

REZONING REPORT

▶ **FILE #:** 7-O-22-RZ

AGENDA ITEM #: 22

AGENDA DATE: 7/14/2022

▶ **APPLICANT:** WORLEY BUILDERS, INC.

OWNER(S): Billy R. and Celia G. Sparks

TAX ID NUMBER: 91 07709

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6917 Ball Rd.

▶ **LOCATION:** Northern parcel approx 600 ft Southwest of Bakertown Rd. & Ball Rd. intersection

▶ **APPX. SIZE OF TRACT:** 20.53 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 21-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:** 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: 4-N-80-RZ: A to RB (Denied)

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

South: Agriculture/forestry/vacant - A (Agricultural)

East: Agriculture/forestry/vacant - RA (Low Density Residential)

West: Agriculture/forestry/vacant - RA (Low Density Residential), A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily large rural residential and agricultural lots with forested steep slopes leading up to Beaver Ridge.

STAFF RECOMMENDATION:

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

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. Around 2005, this area began transitioning from large lot agricultural and rural residential to low density residential. The Schaad Road improvement project is within 800-ft of the subject property, however, this parcel fronts on Ball Road.
2. Two similarly shaped long flag parcels leading up to the top of Beaver Ridge along the north side of Ball Road have been rezoned to PR up to 3 du/ac in 2018 and 2021.

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

1. The PR (Planned Residential) zone district is intended to encourage more imaginative solutions to environmental design problems. This property is bounded by the forested steep slopes of Beaver Ridge on the northern side of the property. The PR zone district will enable clustering of development on the less constrained areas of the property.

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 PR zoning up to 3 du/ac is not anticipated to cause any adverse impacts and is consistent with the low-density residential character of the surrounding area.

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. PR zoning up to 3 du/ac is consistent with the LDR (Low Density Residential) land use designation recommended in the Northwest County Sector Plan.
2. The subject property is in the Planned Growth Area of the Growth Policy Plan.
3. The recommended rezoning is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 560 (average daily vehicle trips)

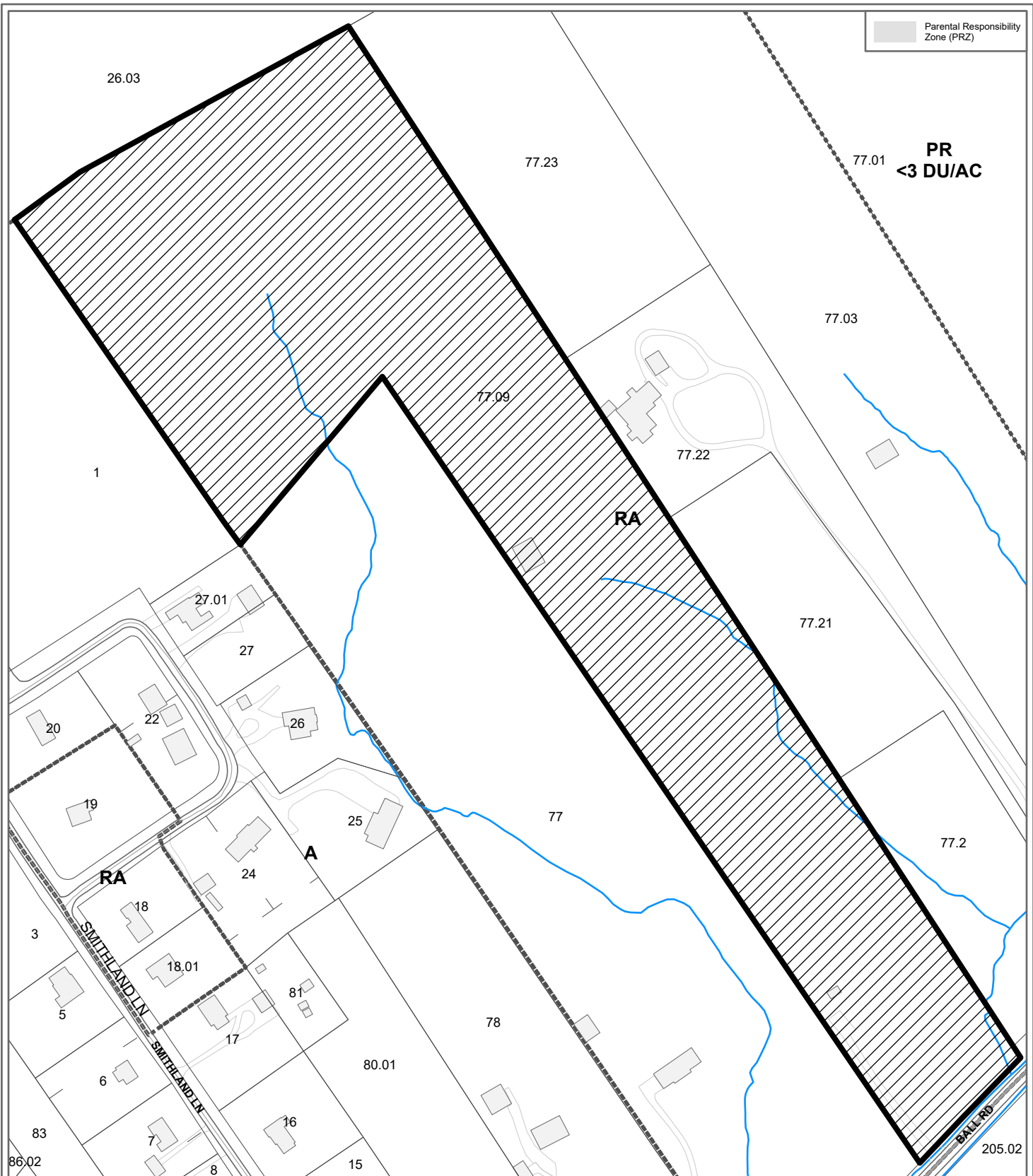
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 21 (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 8/22/2022. 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.



