



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 3-F-21-RZ **AGENDA ITEM #:** 9
3-B-21-SP **AGENDA DATE:** 4/8/2021

POSTPONEMENT(S): 3/11/2021

▶ **APPLICANT:** BALL HOMES, LLC
OWNER(S): David & Nancy Caldwell

TAX ID NUMBER: 117 02101 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 0 N. Campbell Station Rd.

▶ **LOCATION:** Northeast side of N. Campbell Station Rd., southeast of Hardin Valley Rd.

▶ **TRACT INFORMATION:** 60.98 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Campbell Station Rd is a minor arterial with a pavement width of 21 feet within a right of way width of 70 feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek and Hickory Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / HP (Hillside and Ridgeway Protection) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / HP (Hillside and Ridgeway Protection) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ **DENSITY PROPOSED:** 4 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, adjacent to LDR (Low Density Residential) to the north

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Agriculture/forestry/vacant, single family residential - A (Agriculture)

South: Agriculture/forestry/vacant, rural residential - A (Agriculture)

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

West: Single family residential, agriculture/forestry/vacant - A (Agriculture)

NEIGHBORHOOD CONTEXT: This area is primarily agricultural, vacant, forested and steep sloped land with two single family residential neighborhoods with densities between 3.9 and 2.5 dwelling units per acre.

STAFF RECOMMENDATION:

- ▶ **Approve a Northwest County Sector Plan amendment to Rural Residential because it consistent with the slope analysis and the Growth Policy Plan.**

- ▶ **Approve PR (Planned Residential) up to 1.52 du/ac because it is consistent with the slope analysis and the Growth Policy Plan.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This area has been trending towards PR zoning. Steele Landing, an adjacent development, but with frontage on Hardin Valley Road, was rezoned to PR with up to 4.4 du/ac in 2019 (Case # 8-O-19-RZ). Another neighboring PR development, across N. Campbell Station Road was approved for up to 2.7 du/ac in 2016 (Case # 5-C-16-RZ).

1. Market pressure for additional residential housing and the expansion of community facilities, such as schools and parks, continue to push the utilities into areas of the Northwest County Sector that have previously had limited infrastructure.

2. This parcel is within the Parental Responsibility Zone (PRZ) for Hardin Valley Elementary, Hardin Valley Academy and now the recently completed Hardin Valley Middle school.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. Wastewater capacity has increased since the last Northwest County Sector Plan update in 2016 and an additional middle school has been constructed.

2. There has been a recently completed expansion of wastewater capacity in this area by the West Knox Utility District and a new middle school built for the Hardin Valley community by Knox County Schools. A study for forthcoming electrical line improvements by the West Knox Utility District and TVA is also underway.

3. While utility infrastructure does support additional residential growth in the area, the adopted Growth Policy Plan does not support residential densities greater than 2 du/ac, thus the existing Rural Residential is the maximum residential land use classification that staff can support at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Consideration of residential development at an intensity above the Agricultural land use classification is reasonable given the growth trends in the Northwest County Sector.

2. The 2016 update of the Northwest County Sector Plan took into consideration that this area is within the Rural Area of the Growth Policy Plan, which is intended to remain rural through limiting residential density growth and development of commercial and industrial land uses.

3. The slope analysis for this property yields a recommended residential density of 1.52 dwelling units per acre, slightly above the current Agricultural land use classification and consistent with the recommended Rural Residential land use classification.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. Growth, particularly in single family residential, continue to dominate the type of new development occurring in the Northwest County Sector.

2. The topographic constraints of this area, and the property's Rural Area status in the Growth Policy Plan recommend limiting residential density to not more than 2 dwelling units per acre.

OTHER CONSIDERATIONS:

1. This property lies within the Rural Area of the Growth Policy Plan. The requested LDR (Low Density Residential) land use is not one of the recommended land use designations inside the County's Rural Area.

2. The Rural Area limits the intensity of residential density and commercial and industrial development. Consideration of LDR results in zoning districts for residential densities greater than 2 du/ac, which is not recommended for the Rural Area.

3. Low density development designations (1-3 du/ac) are limited to PR zoning when sanitary sewer and public water is provided, collectors and arterials connect the development to the Planned Growth Area or Urban

Growth Boundary, and when a traffic impact analysis demonstrates that the proposed development will not unreasonably impair traffic flow along the arterial roads through the adjacent Planned Growth Area (Growth Plan Section 1, Policies, Subsection 3.5).

4. A Level I Transportation Impact Study will be required during the use on review process, if 71 or more single family residential lots are proposed.

5. The HP (Hillside Protection) overlay designation will remain on the property.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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 Northwest County Sector continues to see expansions in school and utility infrastructure in light of the growing population.
2. Infrastructure improvements have occurred in this area since the 2016 Northwest County Sector Plan update, including the expansion of wastewater capacity and a new middle school.
2. Electrical line improvements are currently being planned for the larger Hardin Valley area by West Knox Utility District and TVA.

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

1. The PR (Planned Residential) district 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. The proposed amendment to PR (Planned Residential) up to 1.52 du/ac is consistent with the surrounding development and expected to create minimal impacts if built out at the maximum density of approximately 93 additional dwelling units.
2. The development plan review during the subsequent, required, use on review process will provide for an opportunity to address potential conflicts with adjacent and surrounding development.
3. The slope analysis yields a reduced density of 1.52 du/ac due to the topographical constraints.
4. A Level I Transportation Impact Study will be required during the use on review process, if 71 or more single family residential lots are proposed.

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 1.52 du/ac is consistent with the RR (Rural Residential) and HP (Hillside Protection) overlay designations of the sector plan. The recommended density is also consistent with the Rural Area of the Growth Policy Plan.
2. However, density can be increased to 3 du/ac if certain criteria are met. The Growth Plan Section 1, Policies, Subsection 3.5 states, "Low density development designations (1-3 du/ac) are limited to PR zoning when sanitary sewer and public water is provided, collectors and arterials connect the development to the Planned Growth Area or Urban Growth Boundary, and when a traffic impact analysis demonstrates that the proposed development will not unreasonably impair traffic flow along the arterial roads through the adjacent Planned

Growth Area."

