

# REZONING REPORT

▶ **FILE #:** 3-A-23-RZ

**AGENDA ITEM #:** 20

**AGENDA DATE:** 3/9/2023

▶ **APPLICANT:** ROBERT C & NOVERLY R SCOTT

OWNER(S): Robert C & Noverly R Scott

TAX ID NUMBER: 91 040, 041

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6101 BALL RD (6105 BALL RD)

▶ **LOCATION:** Northwest of Ball Rd, north of Ball Camp Pk

▶ **APPX. SIZE OF TRACT:** 3.17 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Rd, a major collector with a pavement width of 19-ft within a right-of-way width of 50-ft. Access is also via Zion Ln, a local road with a pavement width of 17-ft within a right-of-way width of 50-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

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

▶ **EXISTING LAND USE:** Single Family Residential

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential, multi-family residential - A (Agricultural)

South: Single family residential, agricultural/forestry/vacant - A (Agricultural)

East: Rural residential - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: This area is primarily large lot single family residential in subdivisions and on individual lots.

## STAFF RECOMMENDATION:

▶ **Approve PR the (Planned Residential) zone with up to 4 du/ac because it is consistent with the sector plan and 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 COUNTY GENERALLY:

1. Ball Road in this area has been changing from Agricultural to single family residences on individual lots and subdivisions since 2005.

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

1. The regulations established in this zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

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. Staff recommends a density of 4 du/ac instead of the requested 5 du/ac to better align with the surrounding residential charter of Ball Rd, which is developed at a density of no greater than 4 du/ac.

2. The proposed PR (Planned Residential) zoning up to 4 du/ac would serve as a minor extension of the PR zone to the northeast of the subject property.

3. The proposed zoning would not adversely impact the surrounding area because the adjacent area consists of low-density residential uses.

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 PR zone of 4 du/ac is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use designation and Planned Growth Area of the Growth Policy Plan.

2. The proposed zone change is not in conflict with the General Plan or any other adopted plans.

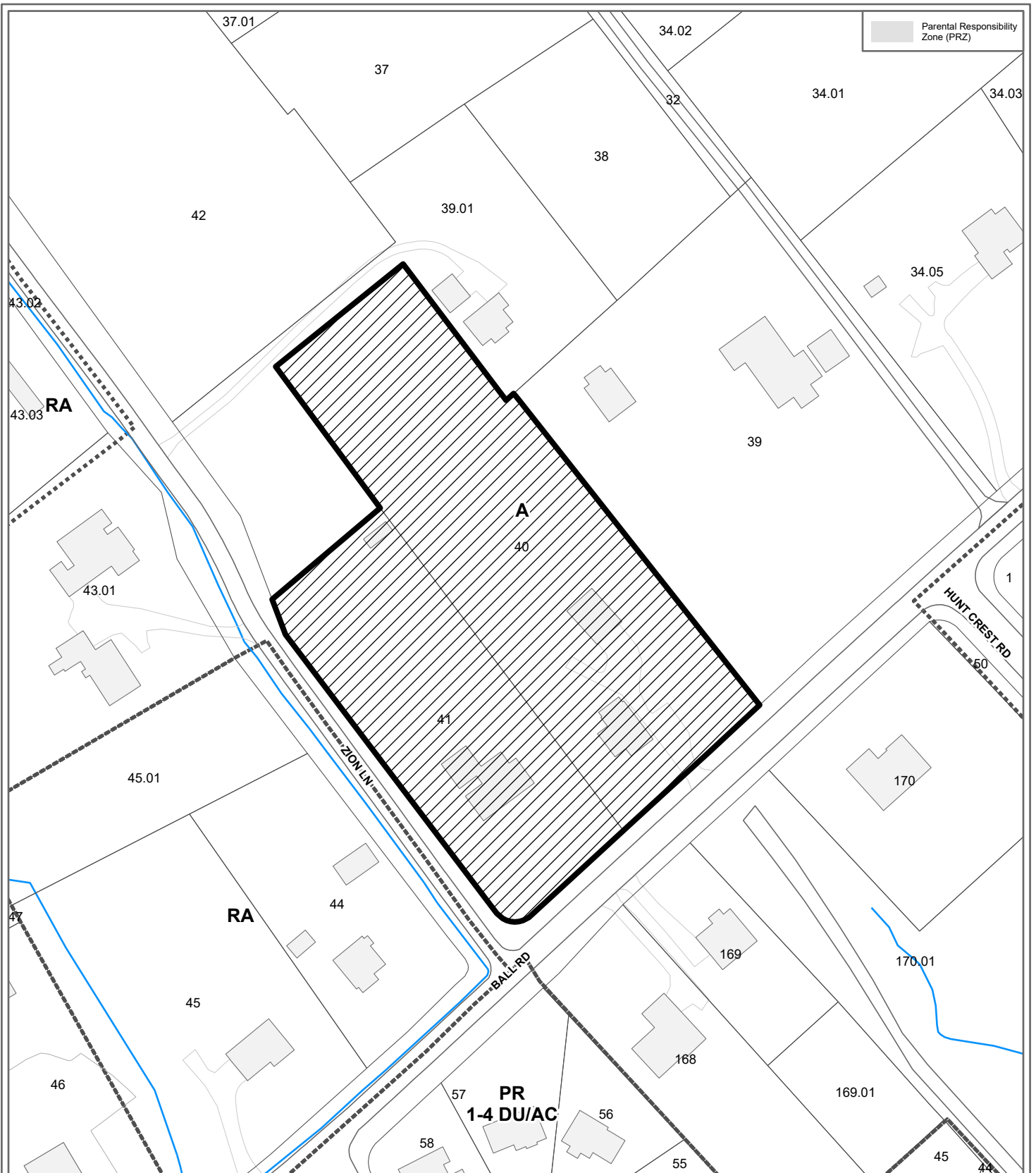
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

