

REZONING REPORT

▶ **FILE #:** 6-D-22-RZ

AGENDA ITEM #: 15

AGENDA DATE: 6/9/2022

▶ **APPLICANT:** DANIEL GROZAV (OWNER)

OWNER(S): Daniel Grozav

TAX ID NUMBER: 91 20103

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7507 Ball Camp Pk.

▶ **LOCATION:** North side of Ball Camp Pk., at Valley Grove Ln., northeast of Bakertown Rd.

▶ **APPX. SIZE OF TRACT:** 5.05 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

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

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

▶ **ZONING REQUESTED:** RB (General Residential)

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

▶
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant / A (Agricultural)

South: Single family residential / A (Agricultural)

East: Single family residential, public-quasi public / A (Agricultural)

West: Agriculture/forestry/vacant / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of primarily large-lot agricultural zoned properties with single-family residential homes.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent 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) The Schaad Road improvements are in this general area, however, this property only has frontage on and access to Ball Camp Pike.
- 2) This area has been transitioning to single family residential from large agricultural lots since the early 2000s.

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

- 1) The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
- 2) Topographic contours on the property show a closed depression on the south eastern side of the property, which could create design challenges.
- 3) The majority of the site is currently forested.

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 zone requires Planning Commission approval of site plans prior to any development on the property. During this review, potential issues such as traffic, drainage, topography, lot layout and other concerns can be addressed.
- 2) The RB zone, as requested by the applicant, does not require site plan review by the Planning Commission unless a density of 12 du/ac or greater is 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 proposed amendment is consistent with the Amherst/Hines Valley Mixed Use Special District, as demonstrated in the Northwest County Sector Plan.
- 2) PR up to 3 du/ac is consistent with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 182 (average daily vehicle trips)

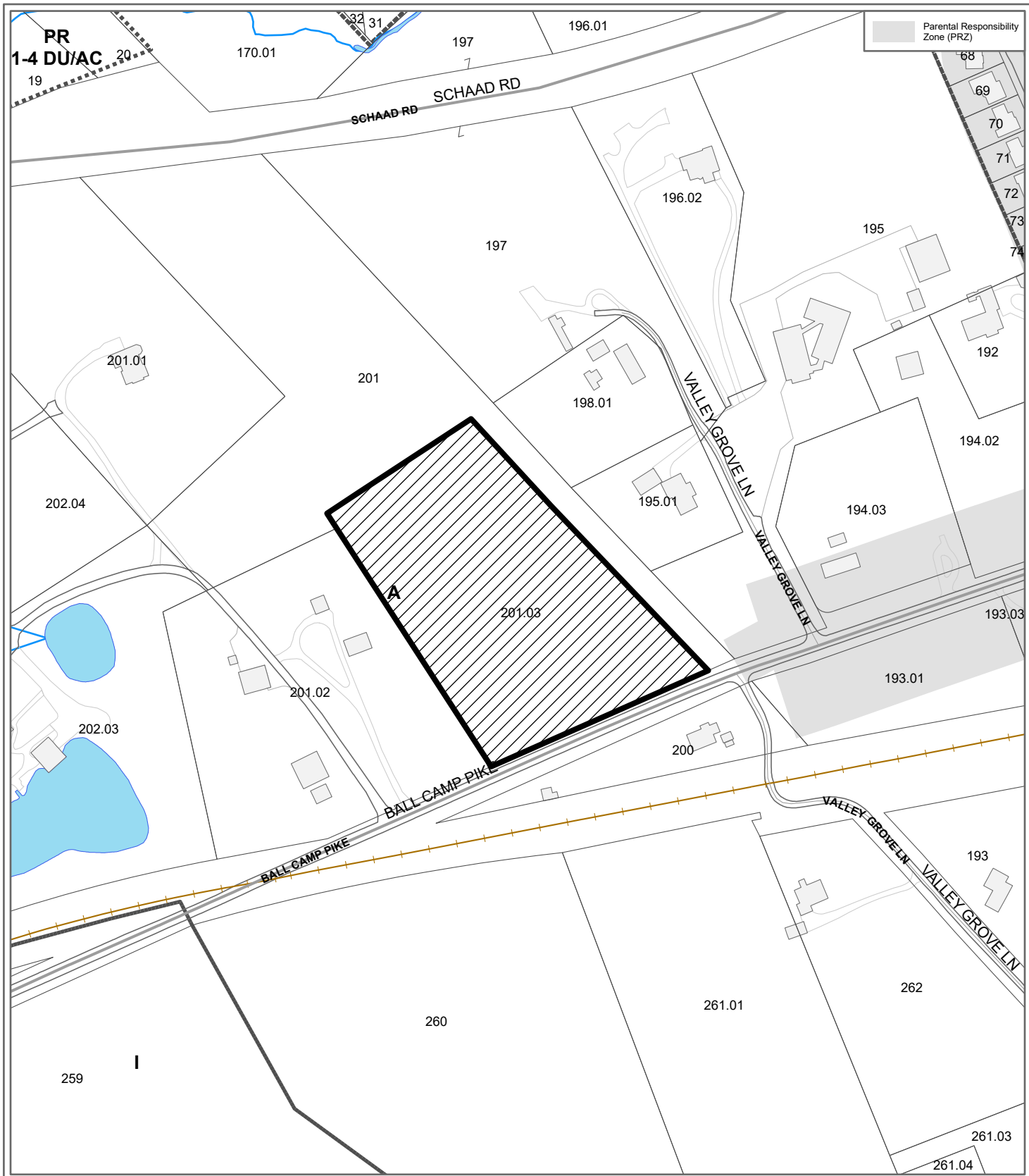
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 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 7/25/2022. 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.