3. A traffic impact letter has been submitted by Fulghum MacIndoe & Associates, Inc. on behalf of the applicant on March 22, 2021 to Knox County Engineering and Knox Planning noting that "multiple locations where a single driveway connection can obtain a 300 foot minimum intersection sight distance. If more than 150 lots are proposed, standard practice for subdivisions in Knox County is to provide two separate driveway connections, which the TIL notes as being possible at "the northern end of the property line and a driveway located greater than 400 feet south would meet the 300 feet minimum intersection sight distance requirements."

ESTIMATED TRAFFIC IMPACT: 2362 (average daily vehicle trips)

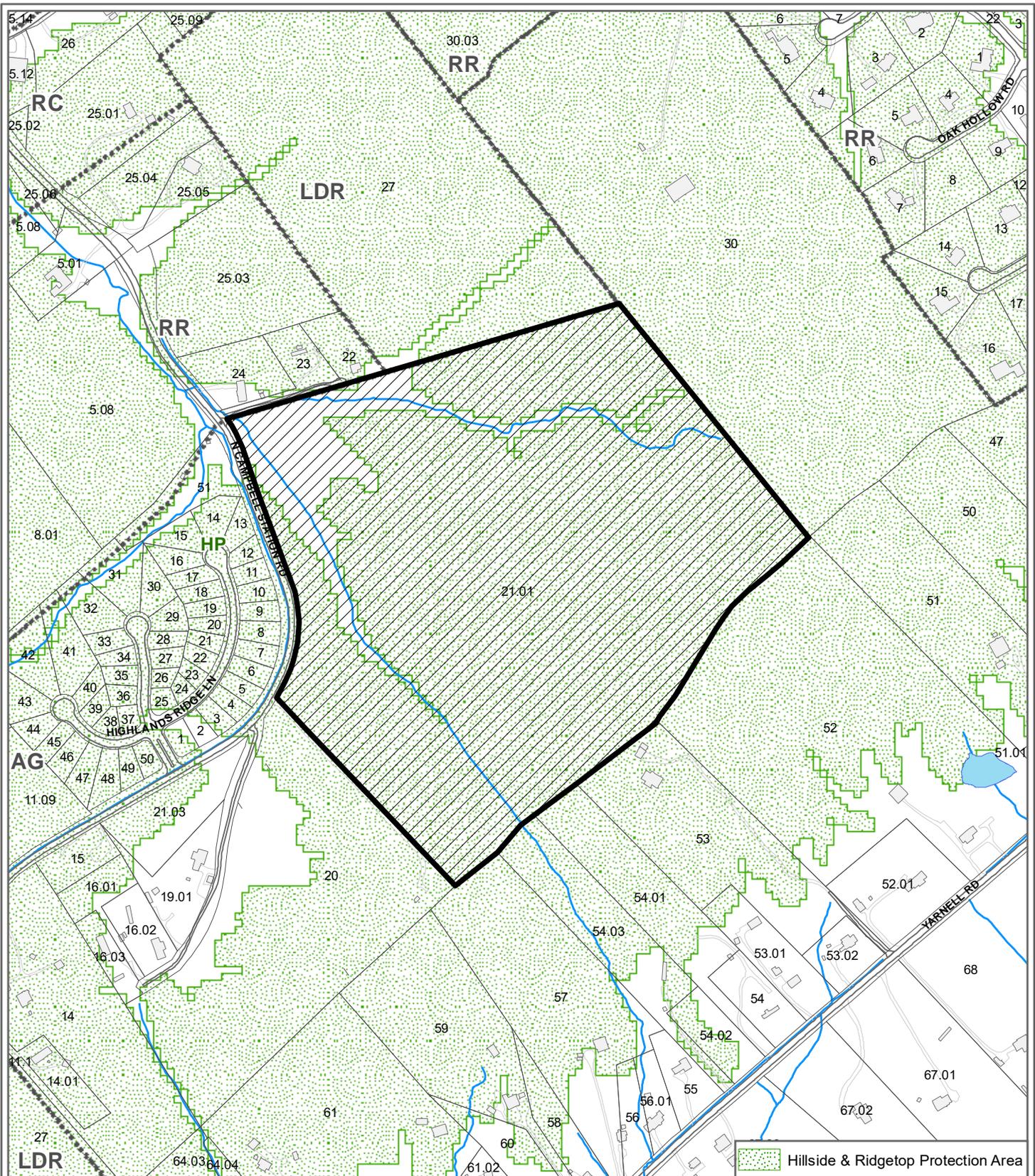
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 100 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley 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 5/24/2021. 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.



**3-B-21-SP / 3-F-21-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural) HP (Hillside and Ridgetop Protection)
 To: LDR (Low Density Residential) / HP (Hillside and Ridgetop Protection)



