

REZONING REPORT

► **FILE #:** 10-R-20-RZ

AGENDA ITEM #: 27

AGENDA DATE: 10/8/2020

► **APPLICANT:** BALL HOMES, LLC

OWNER(S): Kyle B. & Helen K. Cruze

TAX ID NUMBER: 144 10601

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 9005 Bluegrass Rd.

► **LOCATION:** North side of Bluegrass Rd., west of Straw Flower Dr. & Ebenezer Rd.

► **APPX. SIZE OF TRACT:** 9.9 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Bluegrass Road is a minor collector with a 20-ft pavement width inside a 70-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: Lenoir City Utility District

WATERSHED: Tennessee River

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

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

► **EXISTING LAND USE:** Residence

► **DENSITY PROPOSED:** up to 4 du/ac

EXTENSION OF ZONE: Yes, PR zoning is adjacent to the north and west

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single family and rural residential - A (Agricultural) and PR (Planned Residential) with up to 3 du/ac

South: Rural residential, single family residential, and agricultural/forestry/vacant - A (Agricultural)

East: Single family residential and rural residential - A (Agricultural) and PR (Planned Residential) with up to 3 du/ac

West: Agricultural/forestry/vacant - PR (Planned Residential) with up to 3 du/ac

NEIGHBORHOOD CONTEXT: This is a suburban area consisting mostly of single family residential detached houses, though there are some large, vacant lots yet to be developed in the area. Bluegrass Elementary School is approximately 500 feet to the east at the corner of Ebenezer Road and Bluegrass Road.

STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning with up to 4 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.**

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 area has been transitioning from Agricultural zoning to PR zoning since the late-1980s. Surrounding neighborhoods off of Bluegrass Road are zoned PR with densities ranging from 3 du/ac to 5 du/ac.
2. Demand for housing remains high in the County. The proposed rezoning would create an opportunity that could help meet this demand.

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. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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. Additional PR zoning with up to 4 du/ac is comparable to surrounding neighborhoods and is not expected to generate adverse impacts on surrounding properties.
2. The property is in the Bluegrass Elementary School Parental Responsibility Zone, so sidewalks along Bluegrass Road would be required.
3. If rezoned with the requested density, the development could hold up to 39 dwelling units and a traffic impact analysis would not be required.

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 Southwest County sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.
2. The requested zoning is not in conflict with any other plans.

ESTIMATED TRAFFIC IMPACT: 437 (average daily vehicle trips)

