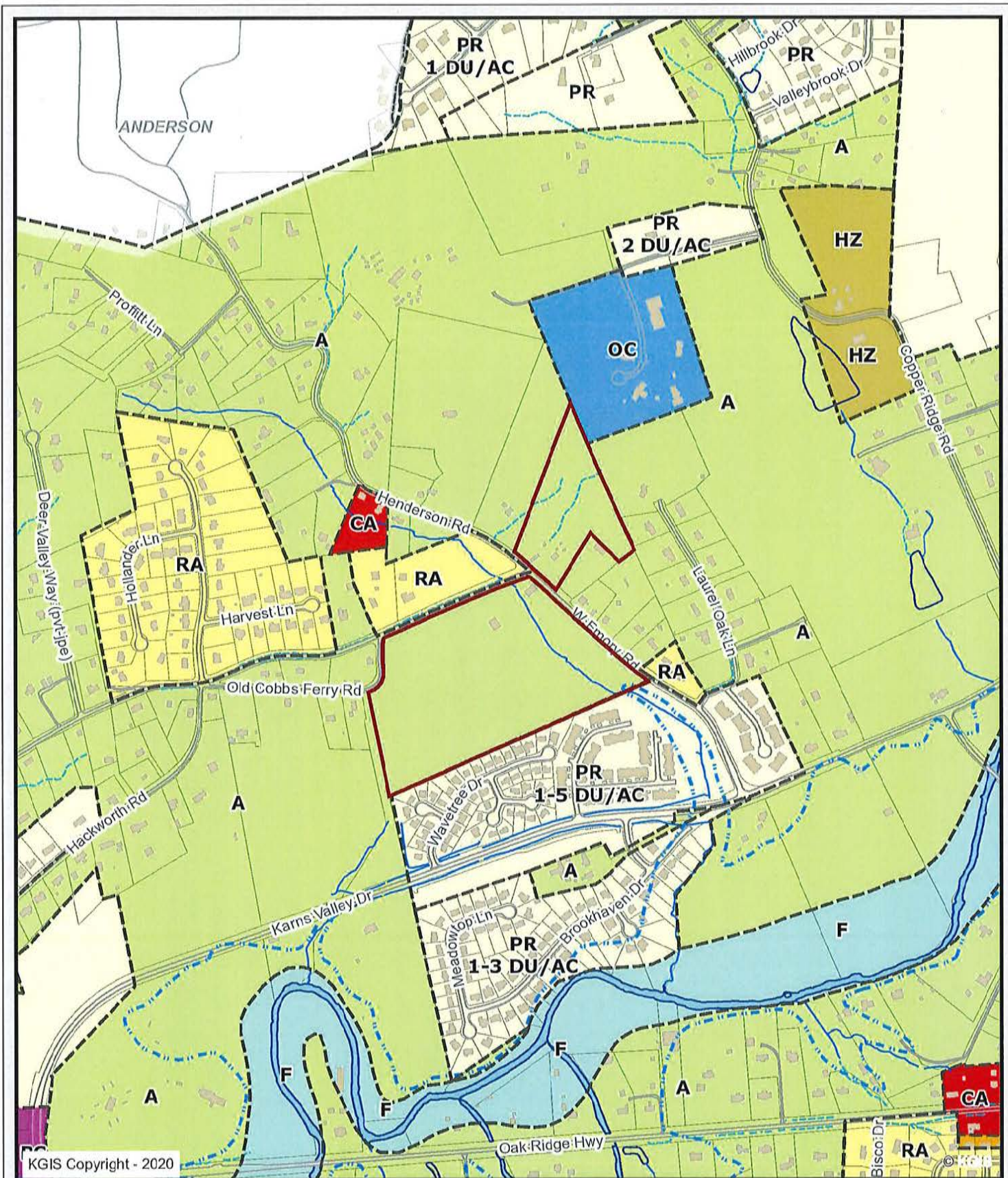
**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
ESTATE OF CHARLES HATMAKER	555 TARR RD.	PARIS	KY	40361	X
BALL HOMES LLC.	1914 Pinnacle Pointe	Knoxville	TN	37922	X

If more space is needed, attach additional sheets.





KGIS Copyright - 2020

**Letter Portrait**  
**8-A-20-RZ 6/15/20**

Printed: 6/15/2020 at 3:41:51 PM

0 390 780 1,560

ft

**Knoxville - Knox County - KUB Geographic Information System**

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.





KGIS Maps  
a KGIS website

Address:

Search By:  Address  Parcel  Owner  Place

Enter Address:

Intro Maps Results Legend Help

### KGIS Maps - Introduction

This website is KGIS's latest web mapping solution. Unlike previous mapping solutions KGIS Maps gives the user a much faster mapping environment as well as a look at much more current data. It's browser compatibility has also been improved.

More information about this application can be found on the Help tab, including a short "Getting Started with KGIS Maps" tutorial video. We will continue to look for ways to improve and enhance the website, and we encourage your feedback and comments. Email us at [kgis@kgis.org](mailto:kgis@kgis.org)

Information on this website is derived from various governmental departments within the City of Knoxville, Knox County and the Knoxville Utilities Board (KUB), who together have created a centralized "geographic information system", KGIS.

All maps and data made accessible in this website are subject to [Disclaimer](#).

