

REZONING REPORT

▶ **FILE #:** 10-J-23-RZ

AGENDA ITEM #: 33

AGENDA DATE: 10/5/2023

▶ **APPLICANT:** TAYLOR D. FORRESTER
OWNER(S): Paula Coker (multiple owners)

TAX ID NUMBER: 91 26101, 260 [View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 BALL CAMP PIKE

▶ **LOCATION:** **West of Valley Grove Ln, South of Ball Camp Pike**

▶ **APPX. SIZE OF TRACT:** **12.09 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via a 40-ft exclusive permanent easement extending west from Valley Grove Ln, a, a local road with a 10-ft pavement width within a 50-ft right-of-way. A secondary access could potentially be located off of Ball Camp Pike.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: West Knox Utility District

WATERSHED: Grassy Creek

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

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

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

▶ **DENSITY PROPOSED:** **up to 2.5 du/ac**

EXTENSION OF ZONE: No, this is not an extension; however, there is PR up to 3 du/ac nearby.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land and single family residential - A (Agriculture) and PR (Planned Residential) 3 du/ac.

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

East: Rural residential and agriculture/forestry/vacant - A (Agriculture)

West: Agriculture/forestry/vacant land - I (Industrial)

NEIGHBORHOOD CONTEXT: The neighborhood is heavily encumbered by the Hillside and Ridgetop Protection area making development challenging. There are several single family residential homes on large parcels. The railroad runs parallel to the northern property line.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 2.5 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. The surrounding properties are predominantly single-family residential housing located on large 1 to 43-acre parcels.

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

1. The PR zone is intended for residential development that is compatible with the surrounding area, and it encourages creative solutions to environmental design issues. It allows the clustering of residences to focus development on the optimal parts of the property and preserve more sensitive areas, such as steep slopes.
2. Most 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.

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. This property is in an area with a mix of residential zones and densities along with industrial and civic uses. Surrounding zones include the A, RA, PR and I zones.
2. Built out at 2.5 du/ac, development could result in 50 residential dwelling units.
3. Site plans would be required to meet the requirements of the Knox County Stormwater Ordinance.
4. The rezoning is consistent with the General Plan's development policy 9.2 that encourages development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat and provide incentives for conservation subdivisions, to set aside large portions of open space and protect natural resources.
5. 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.

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 at a density of 2.5 du/ac is consistent with the Northwest County Sector Plan.
2. With adherence to the noted condition, the proposed rezoning is consistent with the General Plan and the Growth Policy Plan.
3. 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 in the Urban Growth Boundary of the Growth Policy Plan.
4. The requested rezoning is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 533 (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.

