

# REZONING REPORT

► **FILE #:** 10-D-21-RZ

**AGENDA ITEM #:** 11

**AGENDA DATE:** 10/14/2021

► **APPLICANT:** BALL HOMES, LLC

OWNER(S): Ball Homes, LLC

TAX ID NUMBER: 105 02504 (PORTION OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Andes Rd.

► **LOCATION:** East side of Ridges Meadow Lane, due south of Troutman Lane

► **APPX. SIZE OF TRACT:** 3.77 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Old Andes Road, a local street with a pavement width of 13 feet and a right of way width of 26 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:** up to 4 du/ac

EXTENSION OF ZONE: Yes, PR is adjacent

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential / A (Agriculture)

South: Agriculture/forestry/vacant / PR (Planned Residential) up to 4 du/ac

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

West: Agriculture/forestry/vacant / PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: The surrounding area is mix of large agricultural zoned parcels that are transistioning into single family residential.

## STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the adjacent recently approved zoning.**

## 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 adjacent 47 acres was rezoned to PR (Planned Residential) in 2019. This adjacent 11 acres is a minor extension of the zoning pattern.
2. It is within a 1/2 mile of the Middlebrook Pike / Cedar Bluff Road commercial node.

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

1. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. 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. The area is surrounded by single family residential neighborhoods.
2. The PR (Planned Residential) zone district requires site plan review by the Planning Commission which will allow for the mitigation of adverse impacts.
3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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 3 du/ac is consistent with the LDR (Low Density Residential) land use plan designation.
2. This rezoning is not conflict with the General Plan, the Growth Plan, or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 182 (average daily vehicle trips)

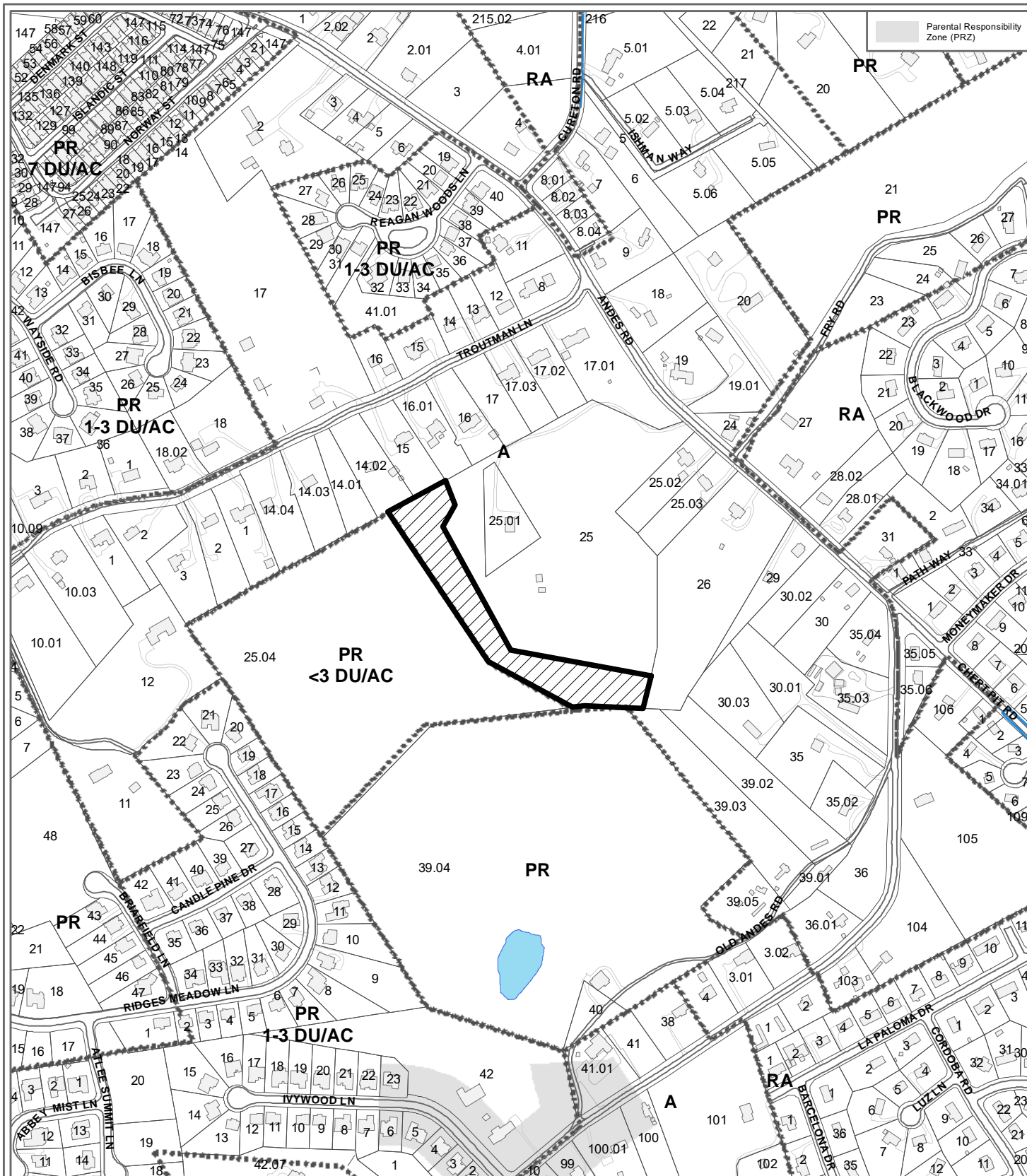
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff 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 11/15/2021. 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.



