

REZONING REPORT

► **FILE #:** 11-C-24-RZ

AGENDA ITEM #: 41

AGENDA DATE: 11/14/2024

► **APPLICANT:** TERESA HOLLEY (OWNER)

OWNER(S): Teresa Holley

TAX ID NUMBER: 91 22602

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7960 BALL CAMP PIKE

► **LOCATION:** South side of Ball Camp Pk, west of Bakertown Rd

► **APPX. SIZE OF TRACT:** 3 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Camp Pike, a major collector street with a pavement width of 19 ft within a 50 ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

► **PRESENT ZONING:** I (Industrial)

► **ZONING REQUESTED:** RA (Low Density Residential)

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

►
EXTENSION OF ZONE: No, but there is RA zoning within 0.25 miles on Ball Camp Pike.

HISTORY OF ZONING: None noted.

SURROUNDING LAND
USE AND ZONING: North: Agriculture/forestry/vacant land - I (Industrial), PR (k) (Planned Residential) up to 5 du/ac

South: Agriculture/forestry/vacant land - I (Industrial), A (Agricultural)

East: Agriculture/forestry/vacant land - PR (k) (Planned Residential) up to 5 du/ac

West: Rural residential - 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 RA (Low Density Residential) zone because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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. Since 1995, this area has transitioned from A (Agricultural) zoned properties on large tracts to low density residential in the RA and PR 1-7 du/ac zones. This proposed rezoning is consistent with the trend of development in this area.
2. Schaad Rd extending from Ball Camp Pike to Olive Branch Lane is almost complete and will consist of a four-lane, median-divided section with sidewalks on both sides. The corridor also opens the opportunity for new commercial development less than 0.5 miles away from the subject property at Schaad Road and Bakertown Road.

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

1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with Use on Review approval by the Planning Commission.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 property has access off a major collector street.
2. There are some steep slopes on the property, and the rear half of the property is in the HP area. If the intent is to grade these areas for development, the site plans would be required to comply with the Knox County Stormwater Ordinance to mitigate potential impacts on nearby properties.

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 current I (Industrial) zoning has not been developed in this area and is not related or appropriate to the SR (Suburban Residential) place type. The proposed RA district is directly related to the Suburban Residential place type. This request brings the zoning into compliance with the Knox County Comprehensive Plan. The SR (Suburban Residential) place type calls for primarily single family residential development with a range of lot sizes, housing sizes, and housing styles, including some attached dwellings.
2. The proposed rezoning to RA aligns with Implementation Policy 2 of the Knox County Comprehensive Plan, ensure that development is sensitive to existing community character. The lot sizes allowed in RA are similar to those in the nearby subdivisions, making development at this site similar with lot sizes and low-density residential uses already in the area.
3. The requested zoning district at this location is not in conflict with any other adopted plans.