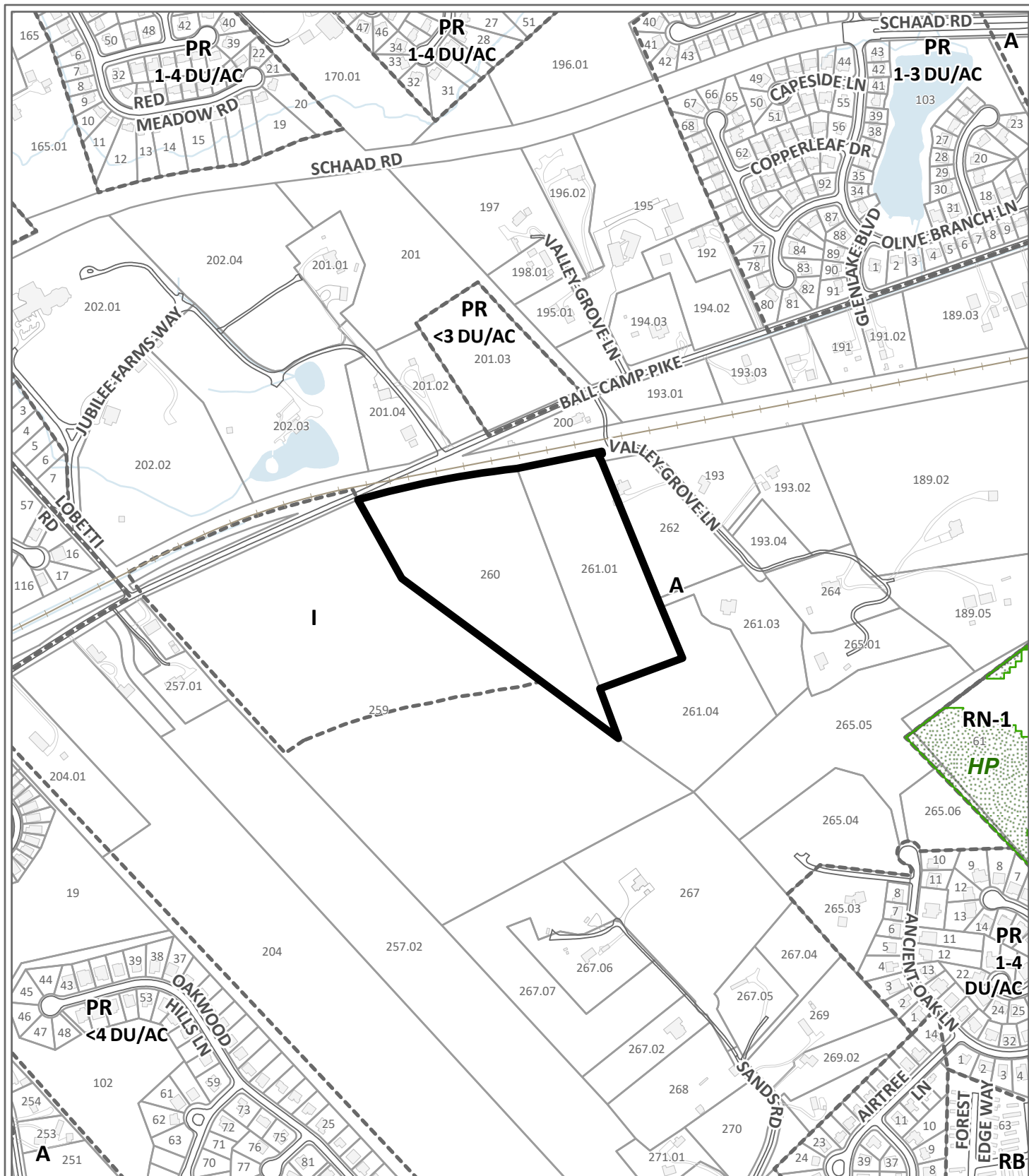
ESTIMATED STUDENT YIELD: 21 (public school children, grades K-12)

Schools affected by this proposal: 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 11/20/2023. 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.



REZONING

10-J-23-RZ

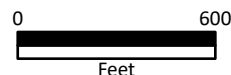
Petitioner: Taylor D. Forrester



From: A (Agricultural)
To: PR (Planned Residential)

Map No: 91
Jurisdiction: County

Original Print Date: 9/12/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



DEVELOPMENT REQUEST APPLICATION

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	20.2		
Non-Hillside	5.0	N/A	
0-15% Slope	1.5	100%	1.5
15-25% Slope	9.6	50%	4.8
25-40% Slope	4.0	20%	0.8
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	15.2	Recommended disturbance budget within HP Area (acres)	7.1
		Percent of HP Area	46.6%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	5.0	5.00	25.2
0-15% Slope	1.5	4.00	5.9
15-25% Slope	9.6	2.00	19.2
25-40% Slope	4.0	0.50	2.0
Greater than 40% Slope	0.1	0.20	0.0
Ridgetops	0.0	3.00	0.0
Subtotal: Sloped Land	15.2		27.1
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	20.2	2.58	52.3
Proposed Density (Applicant)	20.2		2.5