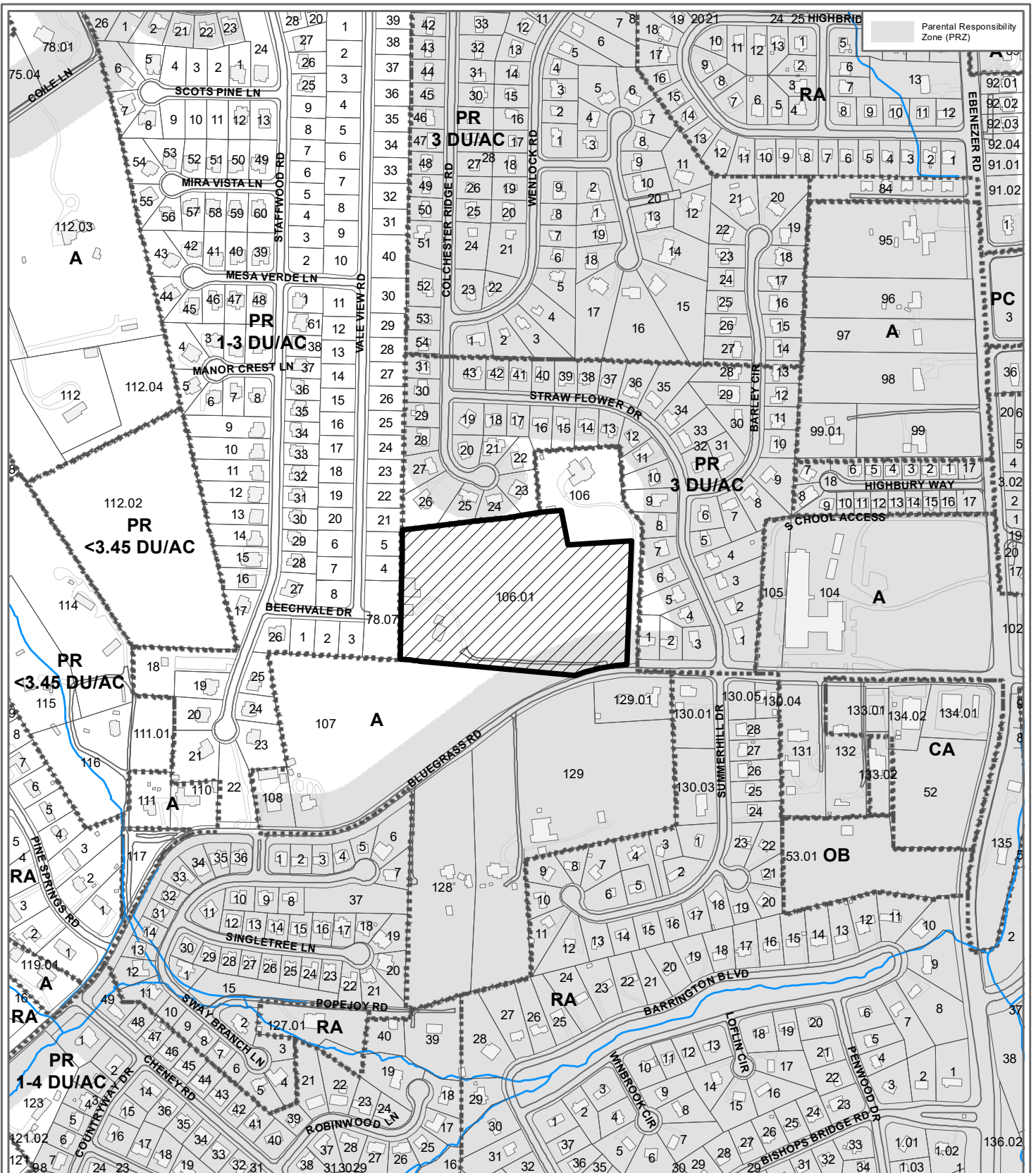
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 16 (public school children, grades K-12)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden 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 11/16/2020. 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.



10-R-20-RZ REZONING

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



Original Print Date: 9/1/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Ball Homes, LLC

