

# REZONING REPORT

▶ **FILE #:** 6-J-23-RZ

**AGENDA ITEM #:** 28

**AGENDA DATE:** 6/8/2023

▶ **APPLICANT:** TROWBRIDGE LAND HOLDINGS, LLC

OWNER(S): Martin David Harvey

TAX ID NUMBER: 91 226

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7816 BALL CAMP PIKE

▶ **LOCATION:** South of Ball Camp Pike, west of Bakertown Rd

▶ **APPX. SIZE OF TRACT:** 20.85 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Ball Camp Pike is a major collector with a 19-ft pavement width inside a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** I (Industrial), A (Agricultural)

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, though currently under construction as single family residential - I (Industrial)

South: Rural residential and agriculture/forestry/vacant - A (Agricultural)

East: Commercial - I (Industrial), A (Agricultural)

West: Rural residential and agriculture/forestry/vacant - I (Industrial), A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is largely single-family dwellings, with large lots fronting Ball Camp Pike and subdivisions with smaller lots off of side streets. The Schaad Road extension is just to the north.

**STAFF RECOMMENDATION:**

▶ **Approve the PR (Planned Residential) zone with up to 5 du/ac on the front, Industrial-zoned portion of the site because it is consistent with the sector plan designation and with surrounding development, subject to one condition.**

ZONING CONDITION:

1) The portion of the parcel with slopes of 25% or greater shall be left undisturbed, as delineated in the slope

analysis map.

**COMMENTS:**

This parcel currently has dual zoning: I (Industrial) in the front of the property, and A (Agricultural) in the back. Planning recommends rezoning only the I-zoned portion of the property due to the slope constraints on the property, retaining the A zone at the rear of the property.

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 area has been transitioning from the A zone to the PR zone since the mid-2010s, with densities up to 4 and 5 du/ac.

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 options for residential development and allows clustering of residences to focus development on the optimal parts of the property to preserve more sensitive areas, such as steep slopes.
2. A large portion of the middle of the subject property is within the HP (Hillside Protection) area. The PR zone is an appropriate consideration in this context because it enables concentrated development away from the steep slopes.
3. The zone description stipulates that such developments shall be compatible with the surrounding or adjacent zones. This area is comprised mostly of single-family dwellings on a mix of lot sizes.

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 recommended density of 5 du/ac is consistent with surrounding development along Ball Camp Road. Rezoning of the front, Industrial-zoned portion of the subject property (approximately 6.65 acres) to PR with a density of up to 5 du/ac could result in up to 33 new lots on this property. Rezoning the entire parcel to PR with up to 5 du/ac could result in up to 104 new lots.
2. A large portion of the middle of the subject property is within the HP (Hillside Protection) area, with slopes over 25%. For development to occur in the relatively flat section behind that slope, significant grading of that centrally located, steep-sloped area would need to occur.
3. The slope analysis recommends a maximum disturbance area of 9.46 acres of the 20.76-acre site. However, that contains the relatively flat portion of the site beyond the steep slope in the middle of the property. Clearing and grading this portion of the property could result in erosion and increased stormwater pollution. Considering these adverse effects, staff recommends approving the PR zone at the requested density in only the I-zoned portion of the property, with the condition that the area with slopes of 25% or higher be left undisturbed, as shown in the slope analysis map. This condition is supported by the following development policies of the General Plan: 1) Rigorously enforce zoning regulations and conditions of approval to maintain public confidence in the planned development process [10.4]; 2) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat [9.2]; and 3) Provide incentives for conservation subdivisions, to set aside large portions of open space and protect natural resources [9.4].
4. The PR zone requires development plan approval by the Planning Commission prior to construction. This will allow staff to review the plan and address issues such as traffic circulation, lot layout, drainage and other potential development concerns. It will also provide the opportunity for public input at the Planning Commission meeting.
5. Ball Camp Pike is classified as a major collector, so no traffic would be required through residential streets to reach this site.
6. The Schaad Road extension is nearby to the north. The current road configuration would allow access to Schaad Road via Bakertown Road and Lobetti Road, currently under construction. Bakertown Road is a substandard road that is narrow and unstriped. The Knox County Department of Engineering and Public Works has plans to restrict access to both roads so that the subject property would have access to Schaad Road via its intersection with Ball Camp Pike to the west or Johnson Road to the east. Therefore, while near Amherst Elementary, the travel route to the school would be longer than it appears.
7. Due to the number of dwellings expected in this development, a traffic impact analysis will likely be required. The applicant will need to submit a Traffic Impact Analysis Scope Determination to determine what level of study would be needed.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone with a density of up to 5 du/ac for properties in the County's Planned Growth Area of the Growth Policy Plan.
2. The PR zone with up to 5 du/ac is supported by the General Plan, as is the condition to preserve the sloped area.
3. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 1046 (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: 43 (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 7/24/2023. 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.

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the  
Knoxville-Knox County Planning offices OR email it to  
applications@knoxplanning.org

Reset Form



# Request to Postpone • Table • Withdraw

Trowbridge Land Holdings, LLC

6/5/2023

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

6/8/2023

Scheduled Meeting Date

File Number(s)

6-J-23-RZ

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Brad Davis

Applicant Signature

Please Print

865-657-1448

brad@dtventures.llc

Phone Number

Email

## STAFF ONLY

Michelle Portier

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

Michelle Portier

6/5/2023

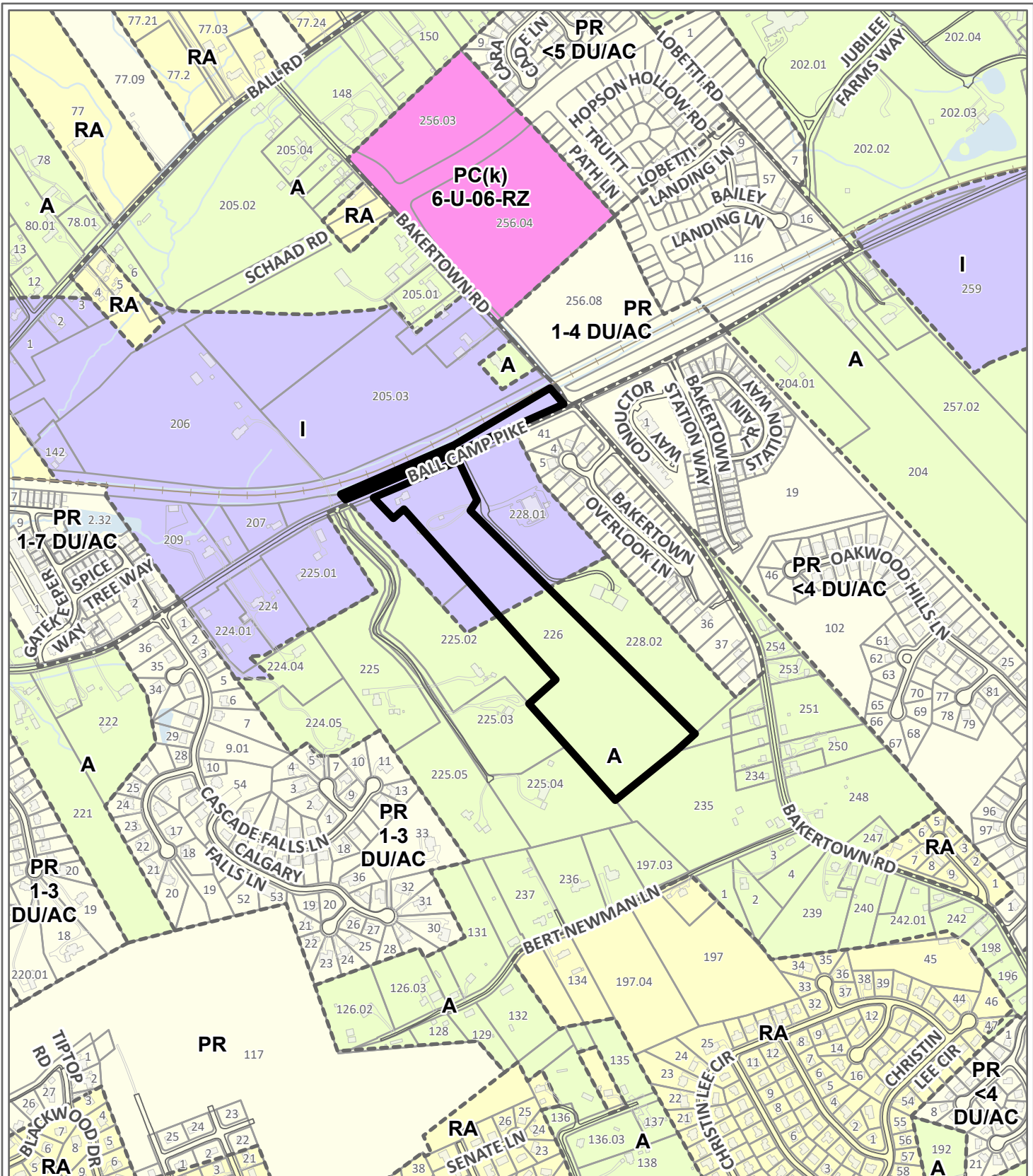
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**REZONING**