**7-O-22-RZ
REZONING**

From: RA (Low Density Residential)

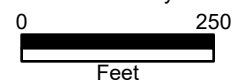
To: PR (Planned Residential)



Petitioner: Worley Builders, Inc.

Map No: 91

Jurisdiction: County



Original Print Date: 6/8/2022
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Dori Caron <dori.caron@knoxplanning.org>

5-O-22-RZ - Add to consent

Liz Albertson <liz.albertson@knoxplanning.org>

Tue, Jul 12, 2022 at 4:40 PM

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Cc: Dori Caron <dori.caron@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>

Dear Planning Commissioners:

Please see the applicant's email below requesting to be placed on the consent agenda for the Thursday meeting because they concur with the staff recommendation.

Thank you,
-Liz Albertson

----- Forwarded message -----

From: **Ron Worley, Jr** <ron@worleybuildersinc.com>

Date: Tue, Jul 12, 2022 at 4:33 PM

Subject: 6917 Ball Road

To: liz.albertson@knoxplanning.org <liz.albertson@knoxplanning.org>, amy.brooks@knoxplanning.org <amy.brooks@knoxplanning.org>Cc: Scott Williams <wscottwill@comcast.net>

Liz,

Per our conversation today, I accept MPC staff recommendation for PR-3 zoning for the property located at 6917 Ball Rd. Please add this to the Consent Agenda.

Let me know if you need me for anything.

Regards,

Ron W. Worley, Jr.

Ron W. Worley, Jr.

President

Worley Builders, Inc.

PO Box 71022

Knoxville, TN 37938

(865)922-2600 p

(865) 922-2602 f

License # 00235793

WorleyBuildersInc.com

To see our furnished model home, [click here](#)

“Affordable HAND-CRAFTED Homes!”

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Liz Albertson, AICP
Principal Planner
865-215-3804
liz.albertson@knoxplanning.org



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	21.33		
Non-Hillside	8.58	N/A	
0-15% Slope	0.70	100%	0.7
15-25% Slope	3.42	50%	1.7
25-40% Slope	4.35	20%	0.9
Greater than 40% Slope	4.29	10%	0.4
Ridgetops			
Hillside Protection (HP) Area	12.75	Recommended disturbance budget within HP Area (acres)	3.7
		Percent of HP Area	0.3

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	8.58	5.00	42.9
0-15% Slope	0.70	5.00	3.5
15-25% Slope	3.42	2.00	6.8
25-40% Slope	4.35	0.50	2.2
Greater than 40% Slope	4.29	0.20	0.9
Ridgetops	0.00	3.00	0.0
Subtotal: Sloped Land	12.75		13.3
Total Area (Hillside & Ridgetop Protection Plan)	21.33	2.64	56.2
Proposed Density (Applicant)	5.00		106.7