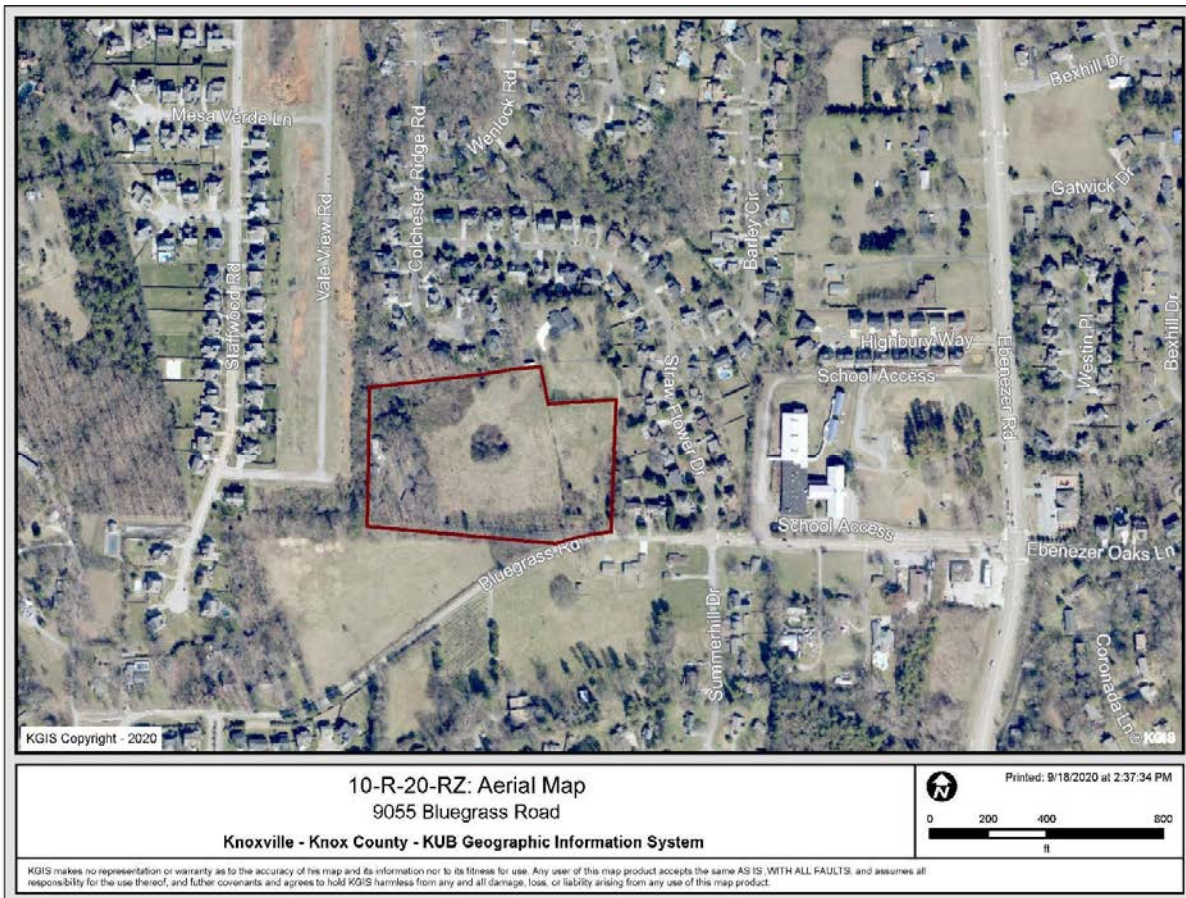
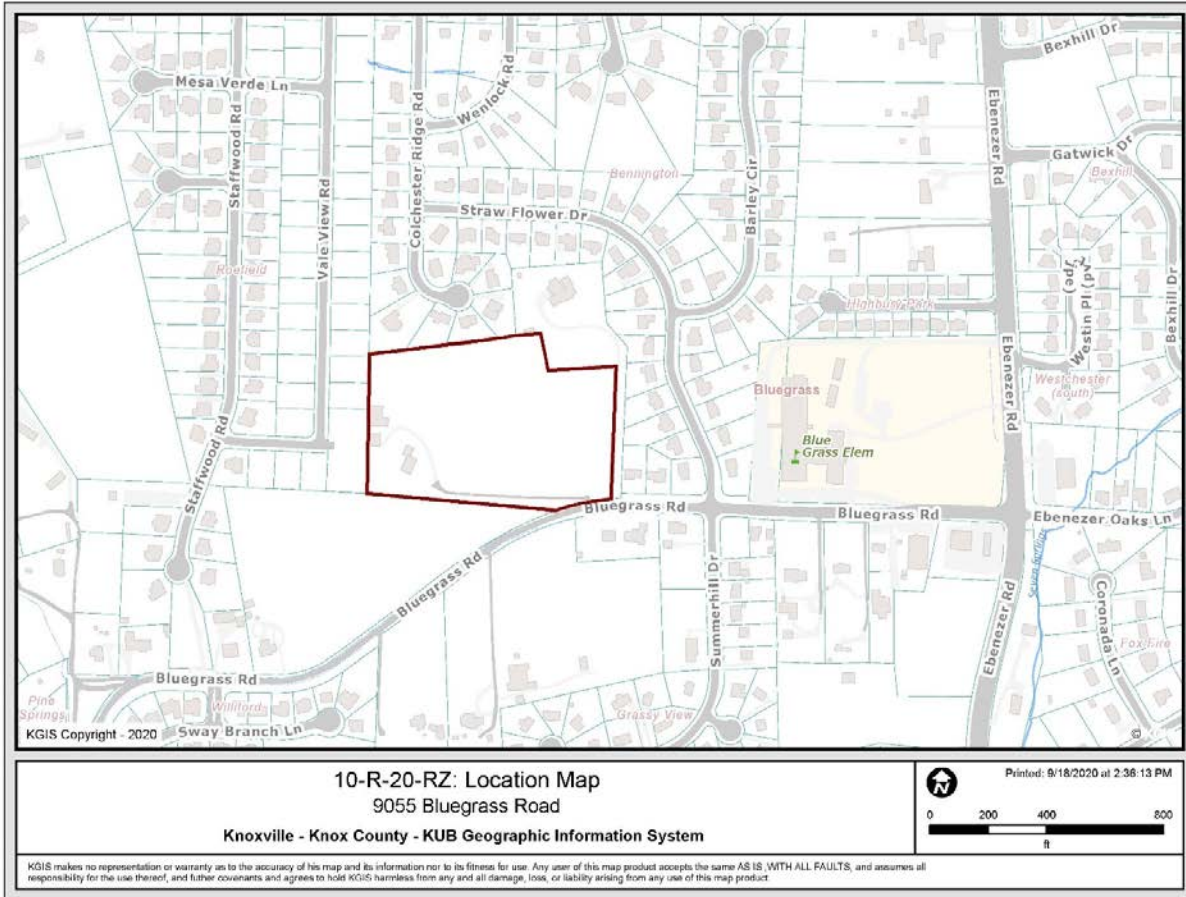
Map No: 144
Jurisdiction: County