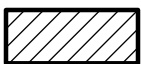
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 4/24/2023. 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.



**3-A-23-RZ  
REZONING**

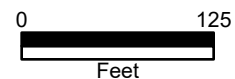
Petitioner: Robert C & Noverly R Scott



From: A (Agricultural)

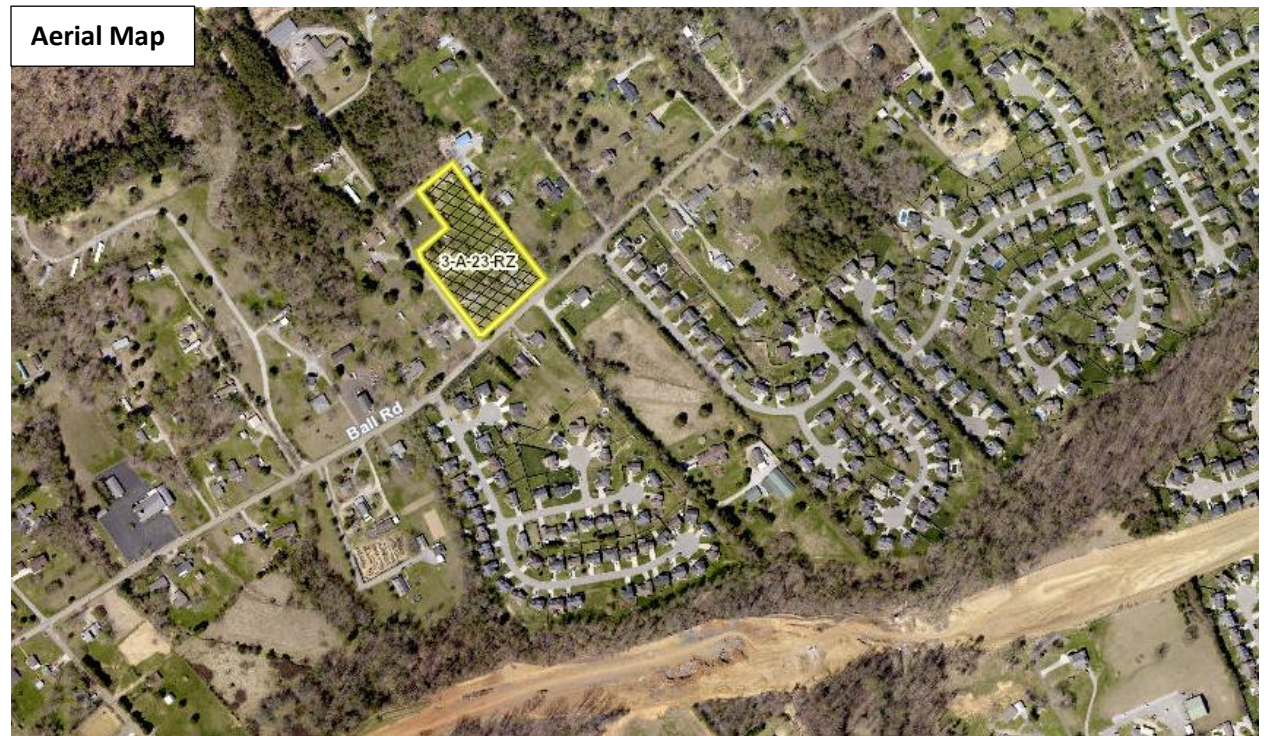
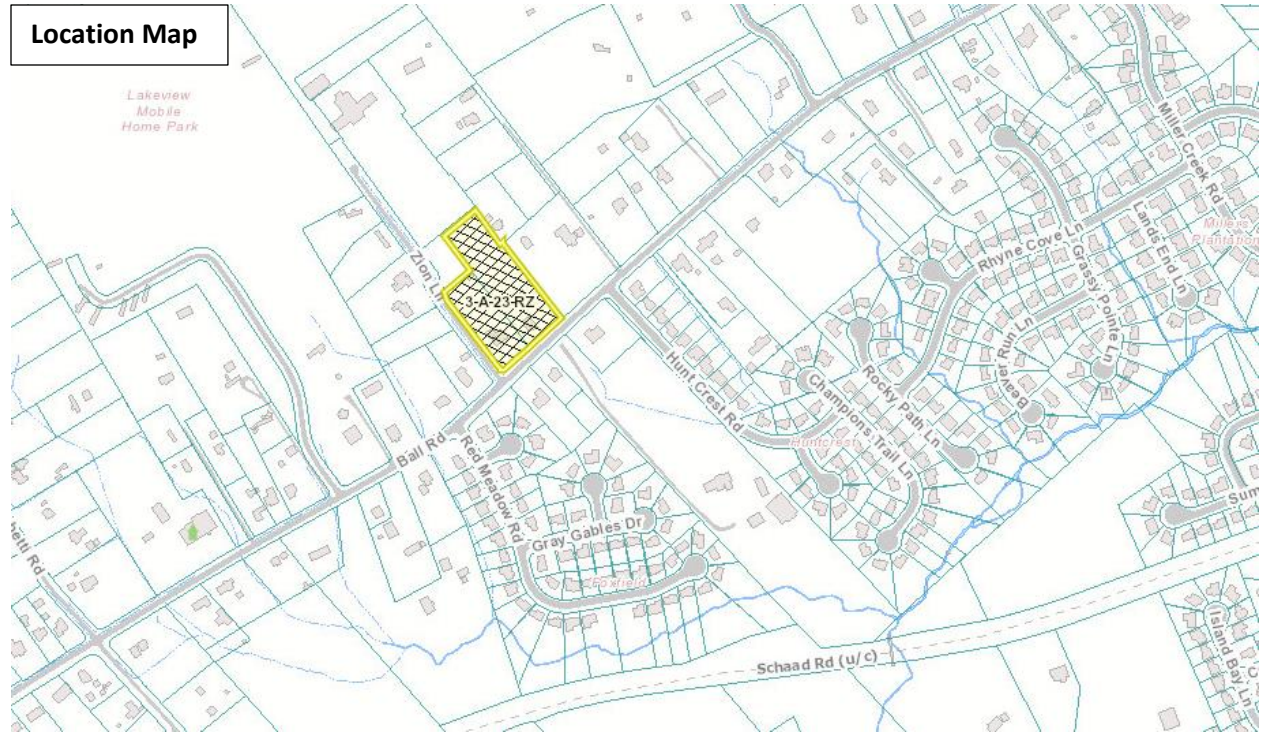
To: PR (Planned Residential)