**6-J-23-RZ**

Petitioner: Trowbridge Land Holdings, LLC



**From:** I (Industrial), A (Agricultural)

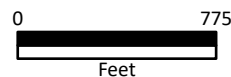
**To:** PR (Planned Residential)

Map No: 91

Jurisdiction: County

Original Print Date: 5/9/2023

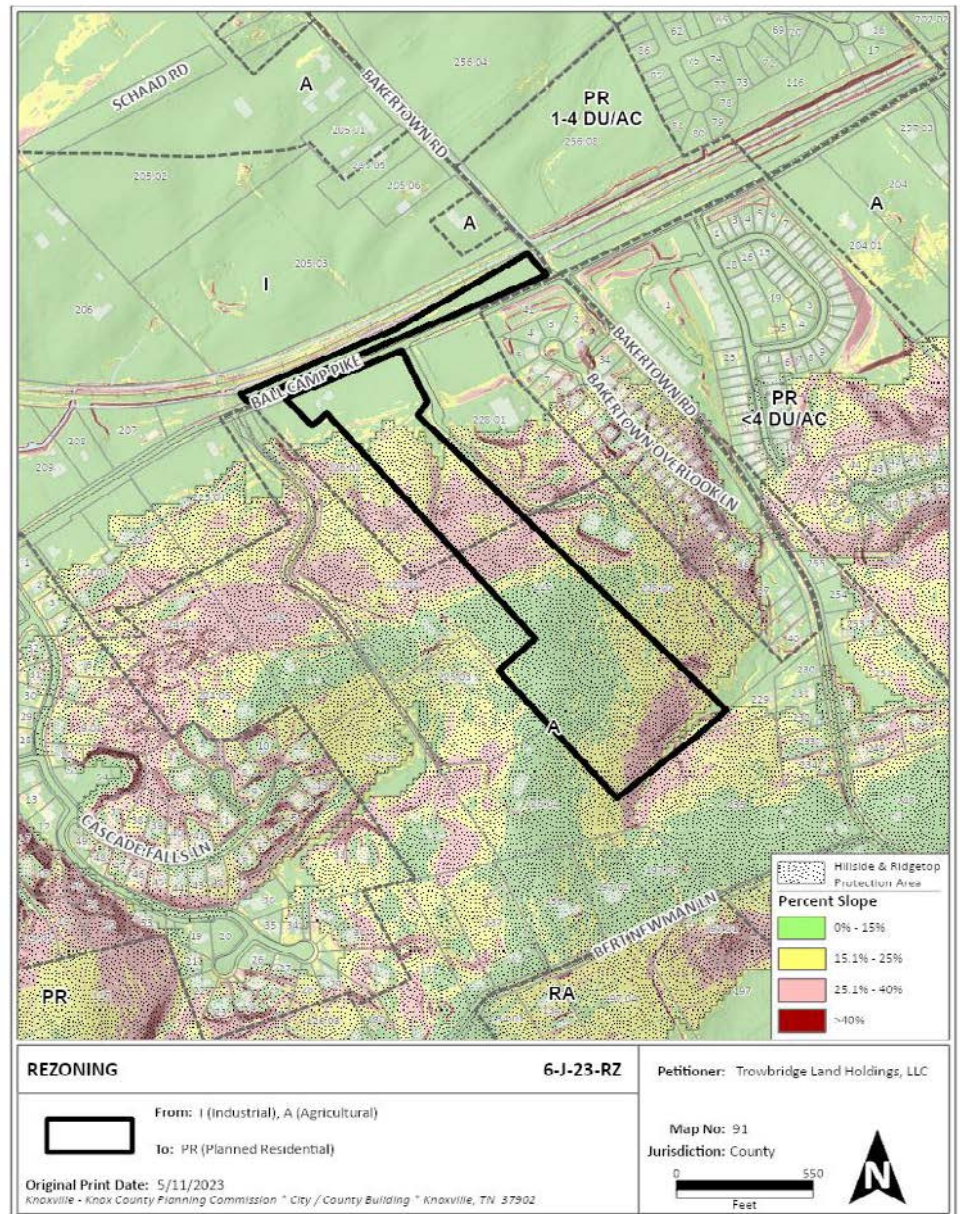
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