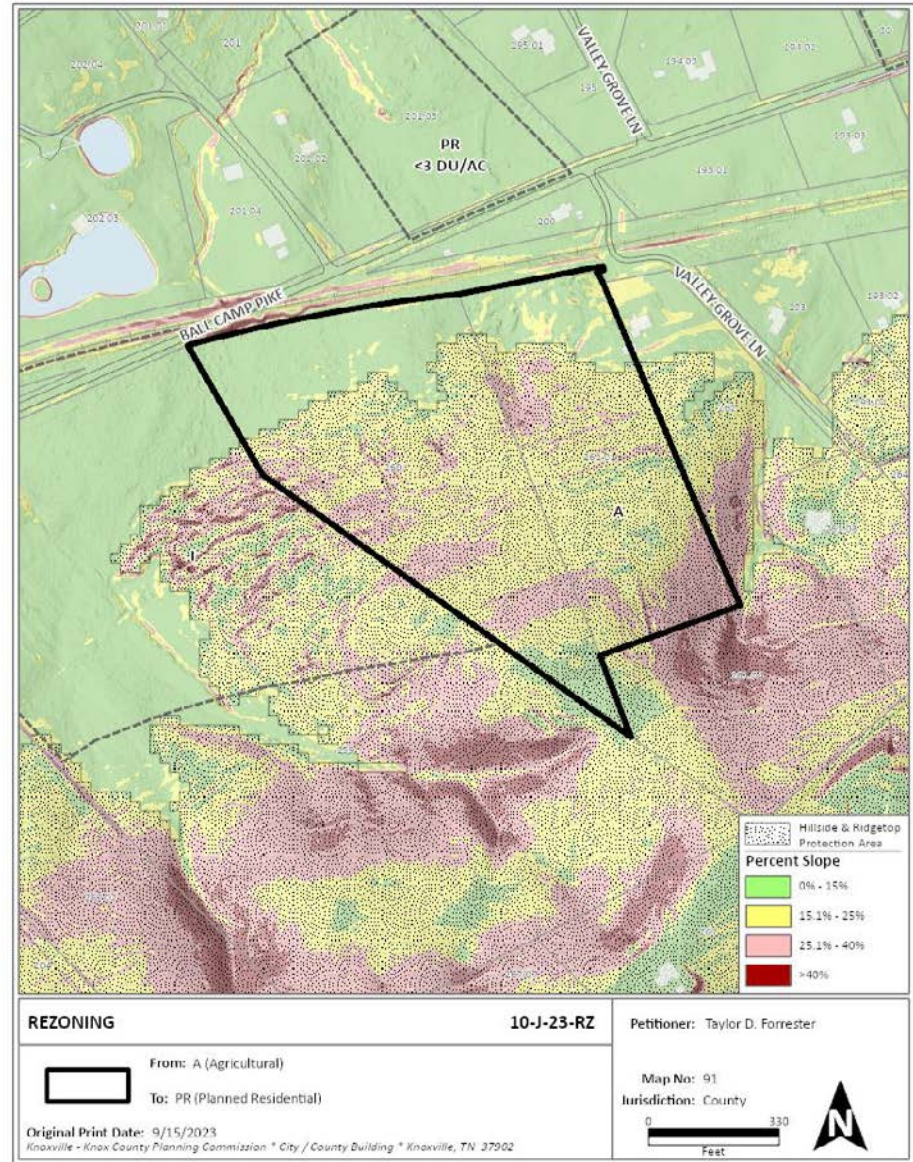
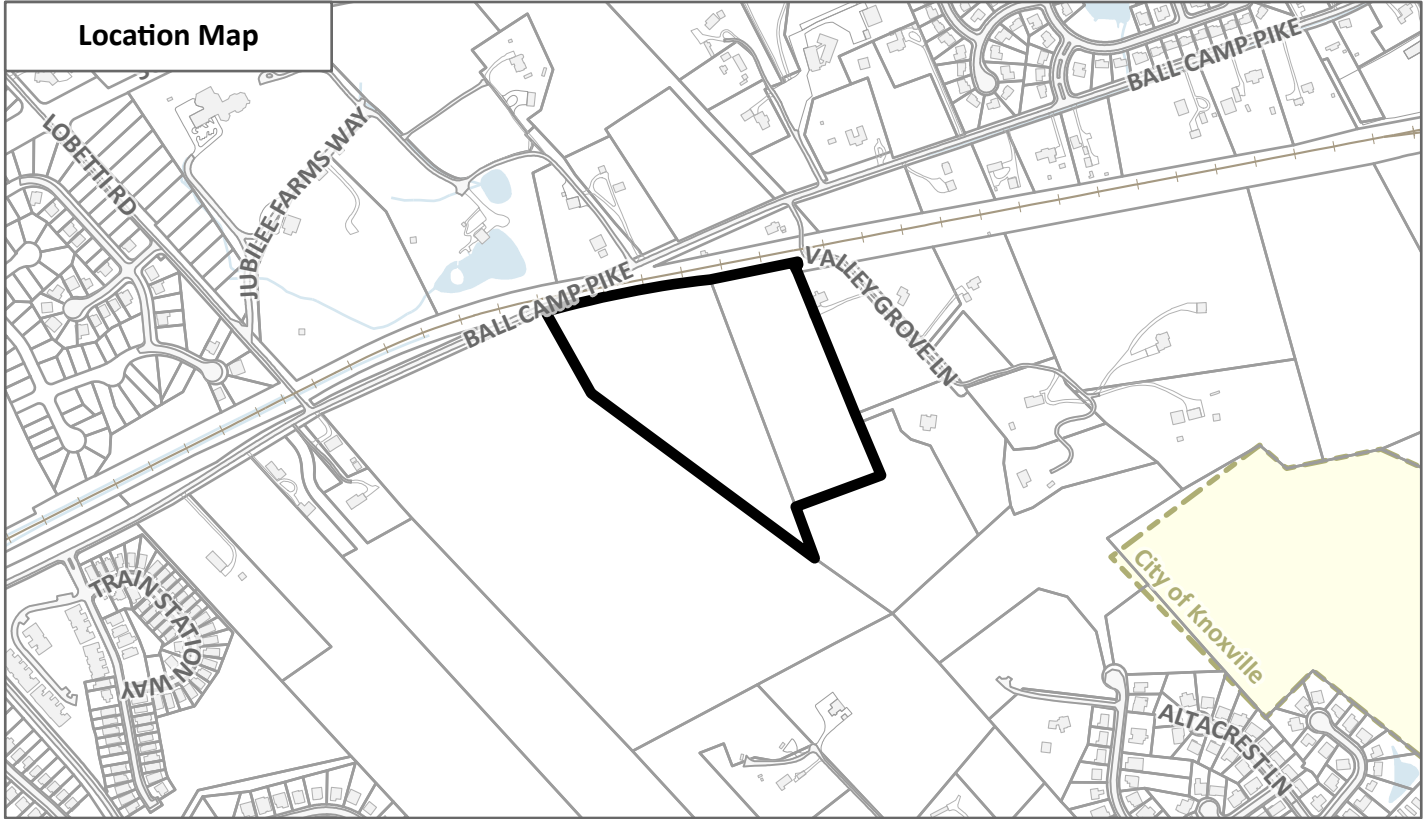