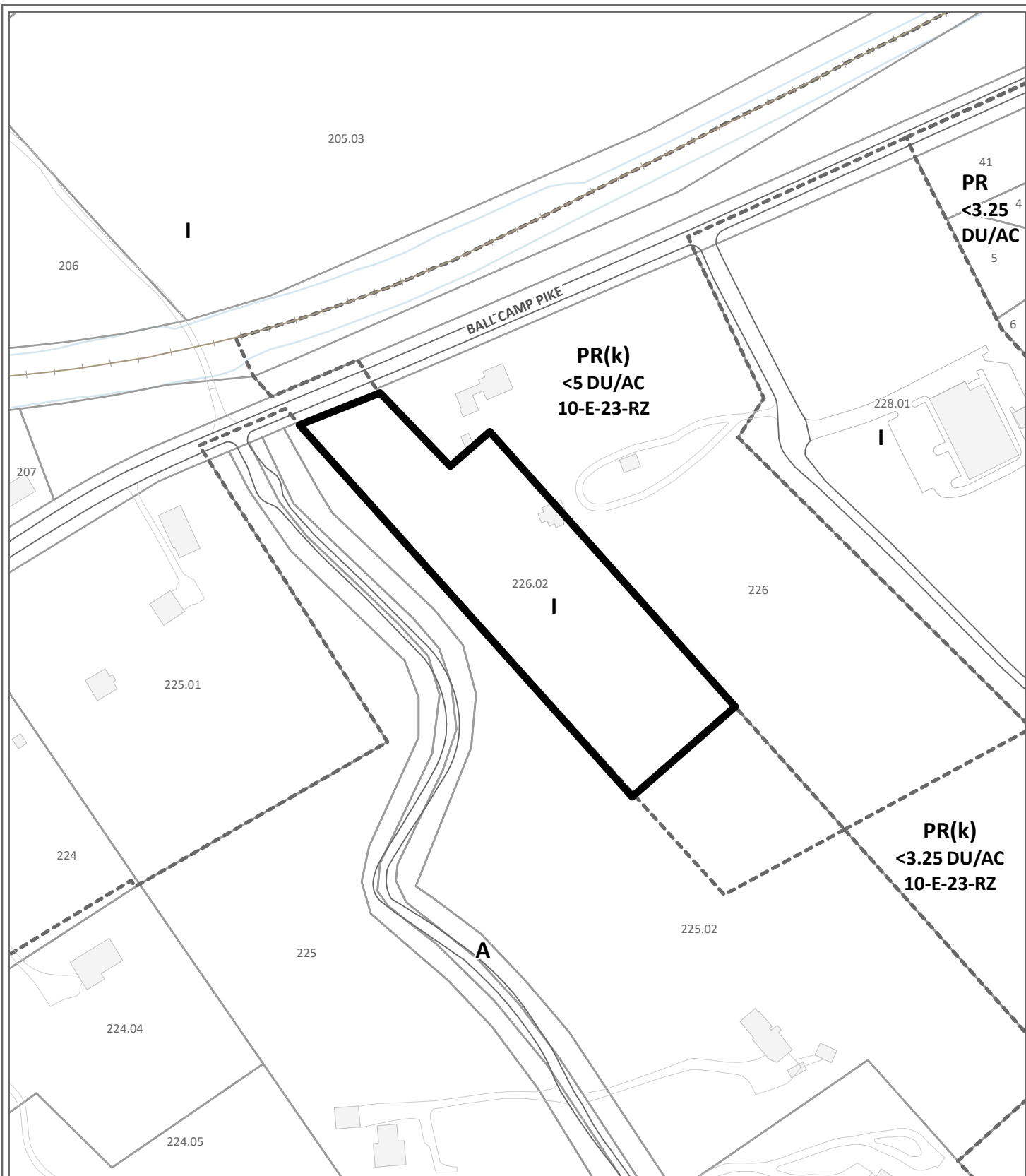
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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 12/9/2024. 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

11-C-24-RZ

Petitioner: Teresa Holley

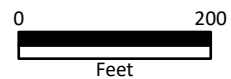


From: I (Industrial)

To: RA (Low Density Residential)