Map No: 91  
Jurisdiction: County

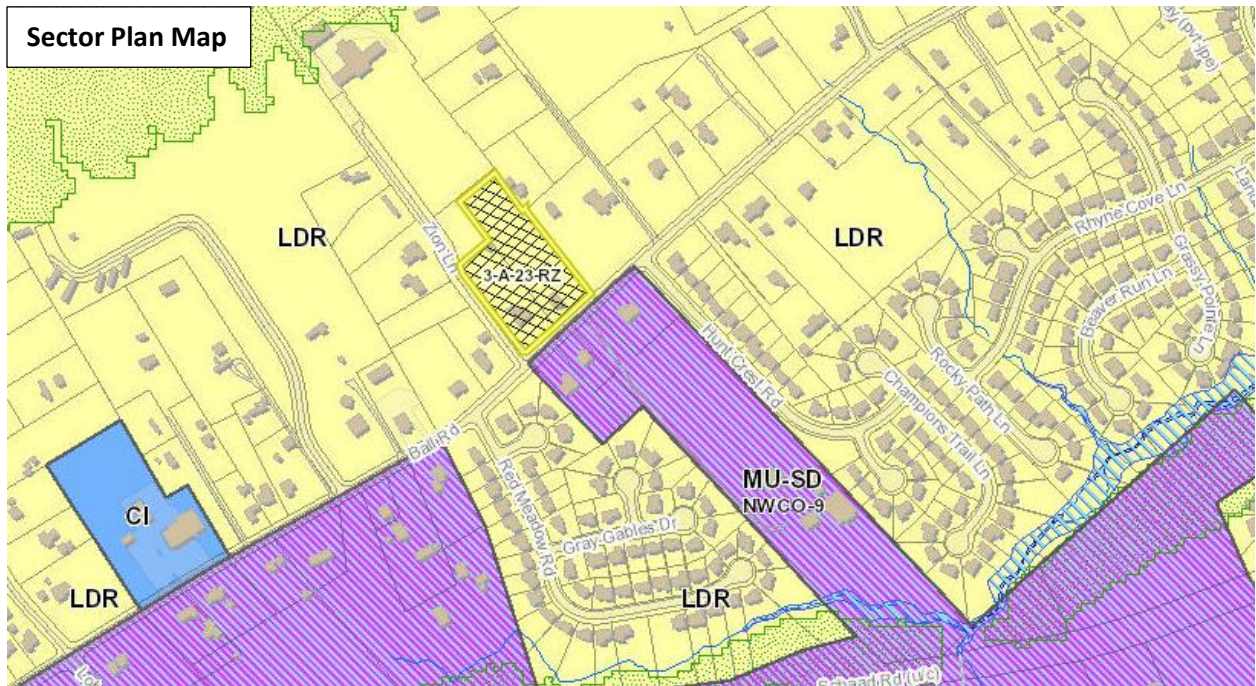
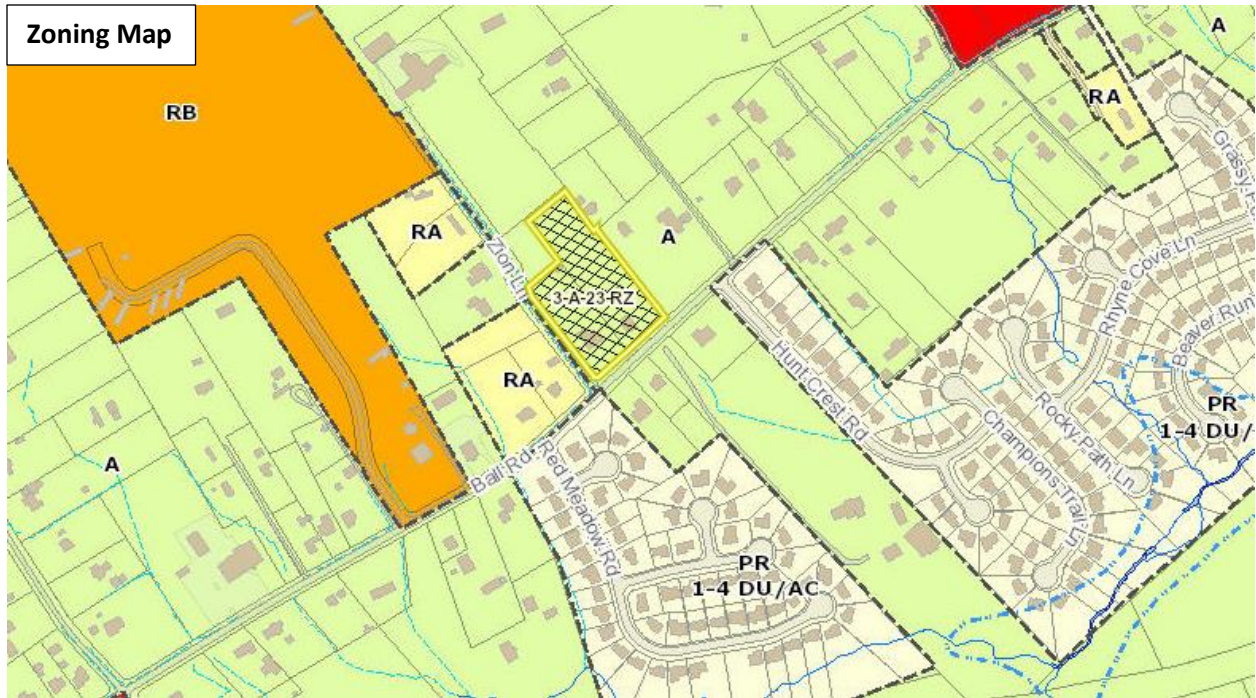