Exhibit A. Contextual Images

Location Map



Aerial Map

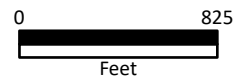


CONTEXTUAL MAPS 1

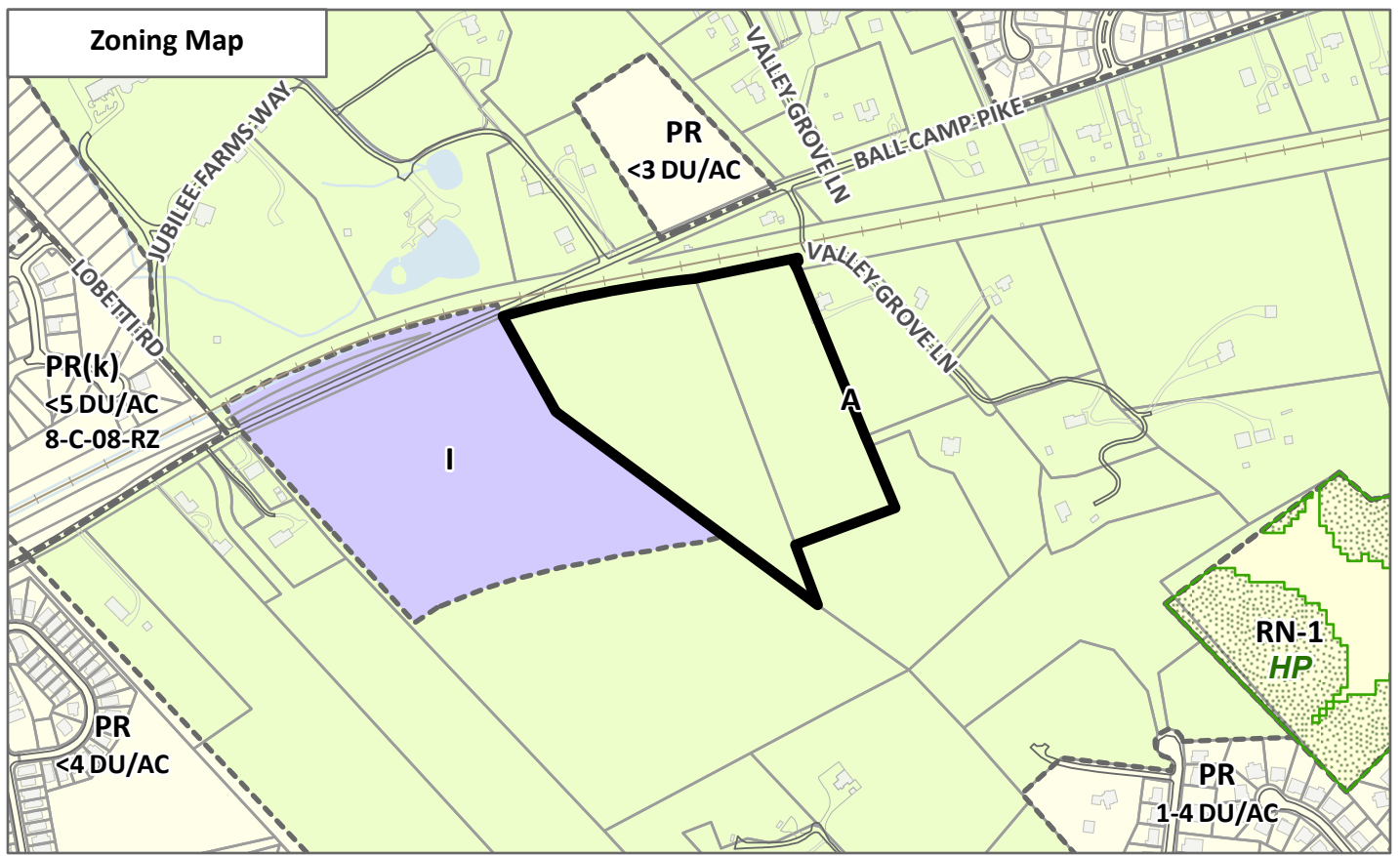
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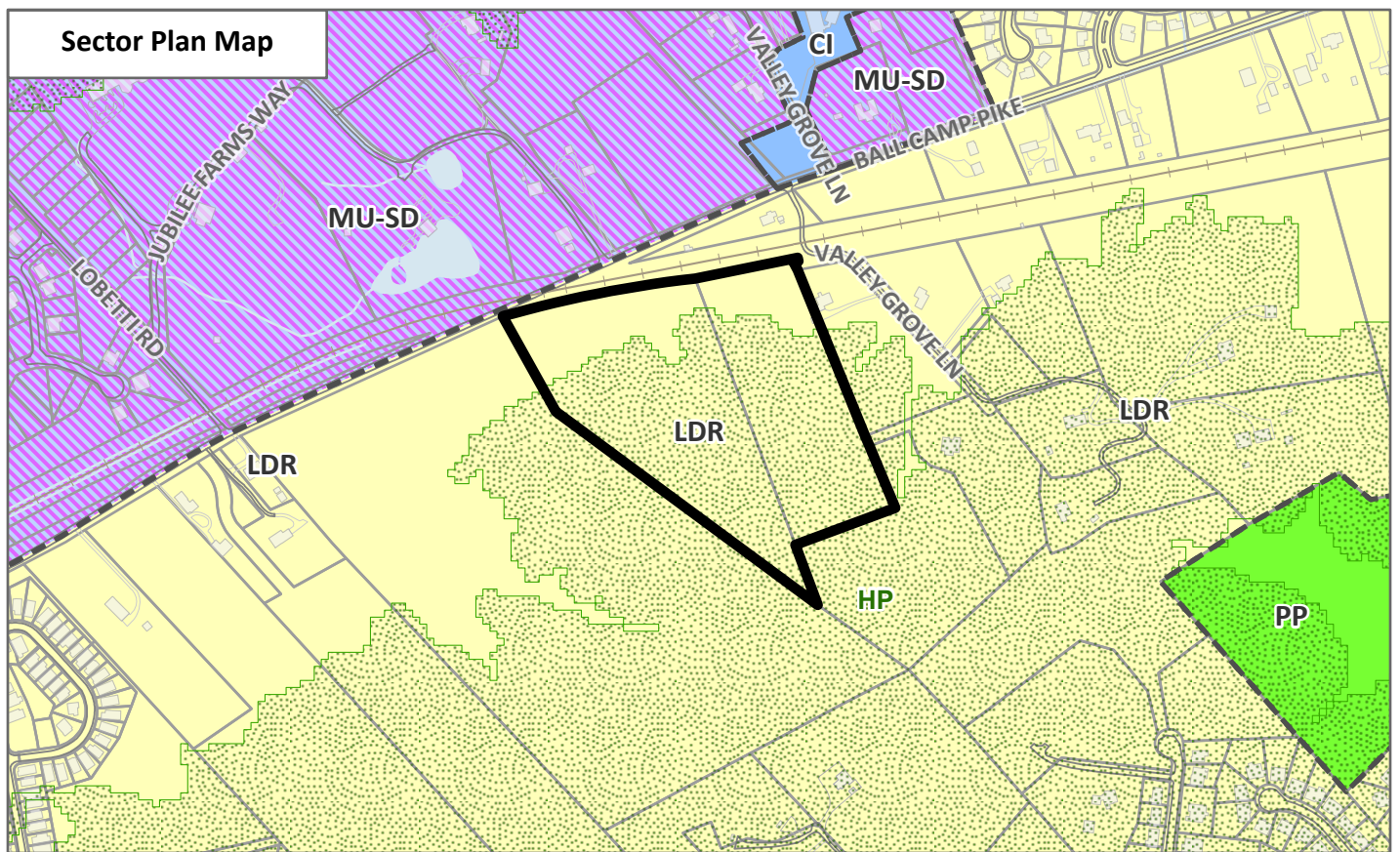
Case boundary