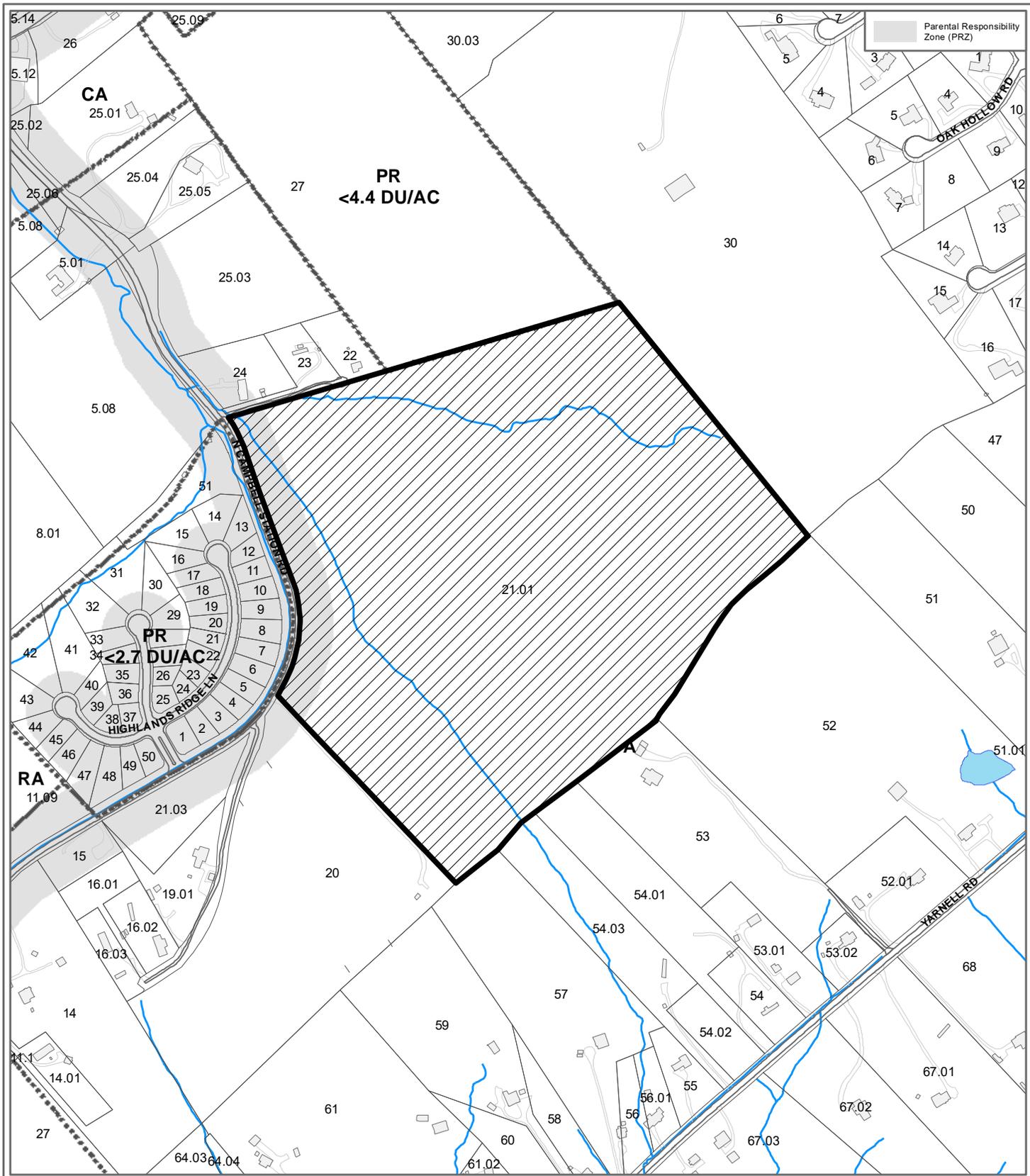
Petitioner: Ball Homes, LLC

Map No: 117

Jurisdiction: County



Original Print Date: 2/5/2021 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