# **10-D-21-RZ REZONING**

From: A (Agricultural)

To: PR (Planned Residential)

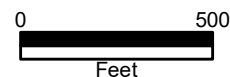


Original Print Date: 9/8/2021 Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Ball Homes, LLC

Map No: 105

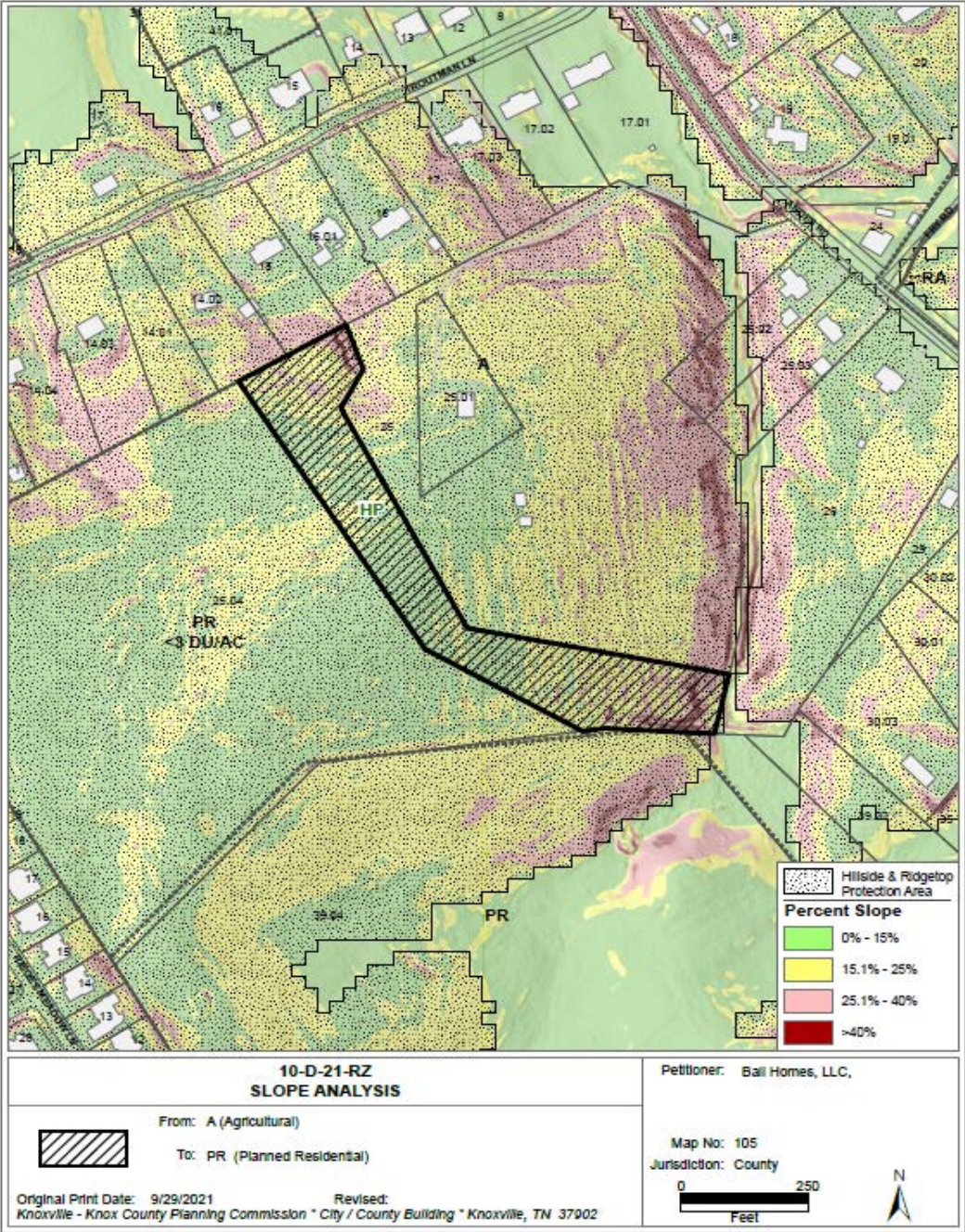
Jurisdiction: County





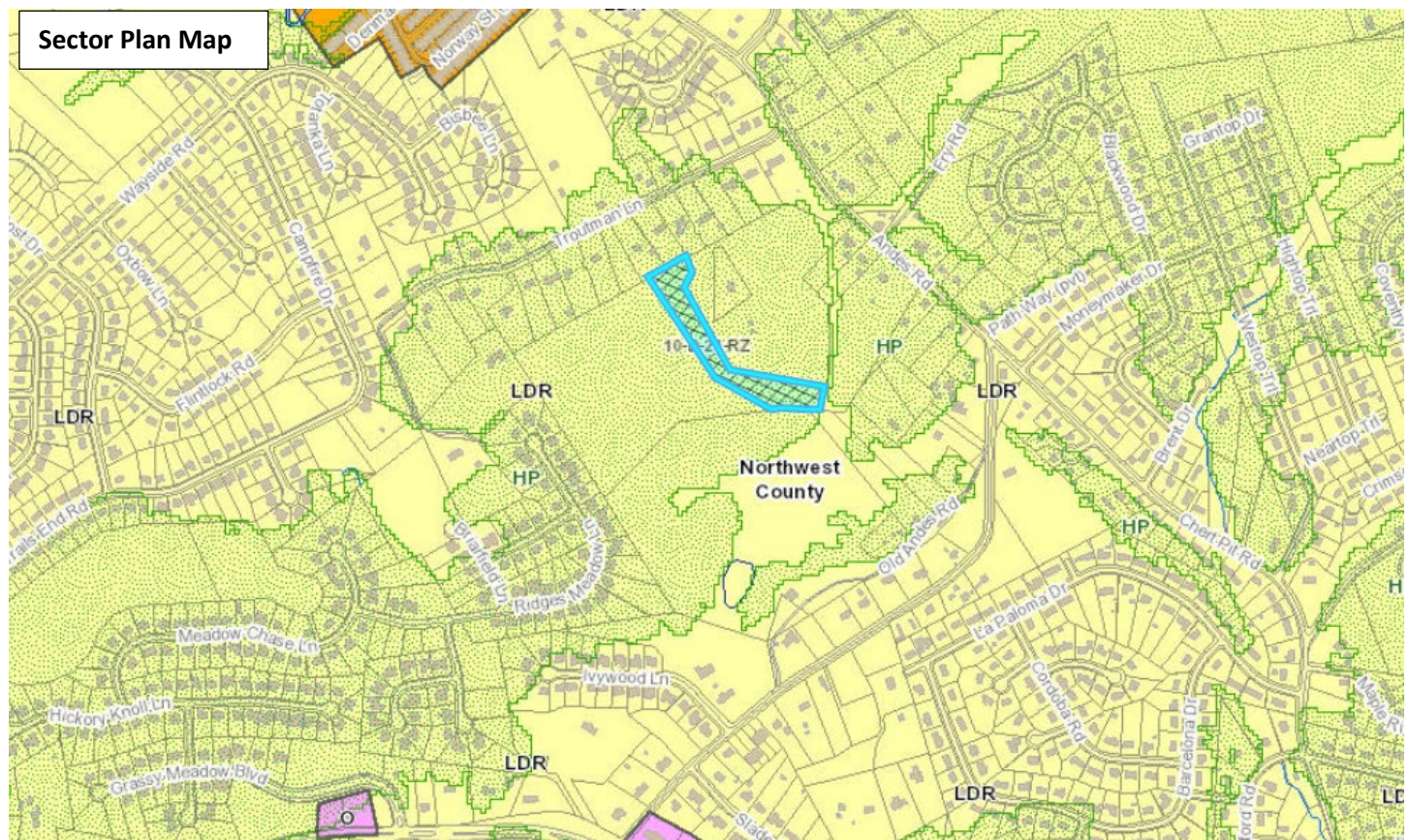
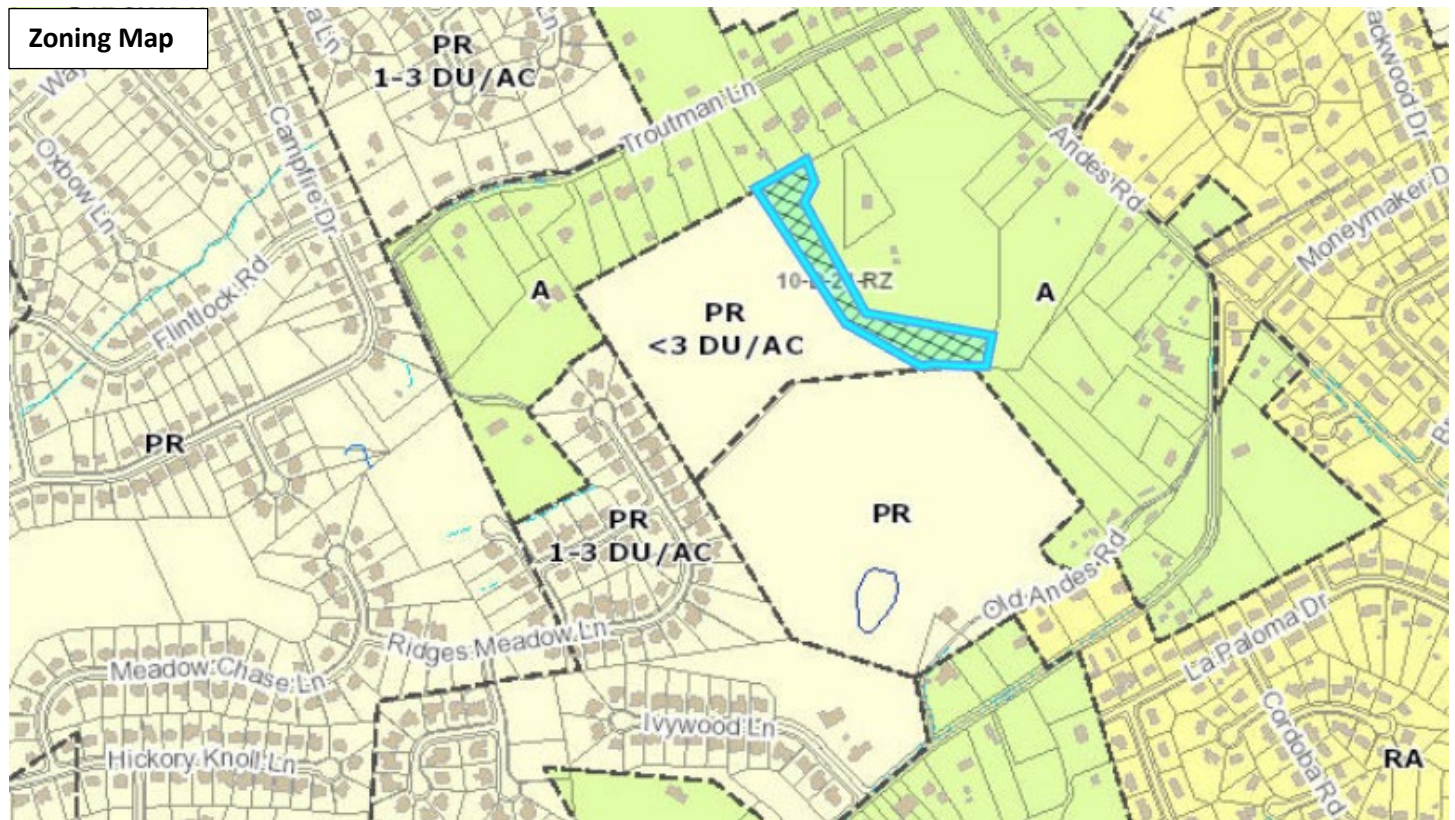
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	0	100%	0.0
0-15% Slope	1.55	100%	1.6
15-25% Slope	1.6	50%	0.8
25-40% Slope	0.47	20%	0.1
Greater than 40% Slope	0.12	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	3.74	Recommended disturbance budget within Hillside Protection Area (acres)	2.5
Total Acreage	3.74		2.5