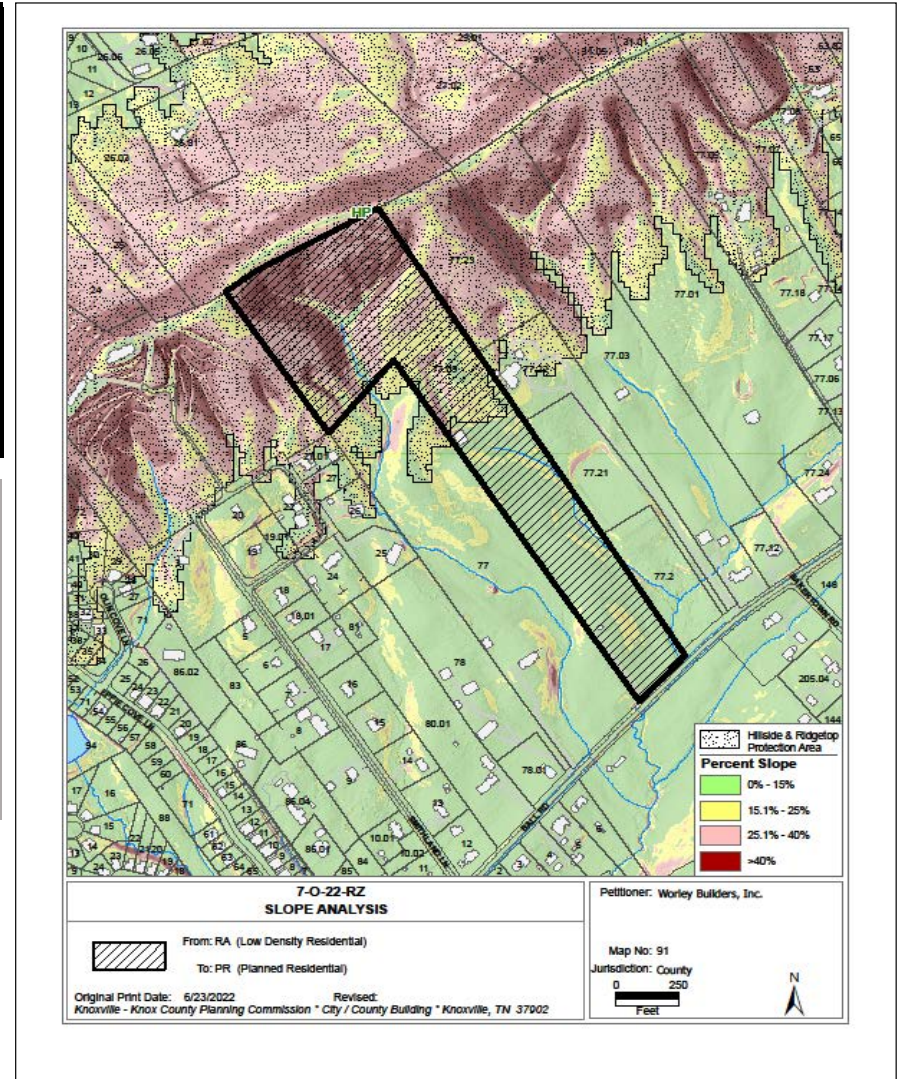


Exhibit A. 7-O-22-RZ Contextual Images

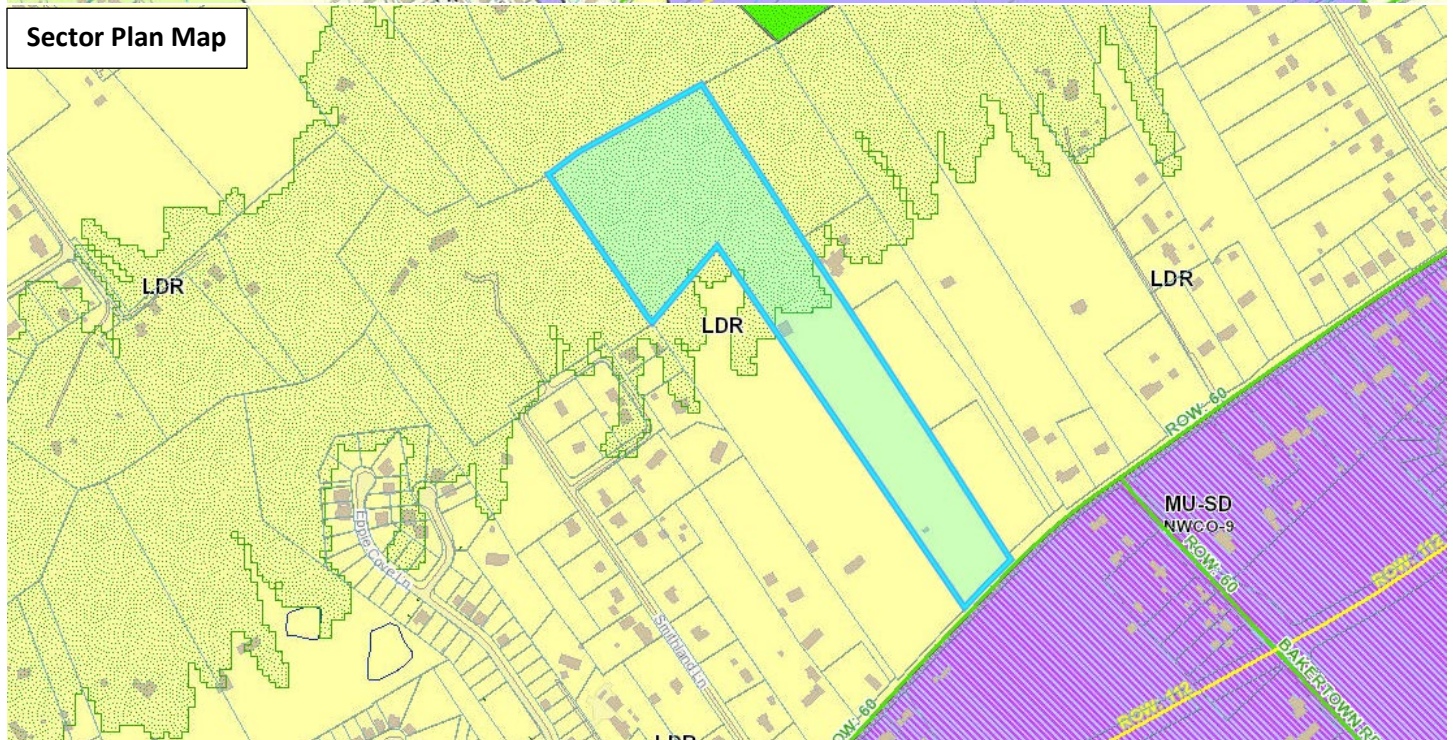