**3-F-21-RZ
REZONING**

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



Petitioner: Ball Homes, LLC

Map No: 117
Jurisdiction: County

Original Print Date: 2/5/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

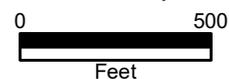


Exhibit B. 3-F-21-RZ / 3-B-21-SP Contextual Images

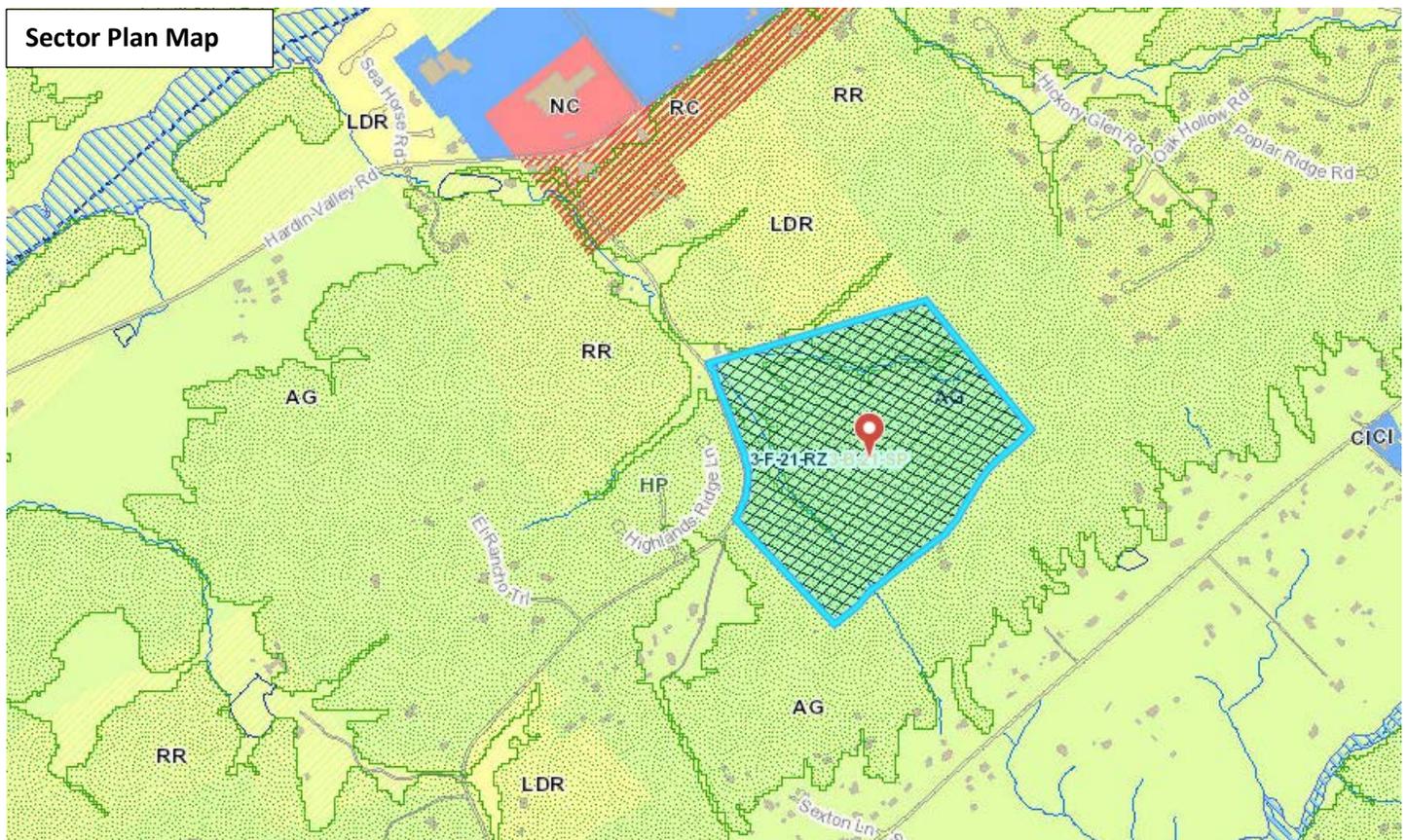
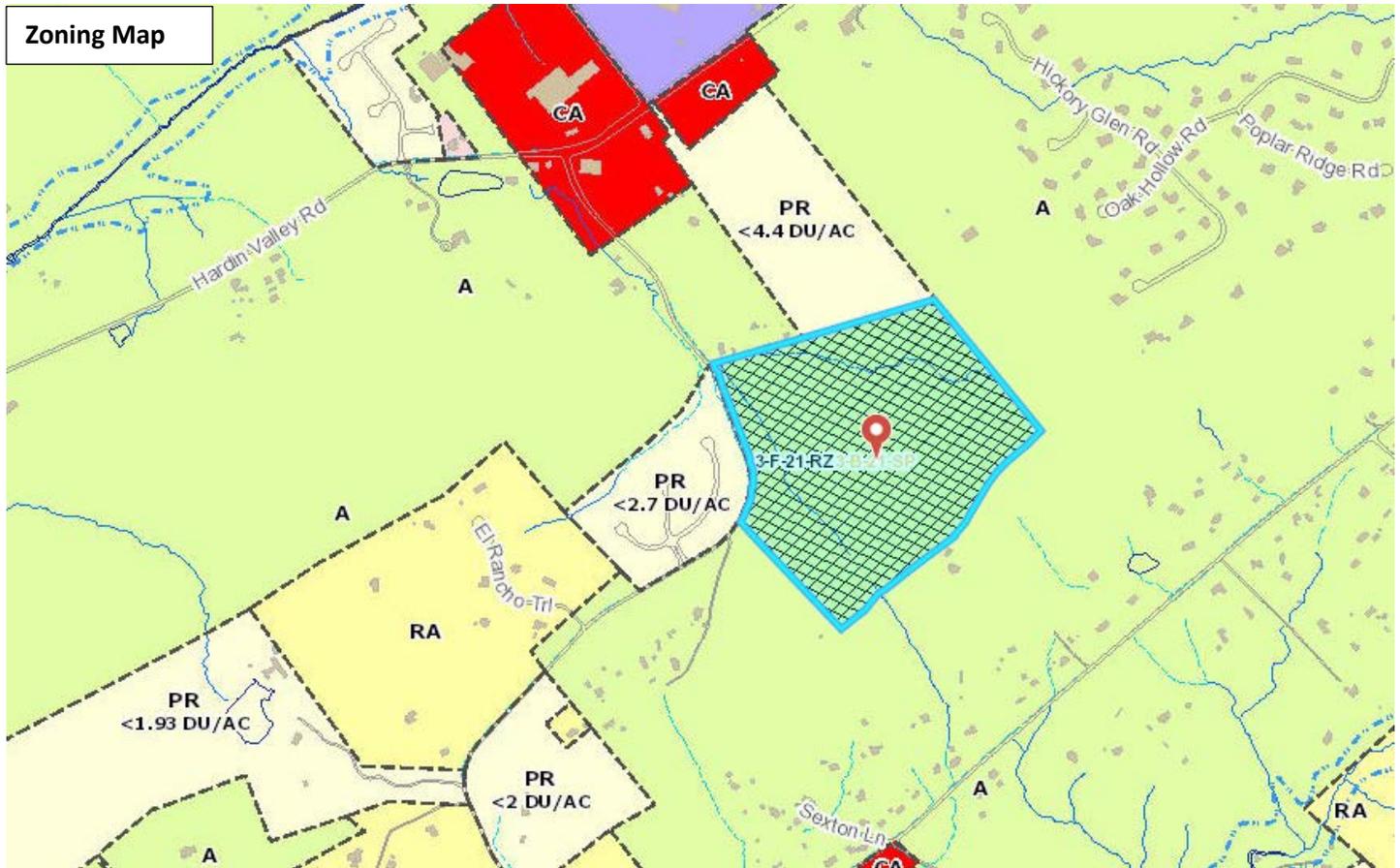
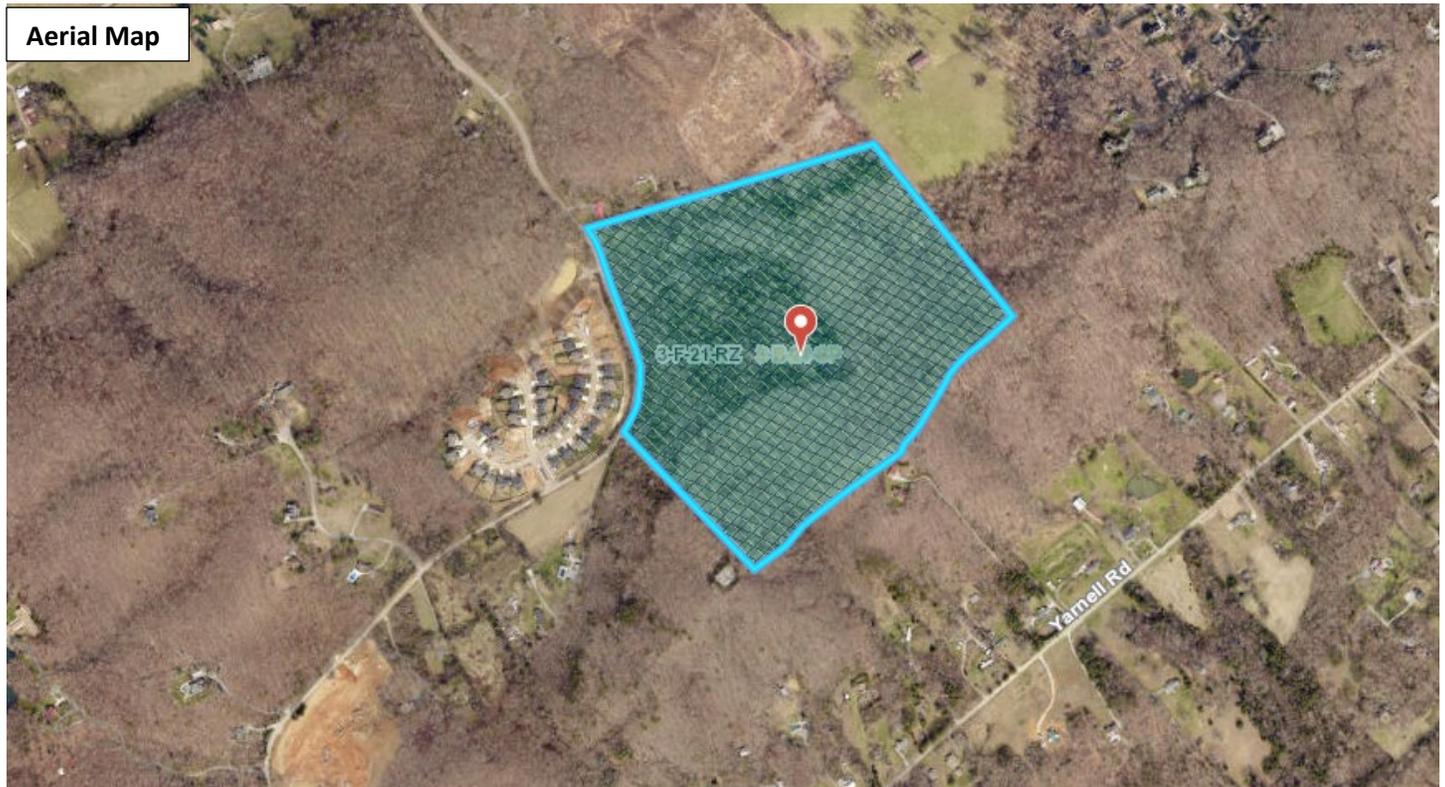
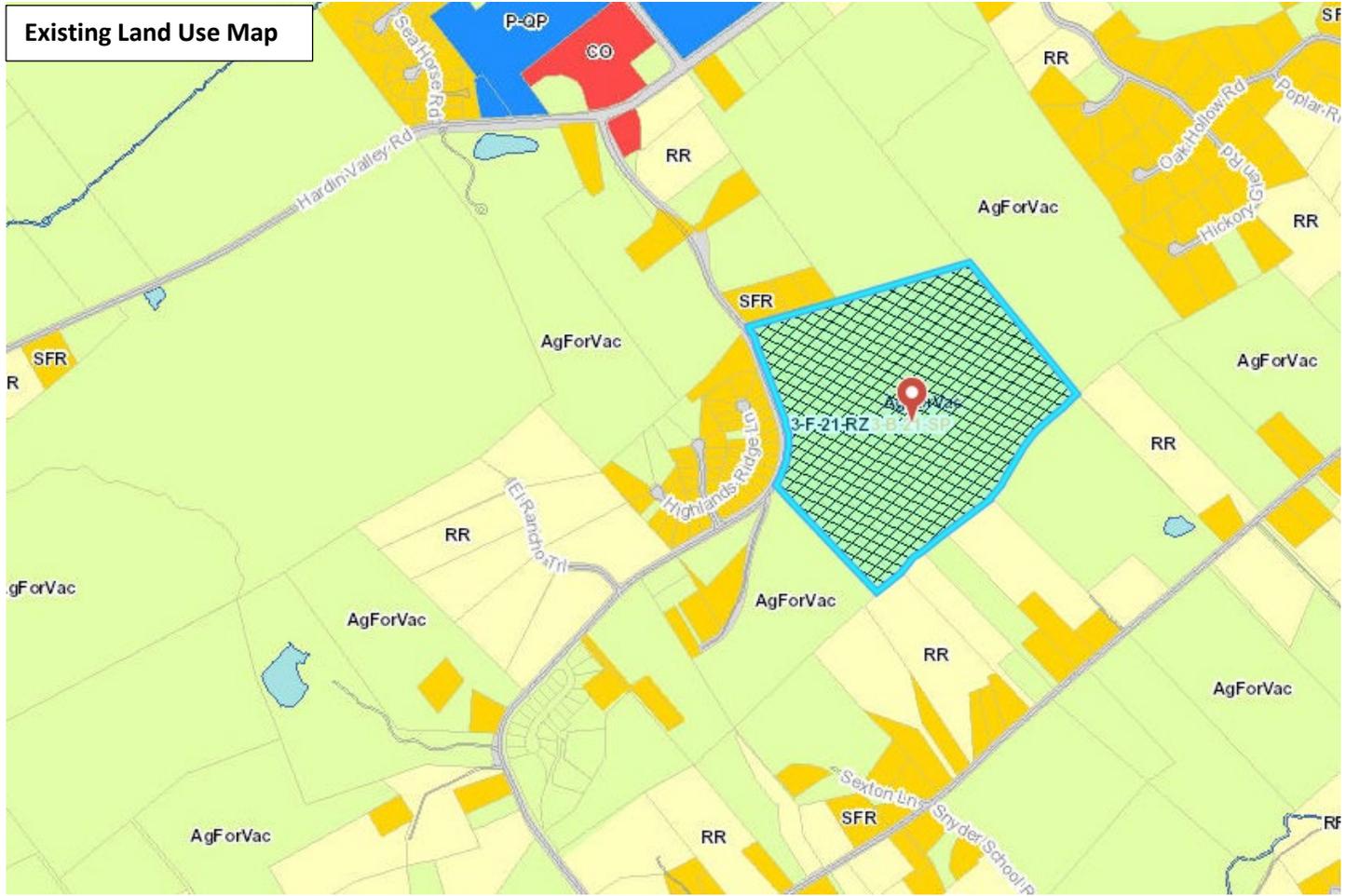