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0	4.00	0.0
0-15% Slope	1.55	4.00	6.2
15-25% Slope	1.6	2.00	3.2
25-40% Slope	0.47	0.50	0.2
Greater than 40% Slope	0.12	0.20	0.0
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	3.74		9.7
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	3.74	2.58	9.7
Proposed Density (Applicant)	3.74	4.00	15.0





## Exhibit A. 10-D-21-RZ Contextual Images





## Exhibit A. 10-D-21-RZ Contextual Images





# 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.

Owner

Applicant Name

Affiliation

8/16/2021

10/14/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

10-D-21-RZ

## 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

865-985-6705

rhickey@ballhomes.com

Phone

Email

## CURRENT PROPERTY INFO

Ball Homes LLC.

1914 Pinnacle Pointe Way Knoxville Tn.

865-985-6705

Owner Name (If different)

Owner Address

Owner Phone

0 Andes Rd. Knoxville, Tn.

Portion of 105 02504

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

East side of Ridges Meadow Lane, due south of Troutman Lane

area of RZ request, 3.77 ac.

General Location

Tract Size

☐ City ☒ County

6th

A

AgForVac

District

Zoning District

Existing Land Use

Northwest County

LDR (hp)

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



**DEVELOPMENT REQUEST**

- ☐ Development Plan   ☐ Use on Review / Special Use   ☐ Hillside Protection COA  
☐ Residential   ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number   ☐ Combine Parcels   ☐ Divide Parcel

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**☒ Zoning Change   Planned Residential  
Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

4.00 DU/Acre

None Known

The majority of this lot was rezoned to PR&lt;3du/ac 11-I-19-RZ

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*)  
☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1

0324 | \$600.00

Total

Fee 2

Fee 3

\$600.00

**AUTHORIZATION**

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

Applicant Signature

Ball Homes LLC.

