

REZONING REPORT

▶ **FILE #:** 9-A-21-RZ

AGENDA ITEM #: 10

AGENDA DATE: 9/9/2021

▶ **APPLICANT:** VICTOR JERNIGAN

OWNER(S): Elbert E & Barbara L Griffith

TAX ID NUMBER: 91 77.01

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Ball Rd.

▶ **LOCATION:** **Northside of Ball Road, northeast of Ball Camp Pike, west of Lobetti Road**

▶ **APPX. SIZE OF TRACT:** **19.31 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Road, a major collector with a pavement width of 20-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** **RA (Low Density Residential)**

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

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

▶ **DENSITY PROPOSED:** **up to 5 du/ac**

EXTENSION OF ZONE: No

HISTORY OF ZONING: 4-N-80-RZ: A to RA

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - RA (Low Density Residential)

South: Rural residential - A (Agricultural)

East: Agriculture/forestry/vacant, single family residential, rural residential - RA (Low Density Residential)

West: Agriculture/forestry/vacant, single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is within 500-ft of the forthcoming Schaad Road extension improvements, and a large area zoned for a mix of planned residential and planned commercial development, as part of the Hines Valley/Amherst mixed use special district.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 3 du/ac zoning because it is consistent with the sector plan.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 Schaad Road extension improvements will extend through this area soon. The area is transitioning from large lot agricultural to smaller lot residential neighborhoods as the Hines Valley Mixed Special District described in the Northwest County Sector Plan develops.
2. Planned residential and planned commercial zoning have been approved for areas around the forthcoming Schaad Road extension improvements.

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 property is within the Planned Growth Area of Knox County. Surrounding residential properties are mostly zoned A (Agricultural), RA (Low Density Residential) and PR (Planned Residential). Residential developments with smaller lot sizes and densities up to 4 du/ac are primarily to the south, east and west of the site.
2. Built at the requested 5 du/ac, the development could accommodate up to 100 single family homes. Built at the recommended 3 du/ac, the development could accommodate up to 60 single family homes. These are basic calculations that do not account for road infrastructure or stormwater facilities.
3. The parcel has access to sewer lines.
4. Although a portion of the site is within the HP (Hillside Protection) overlay land use classification approximately 11.2 acres are outside of this area, and the PR zone district will allow flexibility in design to accommodate the environmental conditions of the site. The southern side of the property adjacent to Ball Road is the flattest portion of the site with the northern portion of the property climbing up to Beaver Ridge where slopes are in excess of 25 percent slope.

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 Northwest County Sector Plan's LDR (Low Density Residential) designation supports up to 5 du/ac in the County's Planned Growth Areas. However, staff believes 3 du/ac to be a better balance between the sector plan and existing development on the north side of Ball Road at this location.
2. The proposed amendment is consistent with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 1040 (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: 41 (public school children, grades K-12)

Schools affected by this proposal: Amherst 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 10/25/2021. 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.