**6-D-22-RZ
REZONING**

From: A (Agricultural)
To: RB (General Residential)

Original Print Date: 5/5/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Grozav, Daniel

Map No: 91
Jurisdiction: County

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Feet

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Exhibit A. 6-D-22-RZ Contextual Images

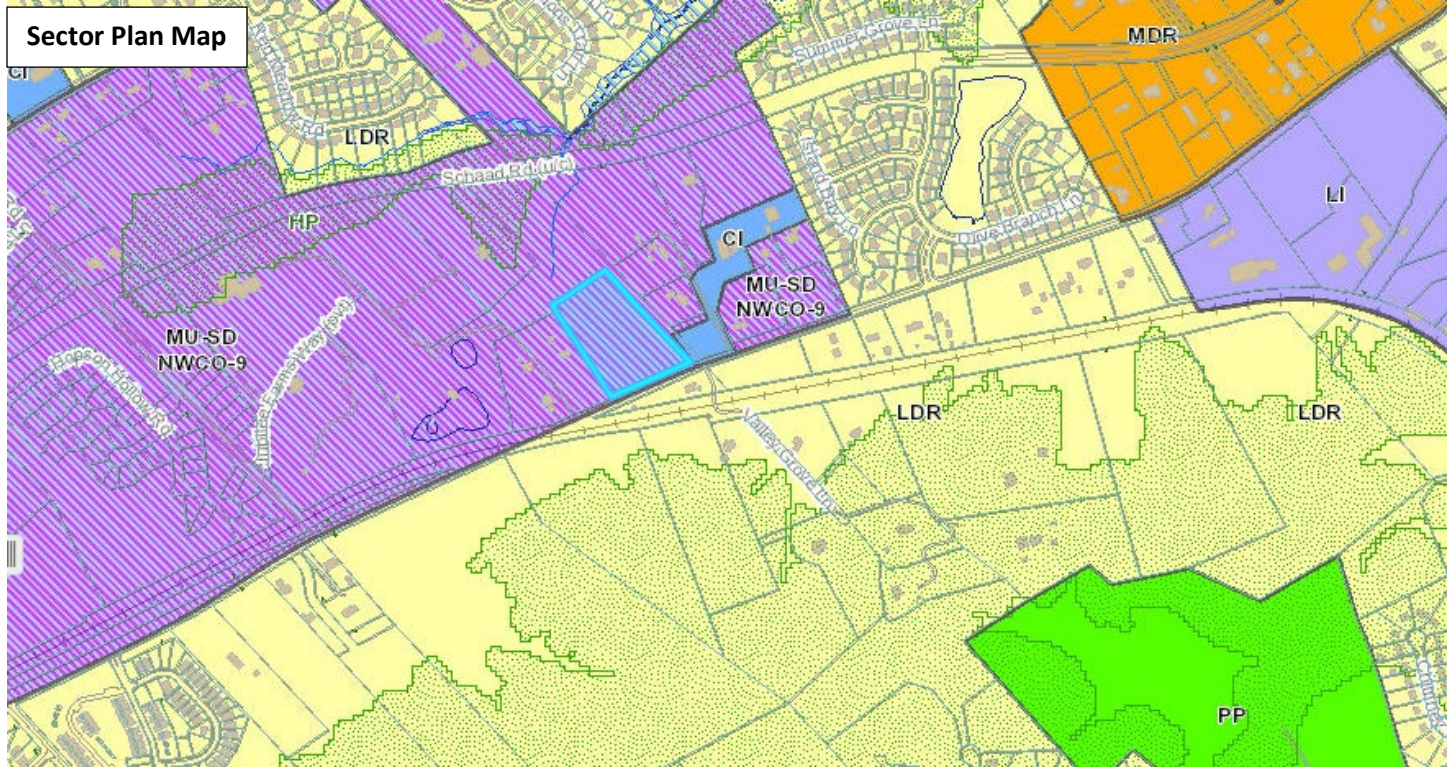
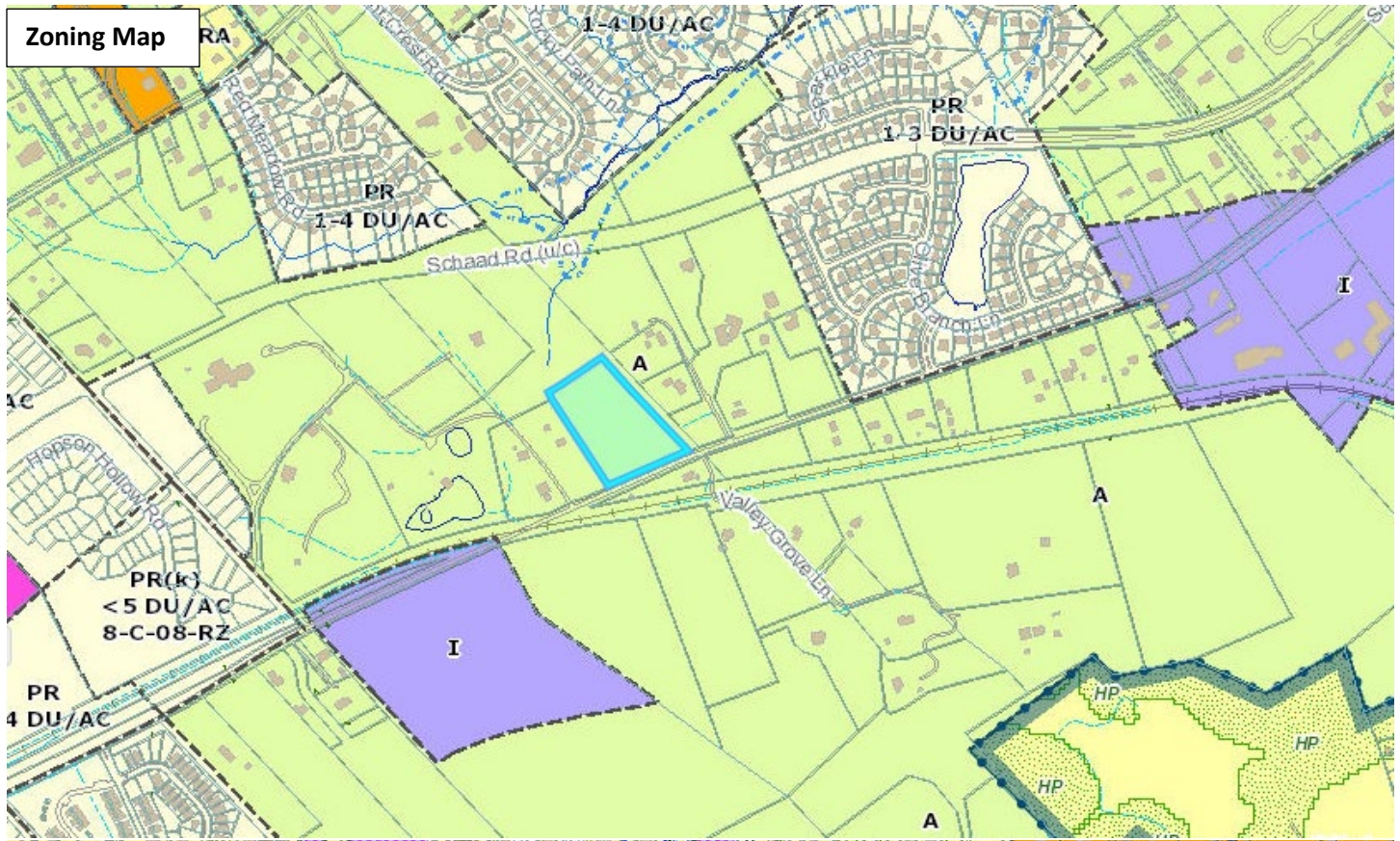