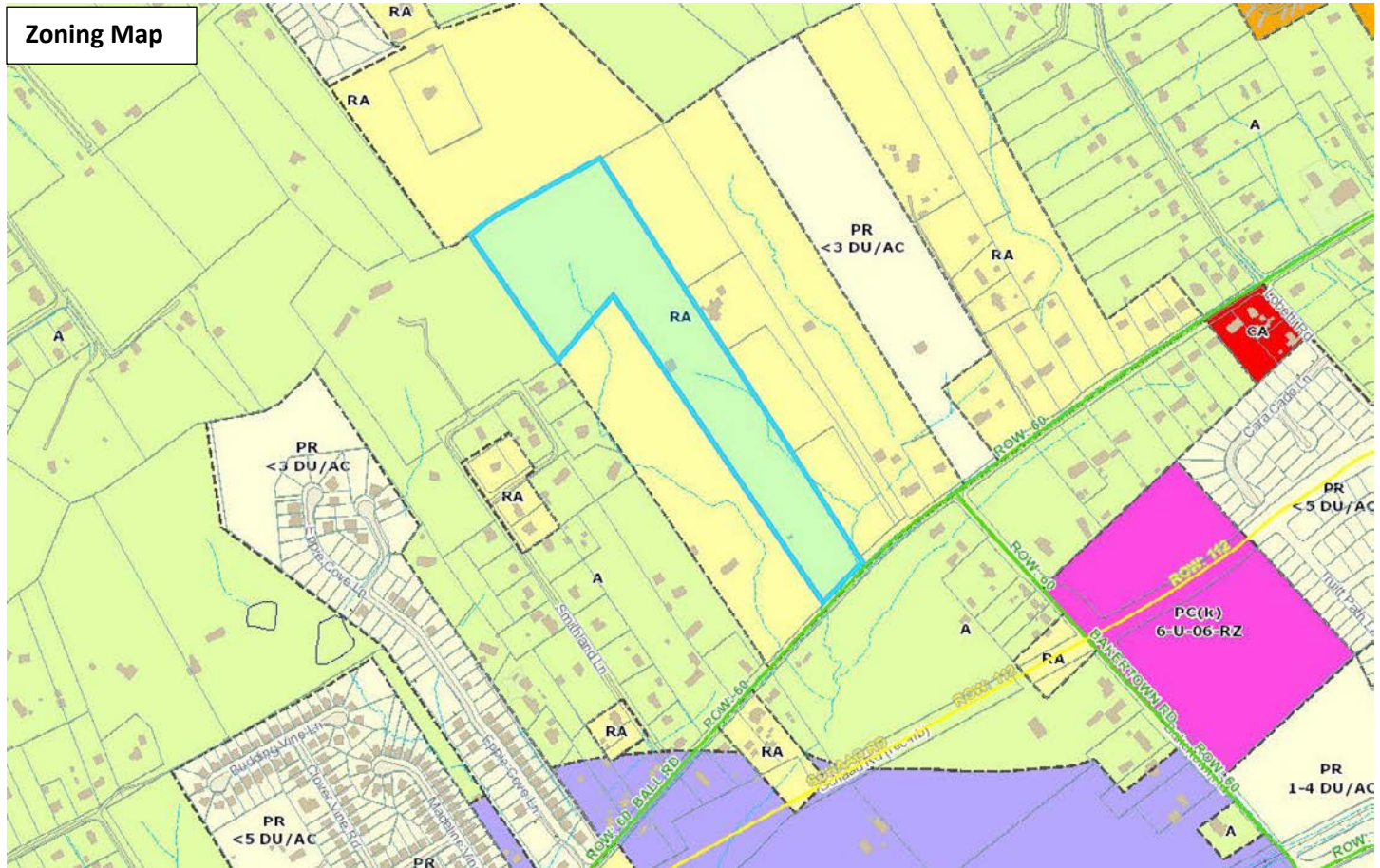
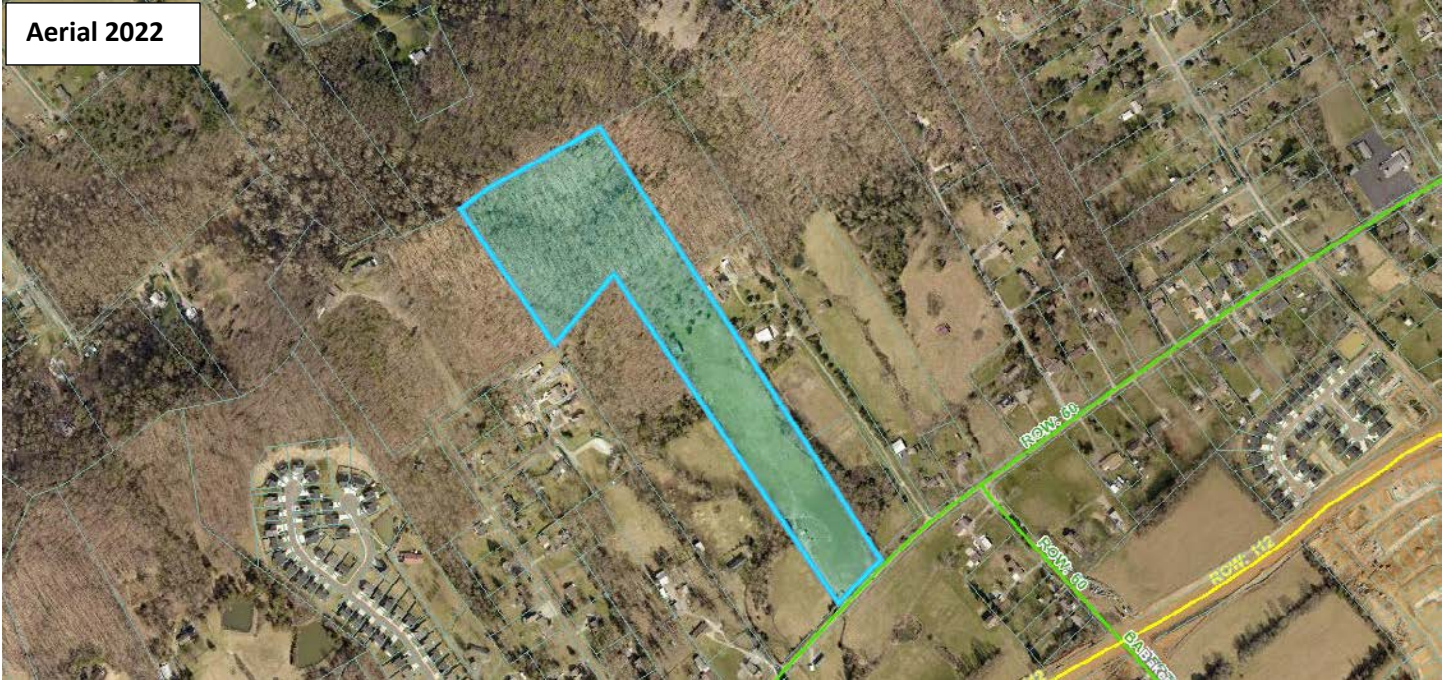