Exhibit B. 3-F-21-RZ / 3-B-21-SP Contextual Images



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Ryan Hickey, Ball Homes, LLC has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of an amendment to the Sector Plan from Agriculture / Hillside Protection Overlay to Rural Residential / Hillside Protection Overlay, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 8, 2021, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #3-B-21-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



Request to Postpone • Table • Withdraw

Name of Applicant: BALL HOMES LLC.
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 3-B-21SP, 3-F-21-R2

Date Scheduled for Planning Review: 3/11/2021

Date Request Filed: 3/1/2021 Request Accepted by: _____

REQUEST

Postpone

Please postpone the above application(s) until:

APRIL 8th, 2021

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

TO COMPLETE TRAFFIC IMPACT LETTER.

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: *R. M. Hickey*

PLEASE PRINT

Name: RYAN M. HICKEY

Address: 1914 Pinnacle Pointe Way

City: KNOXVILLE State: TN Zip: 37922

Telephone: 865-862-4774

Fax: 865-862-4775

E-mail: rhickey@ballhomes.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	6.56	2.00	13.1
0-15% Slope	14.61	2.00	29.2
15-25% Slope	21.07	2.00	42.1
25-40% Slope	16.27	0.50	8.1
Greater than 40% Slope	2.72	0.20	0.5
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	54.67		80.0
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	61.23	1.52	93.2
Proposed Density (Applicant)	61.23	4.00	244.9

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

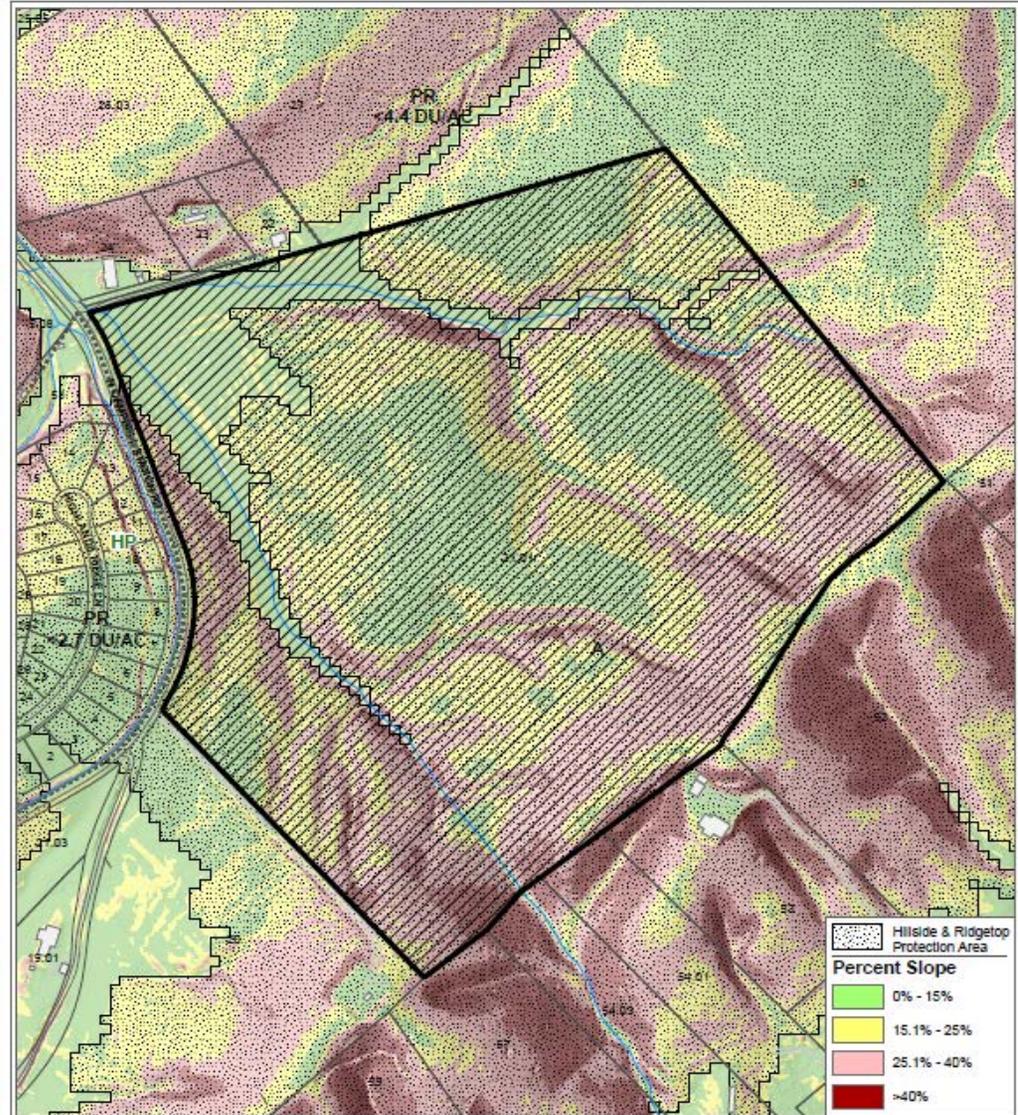
Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

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.



**3-B-21-SP / 3-F-21-RZ
SLOPE ANALYSIS**

Petitioner: Bail Homes, LLC

Map No.: 117
Jurisdiction: County

Original Print Date: 2/16/2021 Revised: _____
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37002

From: AG (Agricultural) HP (Hillside and Ridgetop Protection)

To: LDR (Low Density Residential) / HP (Hillside and Ridgetop Protection)

0 400 Feet

N



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Ball Homes LLC.

Option Holder

Applicant Name

Affiliation

1/28/2021

3/11/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

3-F-21-RZ / 3-B-21-SP

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

David & Nancy Caldwell

700 Dalen Products - Knoxville 37922

Owner Name (if different)

Owner Address

Owner Phone

0 N. Campbell Station Rd.

117 02101

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side N. Campbells Station Rd., southeast of Hardin

60.98 acres

General Location

Valley Rd.