Exhibit A. 6-D-22-RZ Contextual Images

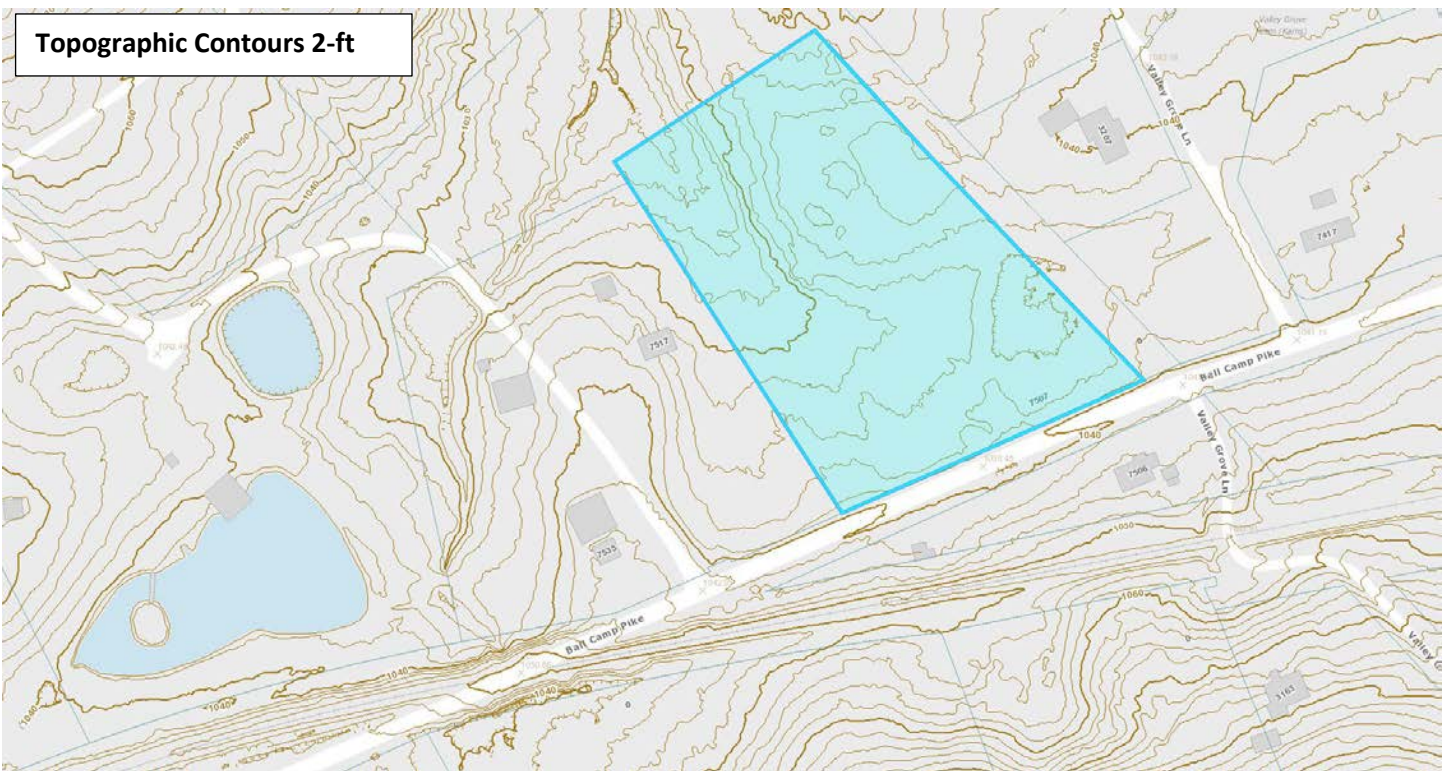