0 500
Feet



10-R-20-RZ

EXHIBIT A. Contextual Images



10-R-20-RZ

EXHIBIT A. Contextual Images

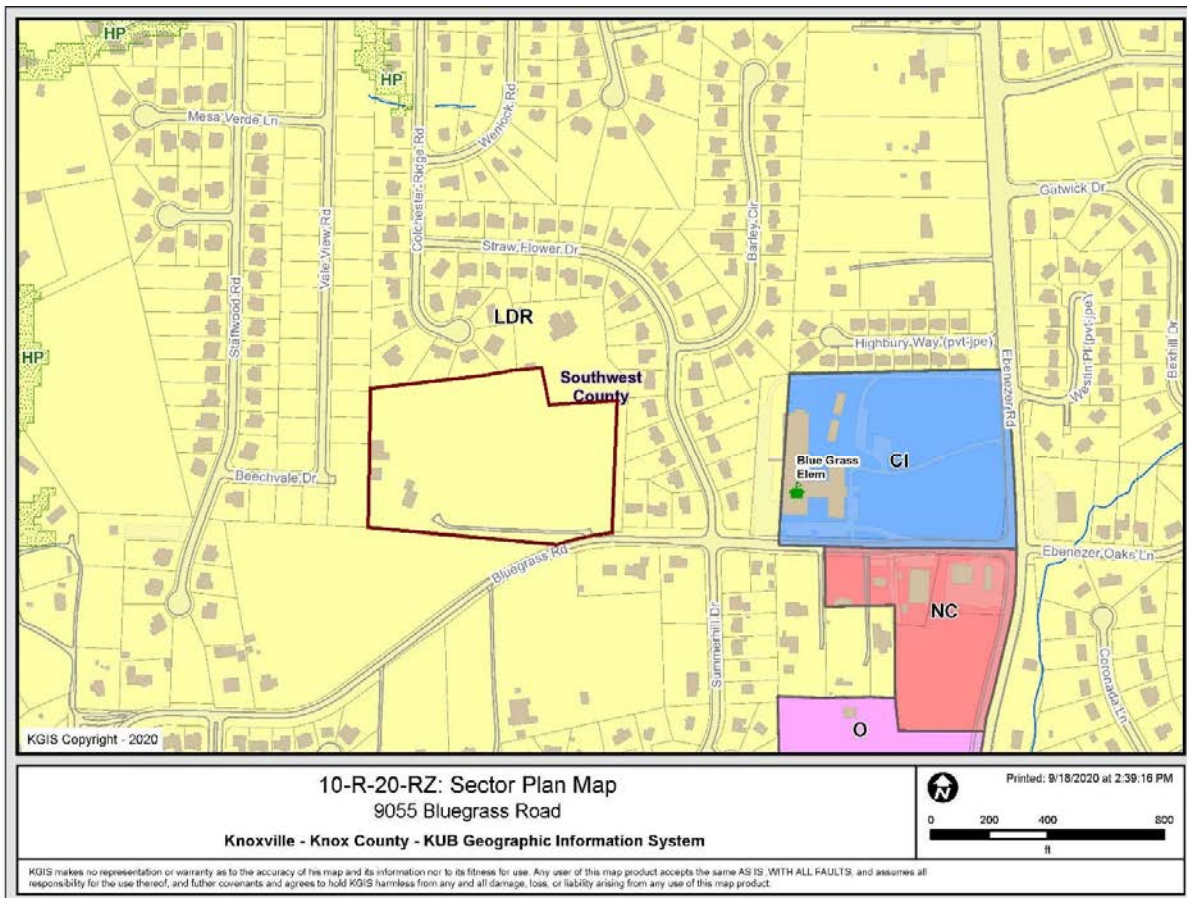
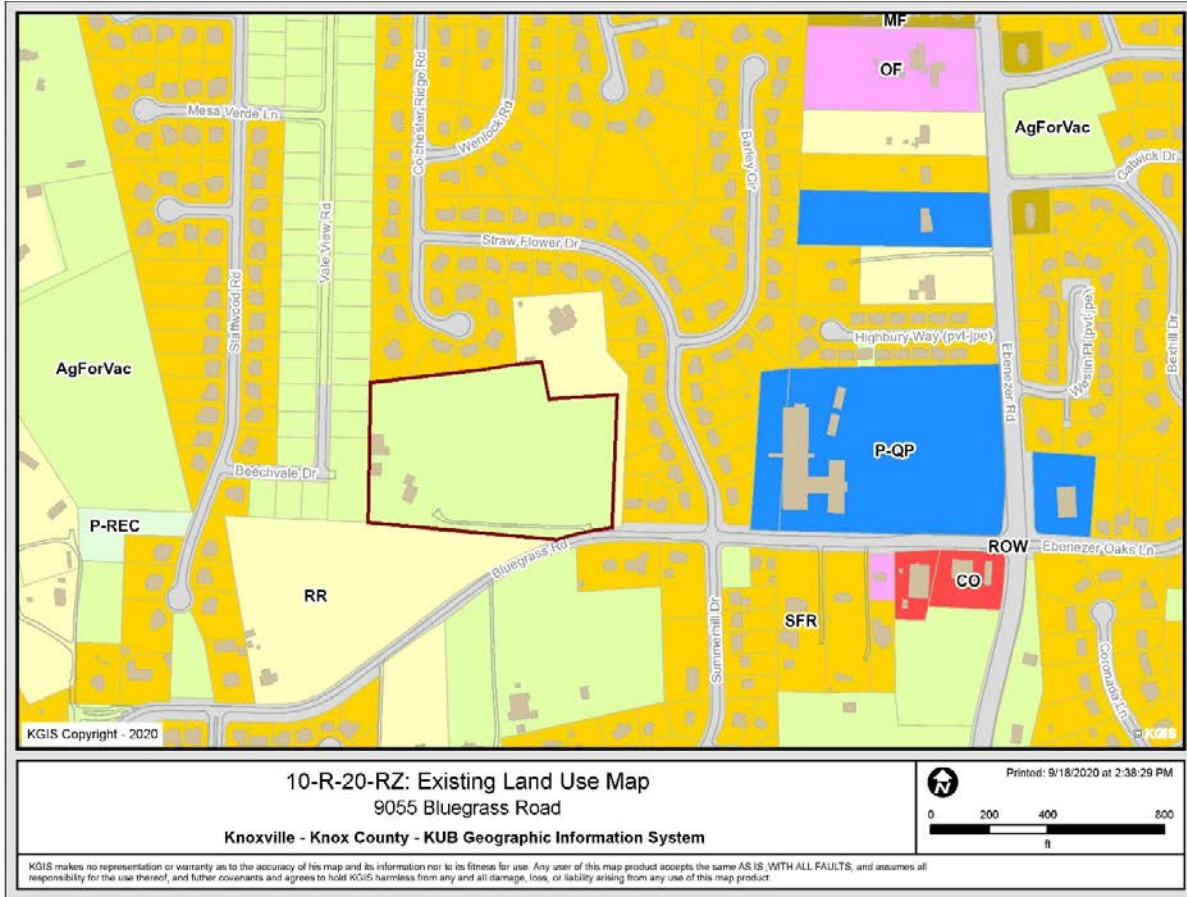
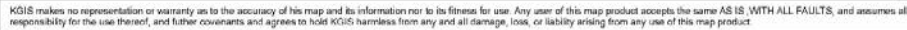


EXHIBIT A. Contextual Images





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

8/27/2020

10/8/2020

10-R-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

rhipkey@ballhomes.com

Phone

Email

CURRENT PROPERTY INFO

Kyle B & Helen K Cruze

205 Highfield Rd. Knoxville, TN 37923

Owner Name (if different)

Owner Address

Owner Phone

9005 Bluegrass Rd. Knoxville, TN 37922

144 10601

Property Address

Parcel ID

Bluegrass Rd. West of Straw Flower Dr.