Tract Size

- City County

6th

A

District

Zoning District

Existing Land Use

Northwest County

AG/HP

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
--	---

SUBDIVISION REQUEST

Proposed Subdivision Name _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created _____ Unit / Phase Number _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
--	--

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <u>PR</u> Proposed Zoning <input checked="" type="checkbox"/> Plan Amendment Change <u>LDR</u> Proposed Plan Designation(s) <u>4.00 / acre</u> <u>None Known</u> Proposed Density (units/acre) Previous Rezoning Requests <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
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STAFF USE ONLY

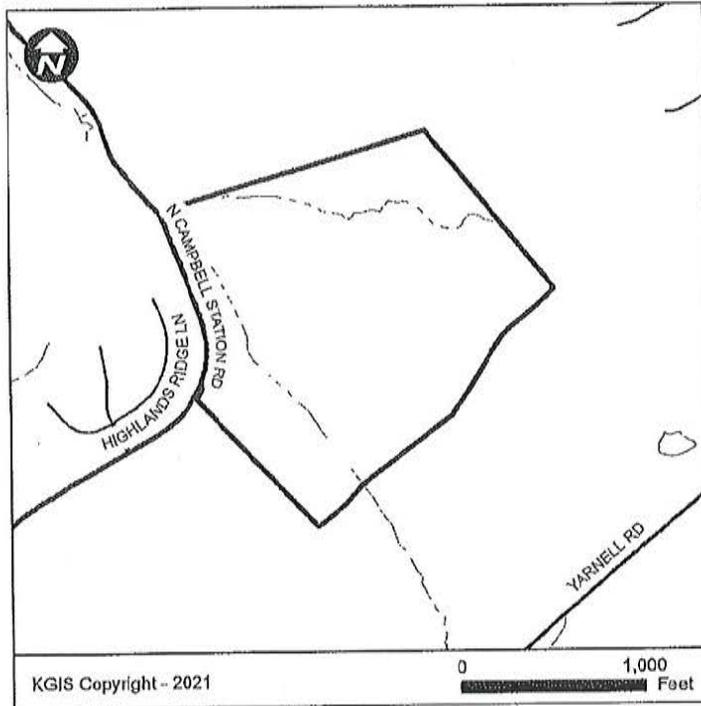
PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Fee 1</td> <td style="width:30%;"></td> <td style="width:40%;">Total</td> </tr> <tr> <td>0325</td> <td>5838.40</td> <td></td> </tr> <tr> <td colspan="3">Fee 2</td> </tr> <tr> <td>0527</td> <td>1280.00</td> <td></td> </tr> <tr> <td colspan="3">Fee 3</td> </tr> <tr> <td></td> <td></td> <td>\$7118.40</td> </tr> </table>	Fee 1		Total	0325	5838.40		Fee 2			0527	1280.00		Fee 3					\$7118.40
Fee 1		Total																	
0325	5838.40																		
Fee 2																			
0527	1280.00																		
Fee 3																			
		\$7118.40																	

AUTHORIZATION

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

 Applicant Signature	Ball Homes LLC. Please Print	1/28/2021 Date
865-862-4774 Phone Number	rhickey@ballhomes.com Email	
 Staff Signature	Sherry Michienzi Please Print	1/28/2021 Date

Parcel 117 02101 - Property Map and Details Report



Property Information

Parcel ID:	117 02101
Location Address:	0 N CAMPBELL STATION RD
CLT Map:	117
Insert:	
Group:	
Condo Letter:	
Parcel:	21.01
Parcel Type:	NORMAL
District:	W6
Ward:	
City Block:	
Subdivision:	GREENBELT APP #A-3526
Rec. Acreage:	60.98
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20130129 - 0049454
Deed Type:	Deed:Gift Deed
Deed Date:	1/29/2013

Address Information

Site Address: 0 N CAMPBELL STATION RD
KNOXVILLE - 37932

Address Type: UNUSED LAND

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:	62
Voting Location:	Hardin Valley School 11445 HARDIN VALLEY RD
TN State House:	89 Justin Lafferty
TN State Senate:	5 Randy McNally
County Commission:	6 Terry Hill
(at large seat 10)	Larsen Jay
(at large seat 11)	Justin Biggs
School Board:	6 Betsy Henderson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