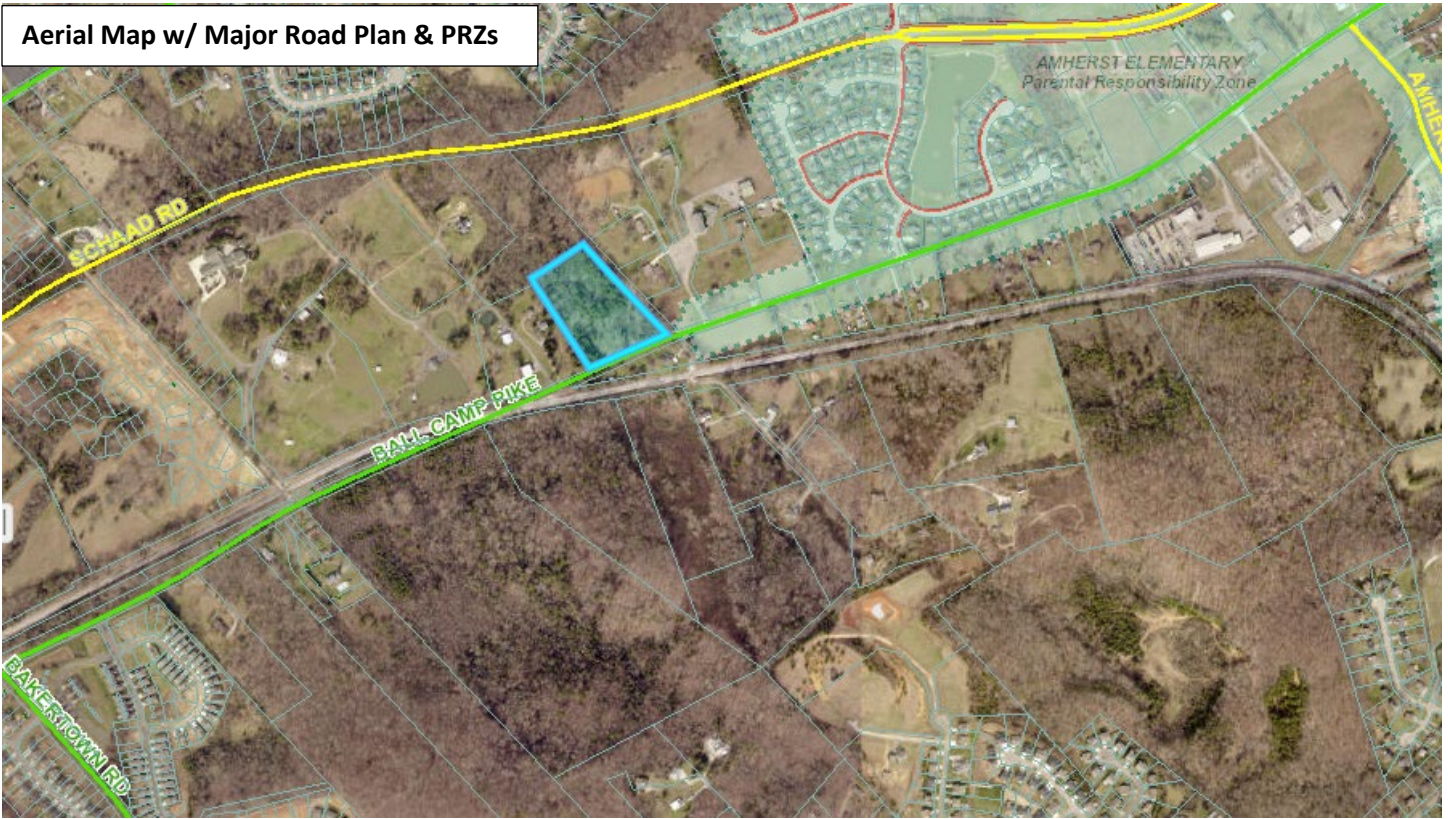