9.9

General Location

Tract Size

5th

A

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

SW County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AG

N

FUD

FUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____ Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: Planned Residential
Proposed Zoning _____

☐ Plan Amendment Change: _____
Proposed Plan Designation(s) _____

4.00 DU/Acre

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat only*)

☐ Use on Review / Special Use (*Concept Plan only*)

☐ Traffic Impact Study

FEE 1:

0325 | 1095.00

FEE 2:

+ 60% 657.00

FEE 3:

\$1752.00

TOTAL:

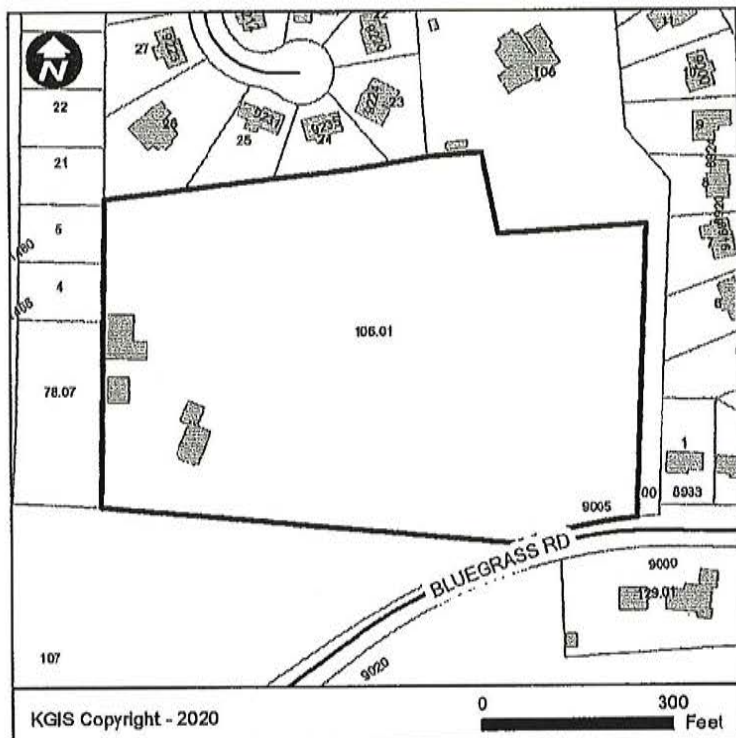
AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

R M Hickey Ryan M. Hickey 8/27/2020
Applicant Signature Please Print Date

865-862-4774 rhickey@ballhomes.com
Phone Number Email

Sherry Michienzi Sherry Michienzi 8-27-2020
Staff Signature Please Print Date

Parcel 144 10601 - Property Map and Details Report



Property Information

Parcel ID: 144 10601
 Location Address: 9005 BLUEGRASS RD
 CLT Map: 144
 Insert:
 Group:
 Condo Letter:
 Parcel: 106.01
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 9.9
 Calc. Acreage: 0
 Recorded Plat: -
 Recorded Deed: 20181026 - 0027042
 Deed Type: Deed:Full Coven
 Deed Date: 10/26/2018

Address Information

Site Address: 9005 BLUEGRASS RD
 KNOXVILLE - 37922
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 69W
 Voting Location: A.L. Lotts Elementary School
 9320 WESTLAND DR
 TN State House: 14 Jason Zachary
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 5 John Schoonmaker
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 5 Susan Horn
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

CRUZE KYLE B & CRUZE HELEN K
 205 HIGHFIELD RD
 KNOXVILLE, TN 37923
 The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Knoxville-Knox Co. Planning Information

