

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.