8/16/2021

Please Print

Date

865-985-6705

rheckey@ballhomes.com

Phone Number

Email

Marc Payne

swm 8/18/2021

Staff Signature

Please Print

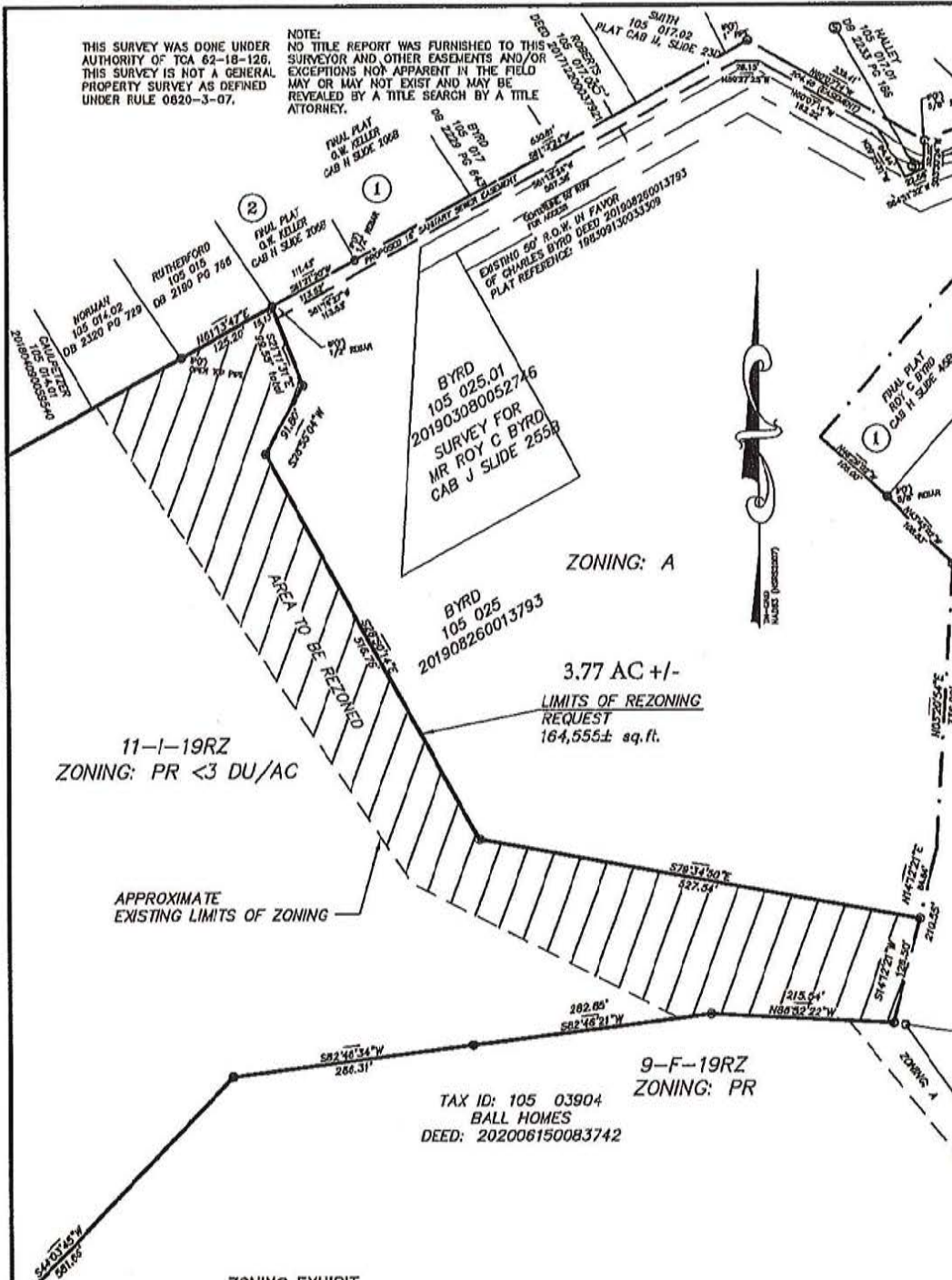
Date

8/26/2021 (swm)



THIS SURVEY WAS DONE UNDER AUTHORITY OF TCA 62-18-126. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



**ZONING EXHIBIT**  
**Ball Homes**  
**ANDES ROAD**  
**Knoxville, Tennessee 37931**

Ward -	City -
District 6	County KNOX
Plat Cab: 202107290007870	Slide -
Deed Book 202107290007872	Page -
CLT # 105	Parcel 025.04
Scale 1"=150'	Date 08/12/2021
Drawn By M. STRANGE	City Block -
Project # 4226	

**LYNCH SURVEYS LLC**

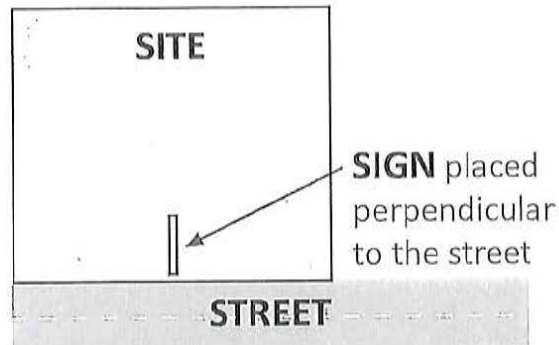
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
 4405 COSTER RD. KNOXVILLE, TENN. 37912  
 865-684-2830 FAX 865-684-2801 WWW.LYNCHSURVEY.COM







The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

Sept 29 (Wed) and Oct 15 (Fri)  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ball Homes, LLC

Date: 8/18/2021

File Number: 8-D-21-RZ

☐

Sign posted by Staff

☐

Sign posted by Applicant