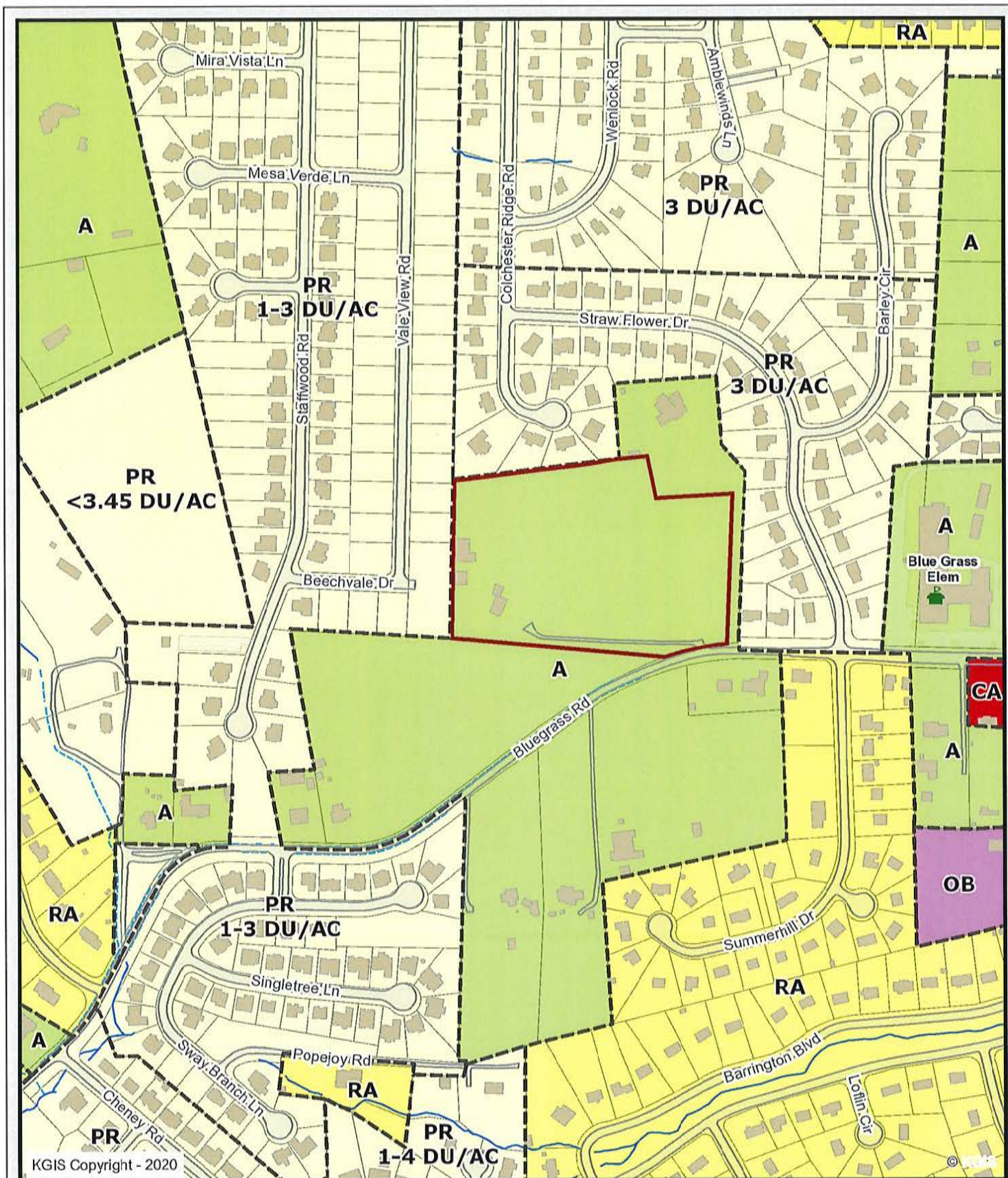
Census Tract: 57.11
 Planning Sector: Southwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

School Zones

Elementary: BLUE GRASS ELEMENTARY
 Intermediate:
 Middle: WEST VALLEY MIDDLE
 High: BEARDEN HIGH
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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9005 Bluegrass Rd.