Zoning Map



Sector Plan Map

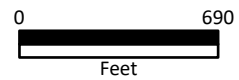


CONTEXTUAL MAPS 2

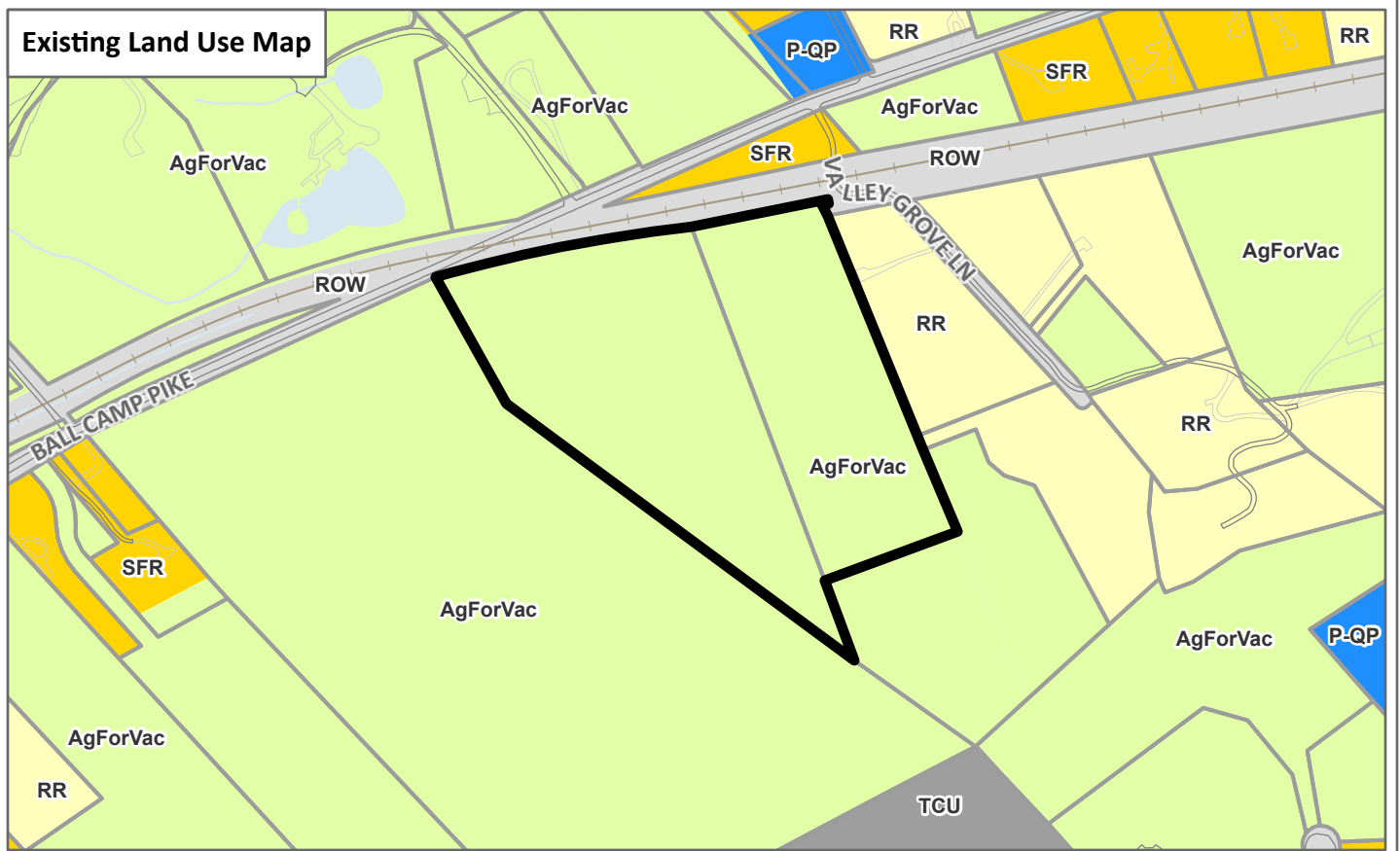
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Case boundary