Exhibit A. 6-D-22-RZ Contextual Images





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

Daniel Grozan
Applicant Name

4/14/2022 June 9, 2022
Date Filed Meeting Date (if applicable)

Affiliation
File Number(s)
6-D-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

Daniel Grozan
Name

2770 Santa Fiore DR Corona CA 92882
Address City State ZIP

909-997-5097 CL500 King @ Live . Com
Phone Email

CURRENT PROPERTY INFO

Daniel Grozan 7507 Ball Camp Pike (909) 997 5097
Property Owner Name (if different) Property Owner Address Property Owner Phone

7507 Ball Camp Pike 091 20103
Property Address Parcel ID

Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

North side of Ball Camp Pk., at Valley Grove Ln., northeast of Bakertown Rd. 5.05 acres
General Location Tract Size

City County 6th A SFR
District Zoning District Existing Land Use

Northwest County MU-SD (NW Co-9) Urban 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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning **RB**

Plan Amendment Change

Proposed Plan Designation(s) **RB**

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		Total
0325	600.00	
Fee 2		
\$50 x		
5.05	252.50	
acres		
Fee 3		
		\$852.50

AUTHORIZATION

Applicant Signature

Daniel Grozav
Please Print

9/14/2022
Date

Phone Number

Email

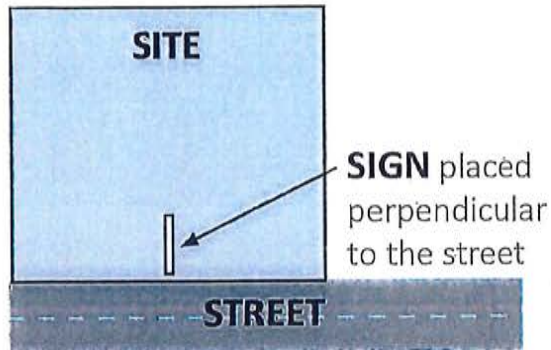
Property Owner Signature

Please Print

Date

4/21/22 MR 4/22/2022

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:

May 25th (applicant or staff to post sign) and June 10th (applicant to remove sign)

Applicant Name: Daniel Grozan

Date: 4/22/2022

File Number: 6-D-22-RZ

Sign posted by Staff
 Sign posted by Applicant