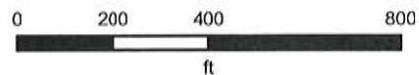
Rezoning

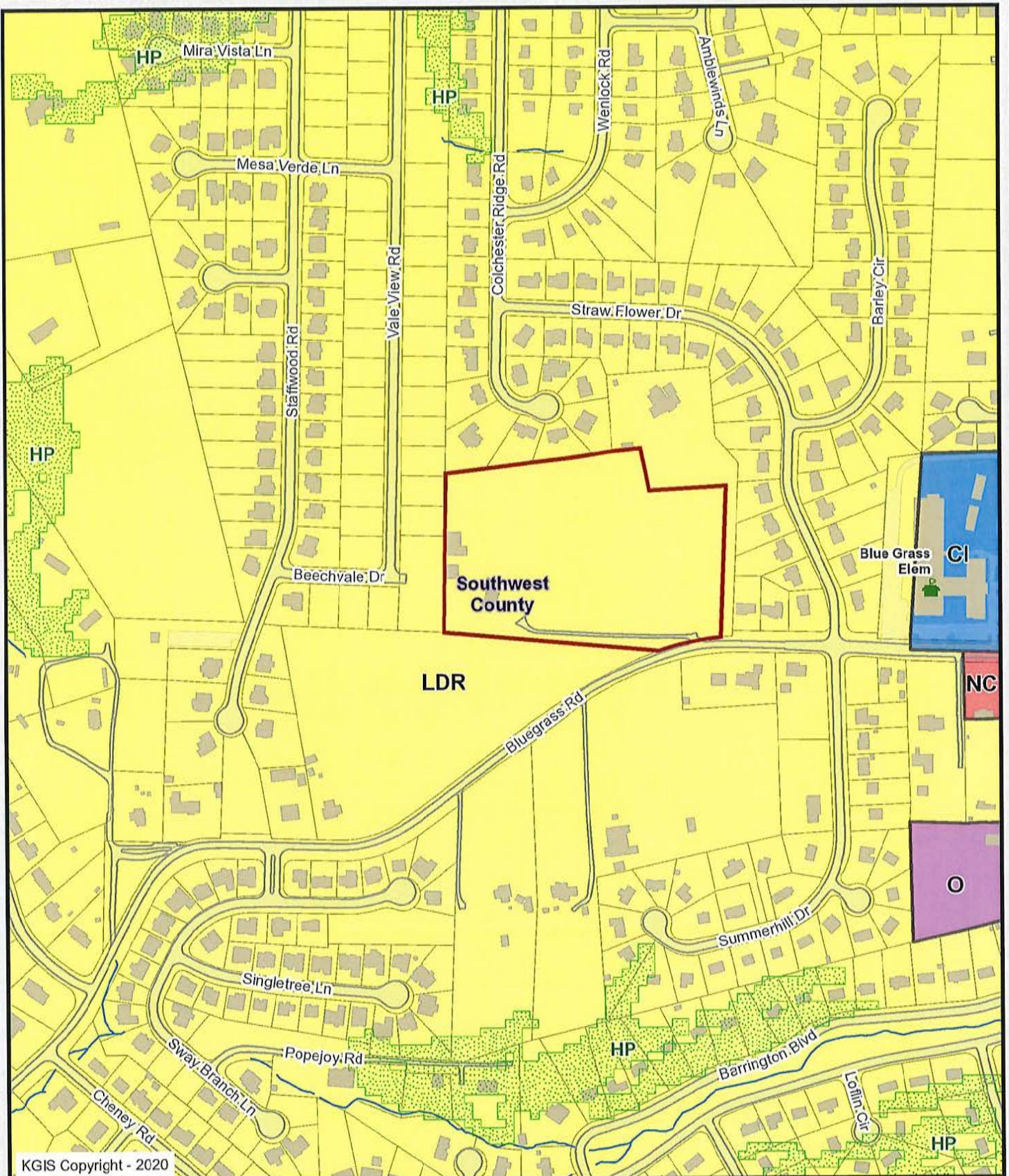
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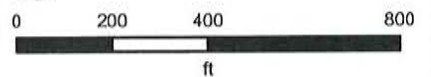
9005 Bluegrass Rd.

Sector Plan Map

Knoxville - Knox County - KUB Geographic Information System



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