Existing Land Use Map

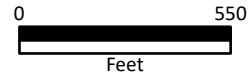


CONTEXTUAL MAPS 3

10-J-23-RZ



Case boundary





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

Taylor D. Forrester

Applicant Name

Affiliation

8/21/2023

Date Filed

10/5/2023

Meeting Date (if applicable)

10-J-23-RZ

File Number(s)

CORRESPONDENCE

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

Taylor D. Forrester Long, Ragsdale and Waters, PC

Name / Company

1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919

Address

865-584-4040 / tforrester@lrwlaw.com

Phone / Email

CURRENT PROPERTY INFO

Paula Coker (multiple owners)

Owner Name (if different)

7400 Ball Camp Pike Knoxville TN 37931

Owner Address

Owner Phone / Email

0 BALL CAMP PIKE

Property Address

91 26101, 260

Parcel ID

20.27 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of Valley Grove Ln, South of Ball Camp Pike

General Location

City

Commission District 3

A (Agricultural)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

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	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

up to 2.5 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
\$1,673.50	
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	Taylor D. Forrester Please Print	8/21/2023 Date
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Property Owner Signature	Paula Coker (multiple owners) Please Print	8/21/2023 Date
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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

Taylor D. Forrester

Attorney

Applicant Name

Affiliation

8/21/2023

10/5/2023

Date Filed

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

Taylor D. Forrester

Long, Ragsdale & Waters, PC

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

Paula Coker,Victoria Coker,Mary Hampton 7400 Ball Camp Pike

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Ball Camp Pike

091 260 & 091 26101

Property Address

Parcel ID

KUB

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

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

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

2.5

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

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

Taylor D. Forrester

8/21/23

Please Print

Date

865-584-4040

tforrester@lrwlaw.com

Phone Number

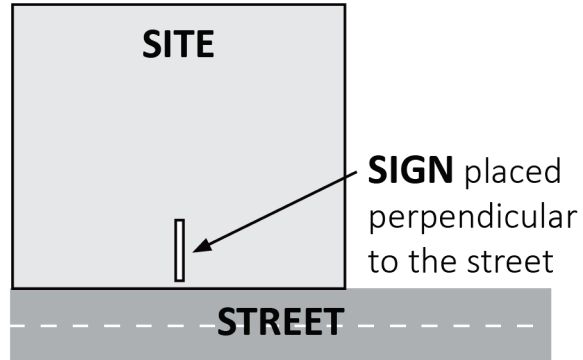
Email

Property Owner Signature

Please Print

Date Paid

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Taylor D. Forrester

Date: 8/21/2023

File Number: 10-J-23-RZ

- Sign posted by Staff
- Sign posted by Applicant