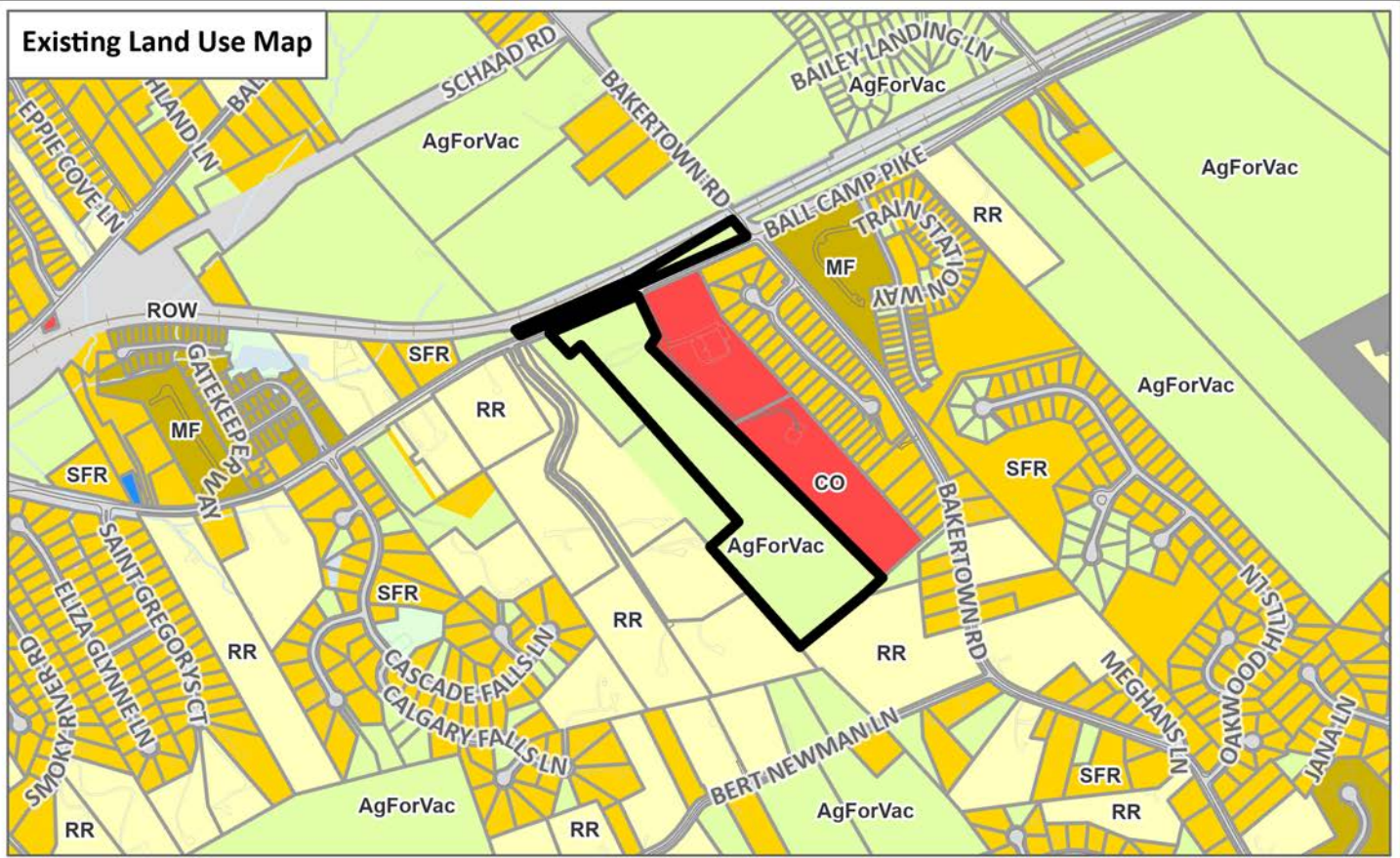
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>20.76</b>		
Non-Hillside	4.99	N/A	
0-15% Slope	5.85	100%	5.85
15-25% Slope	5.46	50%	2.73
25-40% Slope	4.31	20%	0.86
Greater than 40% Slope	0.14	10%	0.01
Ridgetops			
<b>Hillside Protection (HP) Area</b>	15.77	Recommended disturbance budget within HP Area (acres)	<b>9.46</b>
		Percent of HP Area	<b>0.60</b>