CALDWELL DAVID N & CALDWELL NANCY P
700 DALEN PRODUCTS INC
KNOXVILLE, TN 37932

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: 59.05

Planning Sector: Northwest County

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

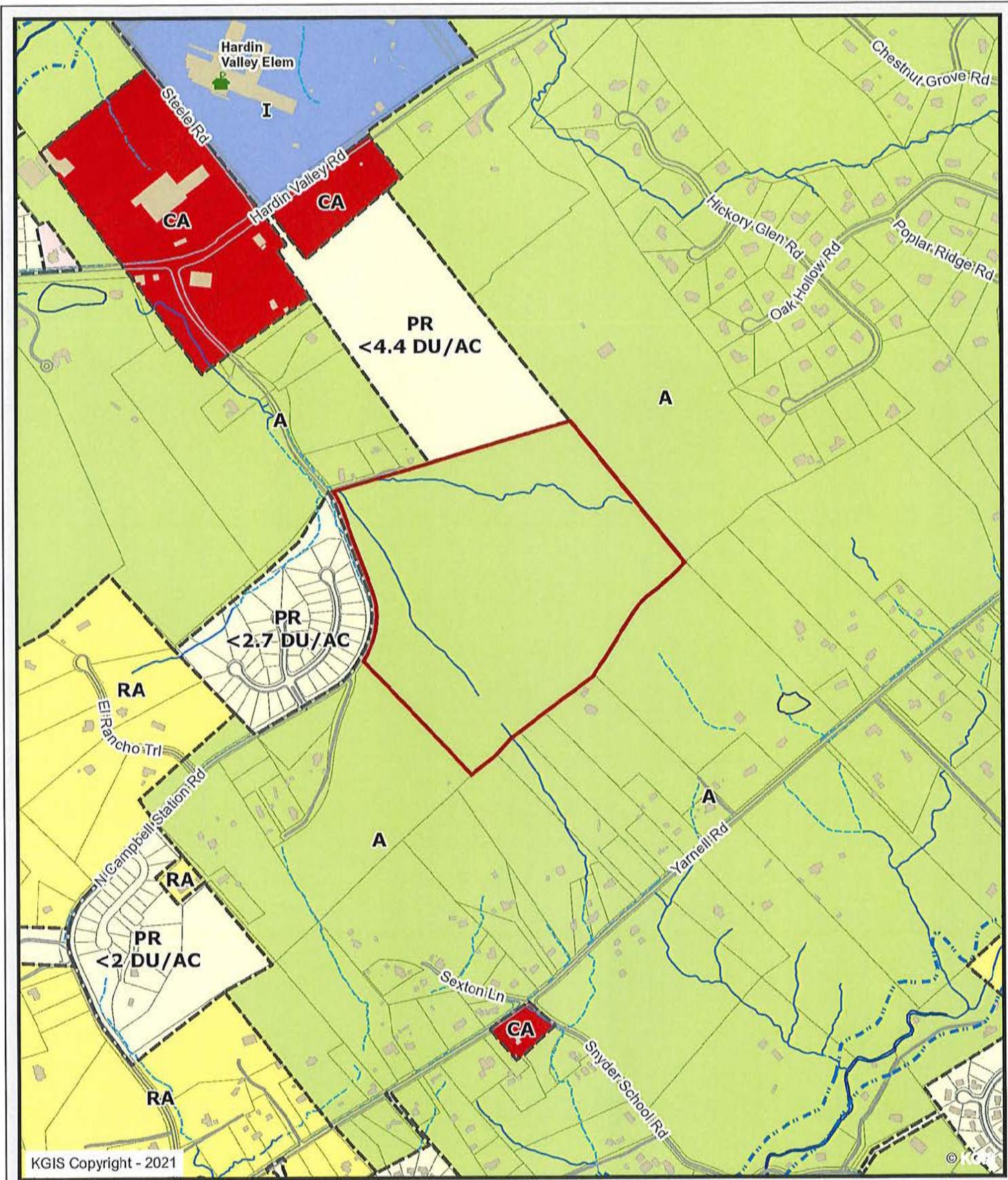
School Zones

Elementary:	HARDIN VALLEY ELEMENTARY
Intermediate:	
Middle:	HARDIN VALLEY MIDDLE
High:	HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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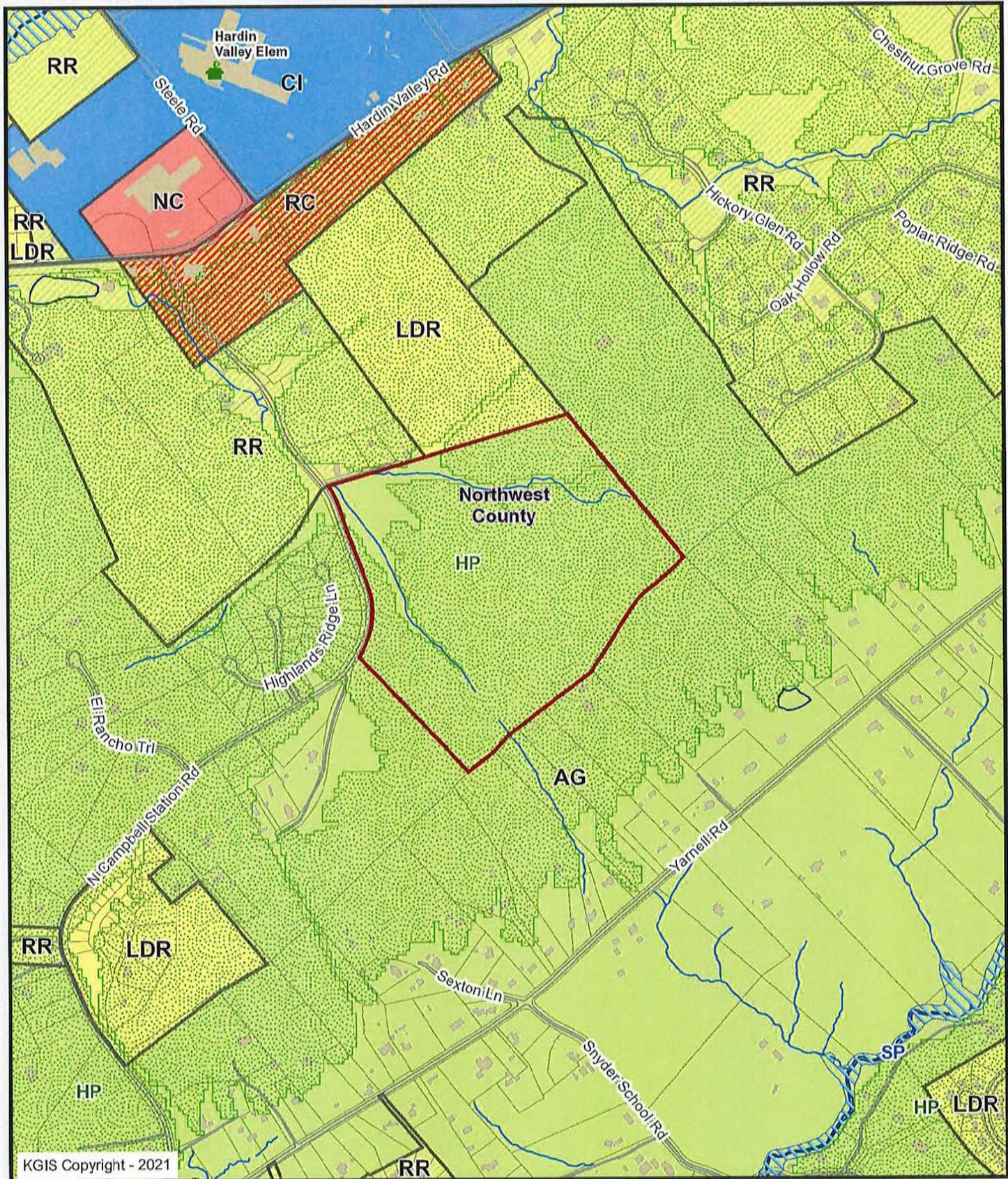
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Letter Portrait

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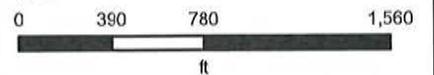
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