Exhibit A. 7-O-22-RZ Contextual Images





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

Worley Builders, Inc

Option Holder

Applicant Name

Affiliation

5/25/2022

July 14, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

7-O-22-RZ

CORRESPONDENCE

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

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

Scott Williams

W. Scott Williams & Associates

Name

Company

4530 Annalee Way

Knoxville

TN

37921

Address

City

State

ZIP

865-692-9809

wscottwill@comcast.net

Phone

Email

CURRENT PROPERTY INFO

Billy R. & Celia G. Sparks

4821 Sparks Road Knoxville, TN 37931

865-927-3383

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6917 Ball Road

091 07709

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northern Parcel approx. 600 ft SW of Bakertown Rd and Ball Rd intersection

20.53

General Location

Tract Size

6

RA

Ag for Vac

City County

District

Zoning District

Existing Land Use

Northwest County

LDR/HP

planned growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

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 **PR 5 DU/AC**
 Proposed Zoning _____
 Plan Amendment Change Proposed Plan Designation(s) _____

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

Other (specify) _____

Pending Plat File Number

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		Total
0325	\$1,600.00	
Fee 2		\$1,600.00
Fee 3		

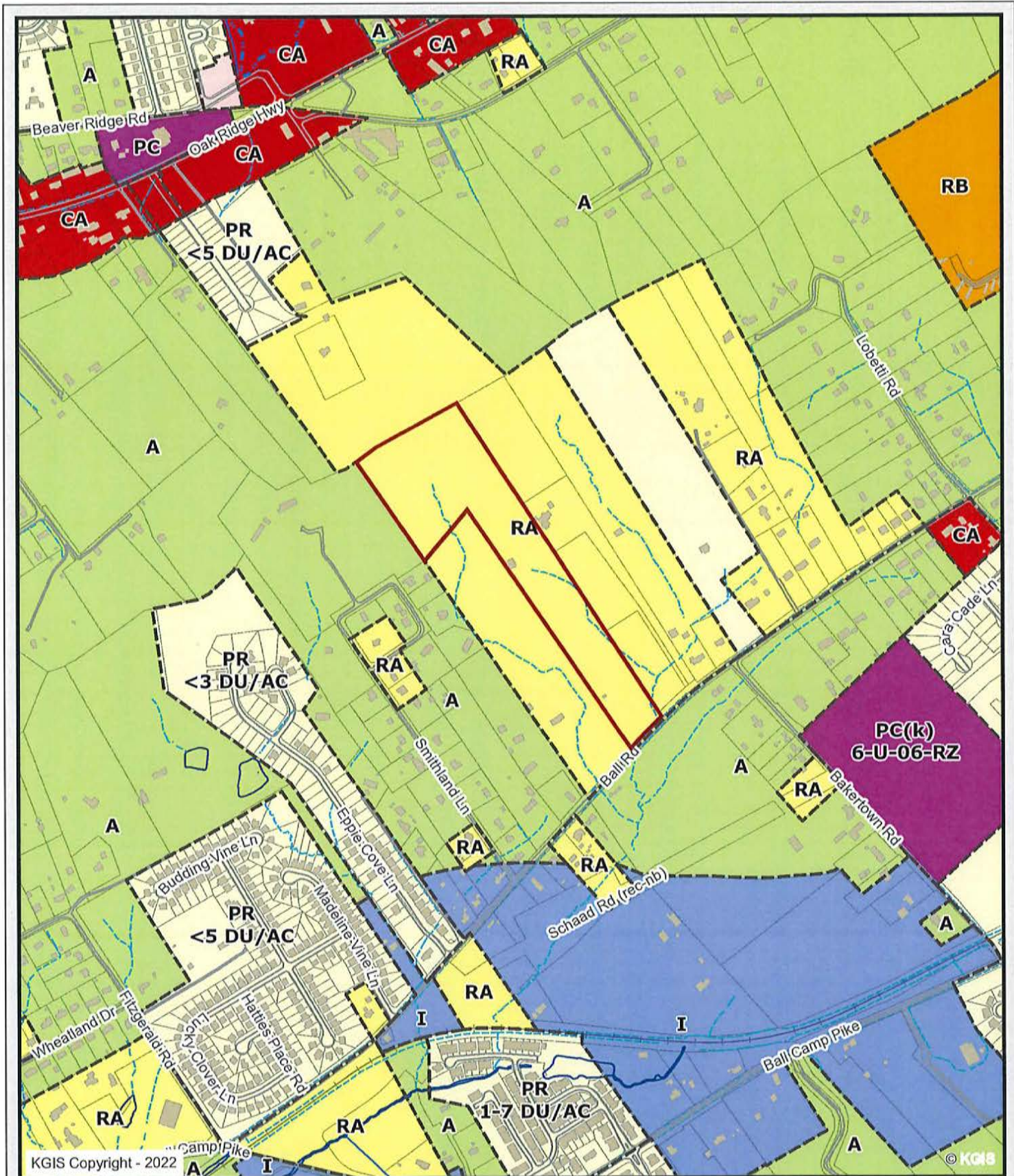
JH

AUTHORIZATION

Melissa D. Monroe OFFICE **Worley Builders, Inc**
 Applicant Signature **MANAGER** Please Print 05/25/22 Date

865-922-2600 melissa@worleybuildersinc.com
 Phone Number Email

Billy R. Sparks **Billy R. Sparks**
 Property Owner Signature Please Print 5/25/22 Date
Celia Sparks

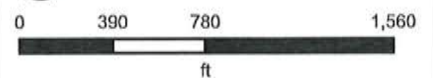


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

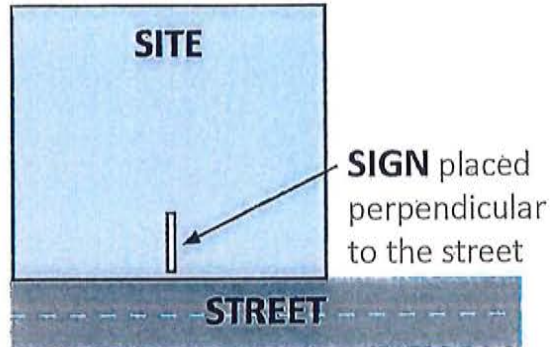


Printed: 5/31/2022 at 1:42:51 PM



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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:

June 29, 2022 and July 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Worley Builders Inc

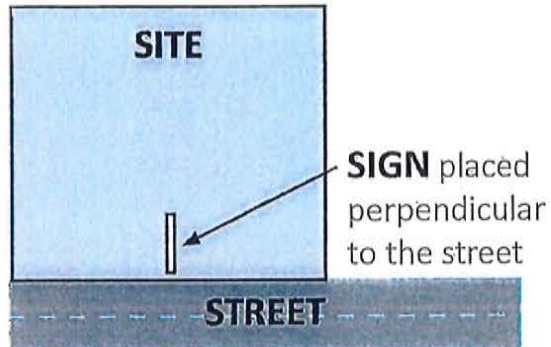
Date: 5/31/22

File Number: 7-0-22-RZ

Sign posted by Staff

Sign posted by Applicant

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- Sign posted by Applicant