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	4.99	5.00	25.0
0-15% Slope	5.85	4.00	23.42
15-25% Slope	5.46	2.00	10.93
25-40% Slope	4.31	0.50	2.15
Greater than 40% Slope	0.14	0.20	0.03
Ridgetops	0.00	3.00	0.00
<b>Subtotal: Sloped Land</b>	<b>15.77</b>		<b>36.53</b>
<b>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</b>	<b>20.76</b>	<b>2.96</b>	<b>61.49</b>
<b>Proposed Density (Applicant)</b>	<b>20.76</b>		<b>0.00</b>

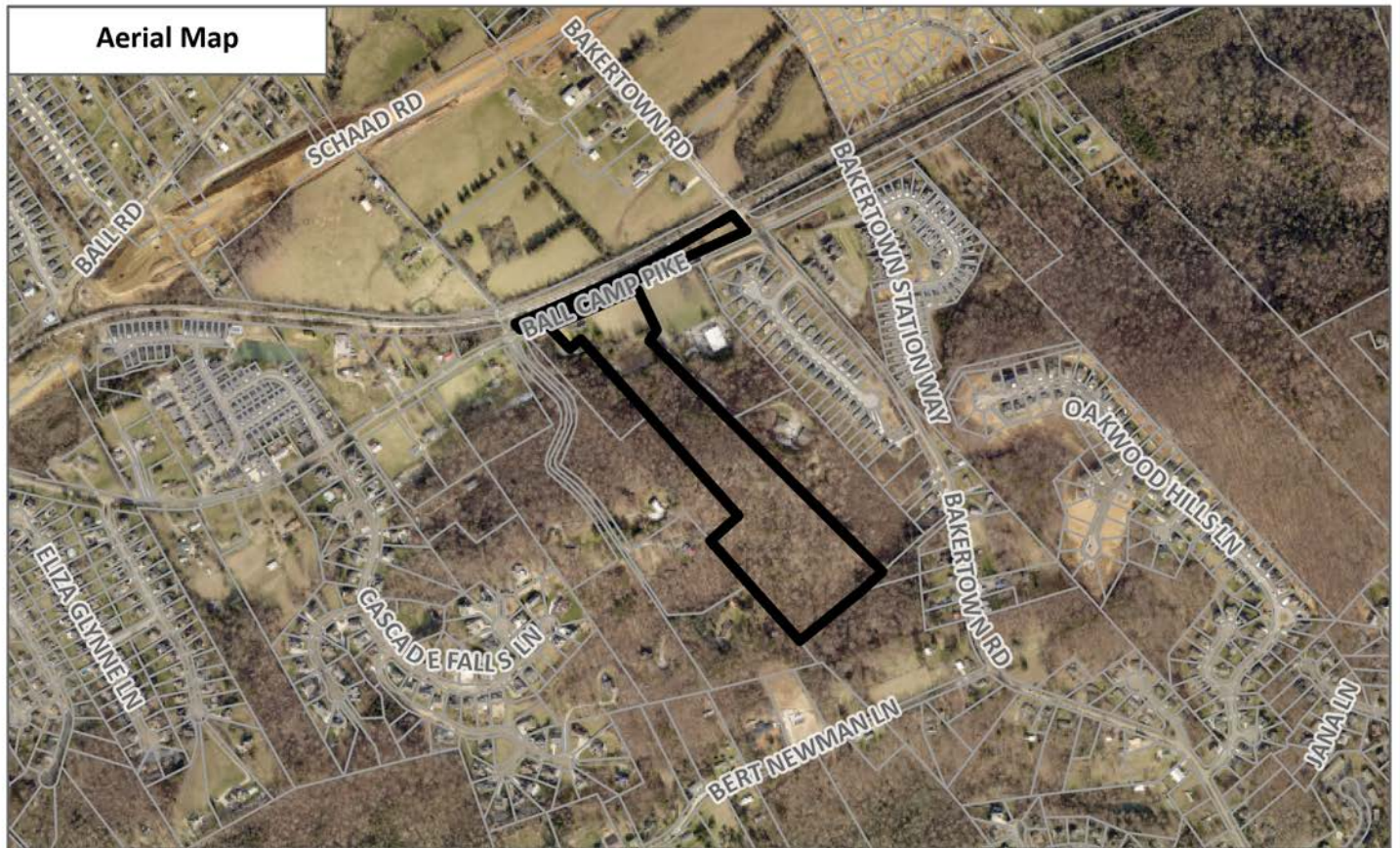




Existing Land Use Map



Aerial Map

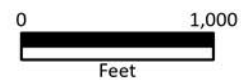


CONTEXTUAL MAPS

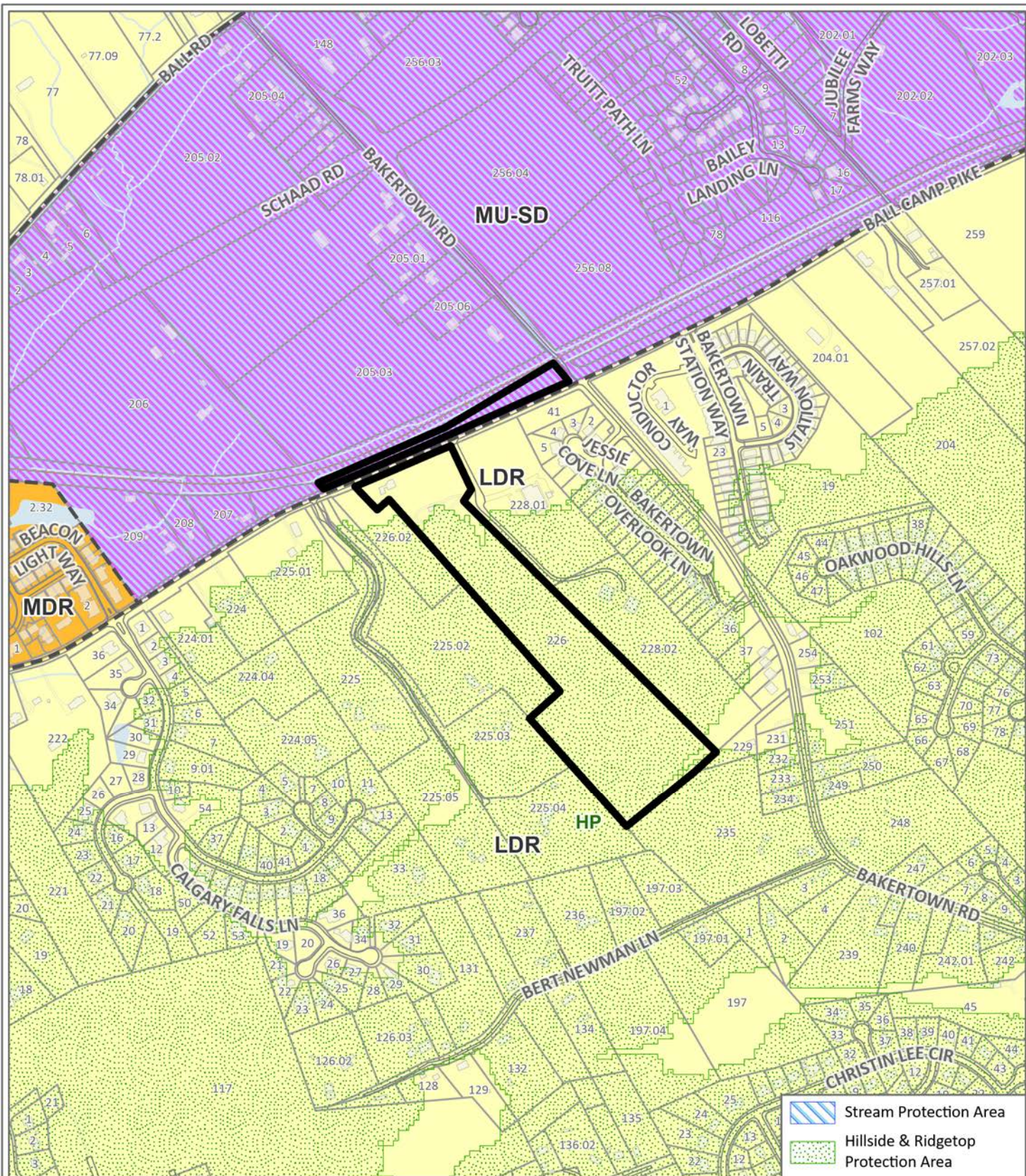
6-J-23-RZ



Case boundary







**NORTHWEST COUNTY SECTOR PLAN MAP**

**6-J-23-RZ**

**Petitioner: Trowbridge Land Holdings, LLC**

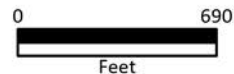


Case boundary

**Original Print Date: 5/16/2023**

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No: 91**  
**Jurisdiction: County**







# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Trowbridge Land Holdings, LLC**

Applicant Name

Affiliation

**4/24/2023**

Date Filed

**6/8/2023**

Meeting Date (if applicable)

**6-J-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**Brad Davis Trowbridge Land Holdings, LLC**

Name / Company

**PO Box 23350 Knoxville TN 37933**

Address

**931-335-9495 / brad@dtventures.llc**

Phone / Email

## CURRENT PROPERTY INFO

**Martin David Harvey**

Owner Name (if different)