Original Print Date: 2/14/2023      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

# Exhibit A. 3-A-23-RZ Contextual Images



# Exhibit A. 3-A-23-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
  - Sector Plan
  - One Year Plan
- Rezoning

**Robert C & Noverly R Scott**

Applicant Name

Affiliation

**1/3/2023**

Date Filed

**3/9/2023**

Meeting Date (if applicable)

**3-A-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**Robert C & Noverly R Scott**

Name / Company

**6101 Ball Rd Knoxville TN 37931**

Address

**865-236-4080 / rsbs1@ymail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Robert C & Noverly R Scott**

Owner Name (if different)

**6101 Ball Rd Knoxville TN 37931**

Owner Address

**865-236-4080 / rsbs1@ymail.co**

Owner Phone / Email

**6101 BALL RD / 6105 BALL RD**

Property Address

**91 040, 041**

Parcel ID

Part of Parcel (Y/N)?

**3.17 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**NW of Ball Rd, north of Ball Camp Pk**

General Location

City

**Commission District 6**

**A (Agricultural)**

**Single Family Residential**

Count

District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**LDR (Low Density Residential)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

Related City Permit Number(s)

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

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

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

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

- Attachments / Additional Requirements

## ZONING REQUEST

- Zoning Change   **PR (Planned Residential)**

Proposed Zoning

Pending Plat File Number

- Plan  
Amendment

Proposed Plan Designation(s)

**up to 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

**\$650.00**

Total

Fee 2

Fee 3

## AUTHORIZATION

Applicant Signature   **Robert C & Noverly R Scott**  
Please Print

**1/3/2023**

Date

Phone / Email

Property Owner Signature   **Robert C & Noverly R Scott**  
Please Print

**1/3/2023**

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.



# 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

Robert C. and Noverly R. Scott

Applicant Name

Affiliation

December 22, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

3-A-23-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

Robert C. and Noverly R. Scott

Name

Company

6101 Ball Road ~~6105 Ball Rd~~

Knoxville

TN

37931

Address

City

State

ZIP

865-236-4080

rsbs1@ymail.com

Phone

Email

### CURRENT PROPERTY INFO

6101 Ball Rd, Knoxville TN 37931

865-236-4080

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6105 Ball Road, Knoxville TN 37931

6105 Ball Rd

091 041

091 040

Property Address 6101 Ball Road

Parcel ID

KUB

Yes

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**

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

Related Rezoning File Number

Combine Parcels   
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_ Total Number of Lots Created \_\_\_\_\_

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

Attachments / Additional Requirements

**ZONING REQUEST**

Zoning Change

*PR*  
Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

*Sp/ ac*

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
<i>08011</i>	<i>650<sup>00</sup></i>
Fee 2	<i>PAID 1-3-23 M Jones</i>
Fee 3	

APPLICANT SIGNATURE

*Robert C. Scott*  
Applicant Signature

*Noverly R. Scott*

Robert C. and Noverly R. Scott  
Please Print

12/22/2022  
Date

865-236-4080

Phone Number

rsbs1@ymail.com

Email

*Robert C. Scott*  
Property Owner Signature

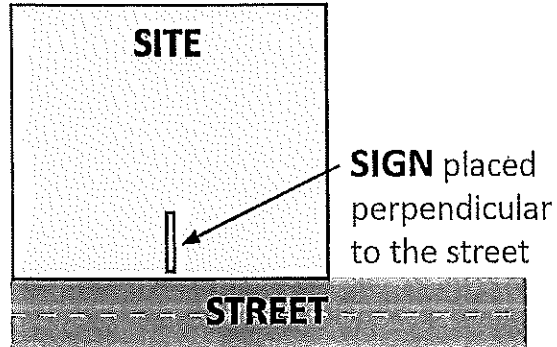
*Noverly R. Scott*

Robert C. and Noverly R. Scott  
Please Print

12/22/2022  
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:*

2/24/23 and 3/10/23  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Robert Scott

Date: 1-3-23

File Number: 3-A-23-RZ

Sign posted by Staff

Sign posted by Applicant