**7816 Ball Camp Pike Knoxville TN 37931**

Owner Address

**865-296-2597**

Owner Phone / Email

**7816 BALL CAMP PIKE**

Property Address

**91 226**

Parcel ID

Part of Parcel (Y/N)?

**20.85 acres**

Tract Size

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South of Ball Camp Pike, west of Bakertown Rd**

General Location

City **Commission District 6 I (Industrial), A (Agricultural)**

County District

Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**Northwest County**

Planning Sector

**LDR (Low Density Residential), MU-SD (Mixed Use Special)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

### 5 du/ac

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
- Design Plan Certification (Final Plat)
- Site Plan (Development Request)
- Traffic Impact Study
- Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,692.50</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: Trowbridge Land Holdings, LLC    Date: 4/24/2023  
Please Print

Phone / Email: \_\_\_\_\_  
Property Owner Signature: Martin David Harvey    Date: 4/24/2023  
Please Print



convenience.

!) Sign the application digitally (or print, sign, and scan).

it to the

Knoxville-Knox County Planning offices

OR email it to applications@knoxplanning.org



# 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

Trowbridge Land Holdings, LLC

Applicant Name

Affiliation

4/19/2023  
Date Filed

June 8, 2023  
Meeting Date (if applicable)

File Number(s)

### 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

Brad Davis

Trowbridge Land Holdings, LLC

Name

Company

PO Box 23350

Knoxville

TN

37933

Address

City

State

ZIP

931-335-9495

brad@dtventures.llc

Phone

Email

### CURRENT PROPERTY INFO

Martin David Harvey

7816 Ball Camp Pike Knoxville, TN 379:

865-296-2597

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7816 Ball Camp Pike Knoxville, TN 37931

091 226

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

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

**PR**

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

**5**

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
Fee 2	
Fee 3	

**AUTHORIZATION**



Trowbridge Land Holdings, LLC

4/18/2023

Applicant Signature

Please Print

Date

931-335-9495

brad@dtventures.llc

Phone Number 865-246-2599

Email *BrickDenton45@gmail.com*

Authentisign

*William Denton POA for Martin David Harvey*

*William Denton POA For Martin David Harvey*

*4/19/23*

Property Owner Signature

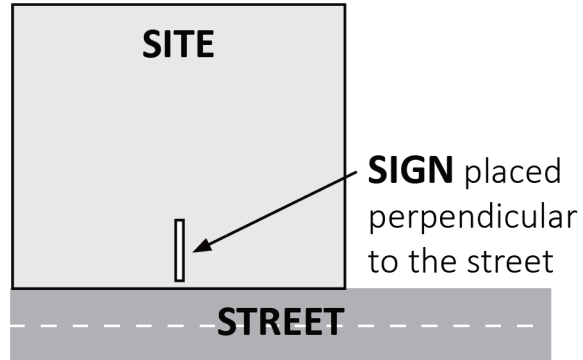
Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.



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 26, 2023 \_\_\_\_\_ and \_\_\_\_\_ June 9, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Brad Davis

Date: 4/24/2023

File Number: 6-J-23-RZ

- Sign posted by Staff
- Sign posted by Applicant