Map No: 91

Jurisdiction: County

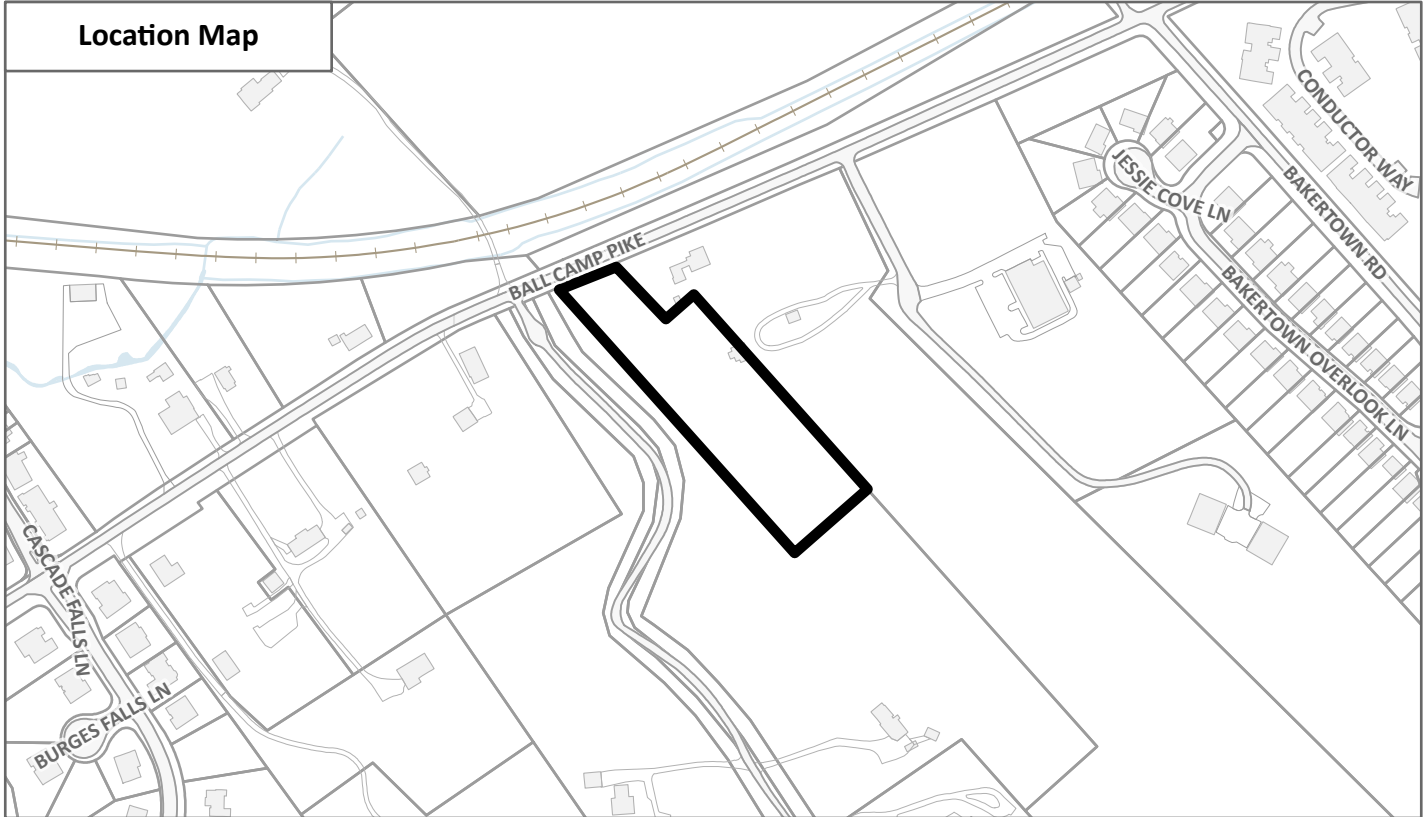


Original Print Date: 10/9/2024

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

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-C-24-RZ



Case boundary

0 440
Feet



Zoning Map

PR
<3.25 DU/AC

PR
<4 DU/AC

PR(k)
<5 DU/AC
10-E-23-RZ

PR
1-3 DU/AC

PR(k)
<3.25 DU/AC
10-E-23-RZ

A

BALL CAMP PIKE

CASCADE FALLS LN

JESSIE COVE LN

BAKERTOWN RD

BAKERTOWN OVERLOOK LN

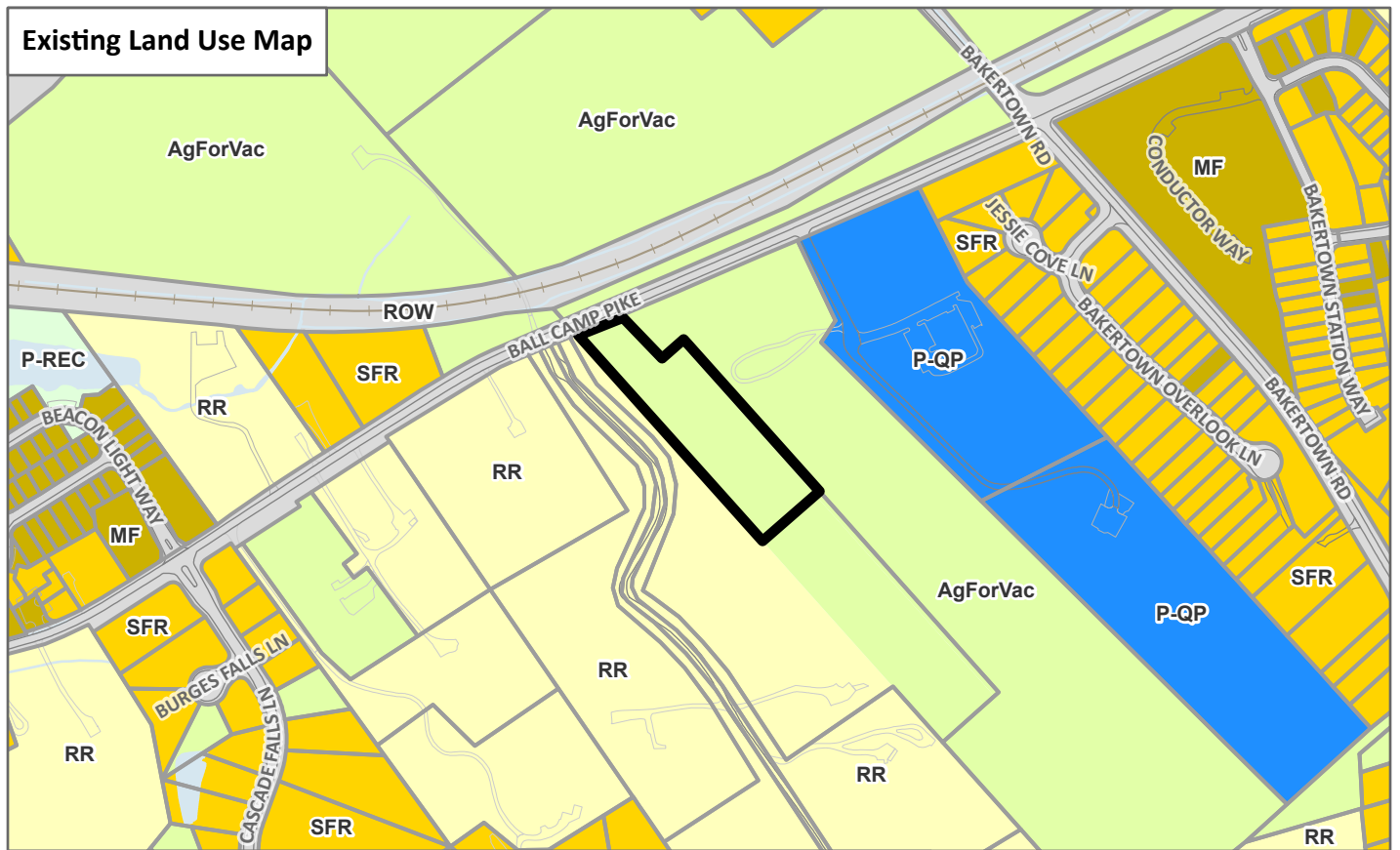
Comprehensive Plan Map

The map displays a proposed rezoning area outlined in black, situated between Ball Camp Pike and Cascade Falls Ln. The area is currently designated as SR (Single Residential) and is being proposed for rezoning to HP (Heavy Professional). The map also shows surrounding areas designated as CMU (Community Medium Density) and SMR (Single Medium Density). Key streets include Ball Camp Pike, Cascade Falls Ln, and Bakertown Rd. Lot numbers and acreage are labeled throughout the map.

A horizontal number line is shown with a solid black bar above it. The number line has a starting point labeled '0' on the left and an ending point labeled '400' on the right. A single tick mark is present at the 100 position. The word 'Feet' is written below the number line.



Existing Land Use Map



CONTEXTUAL MAPS 3

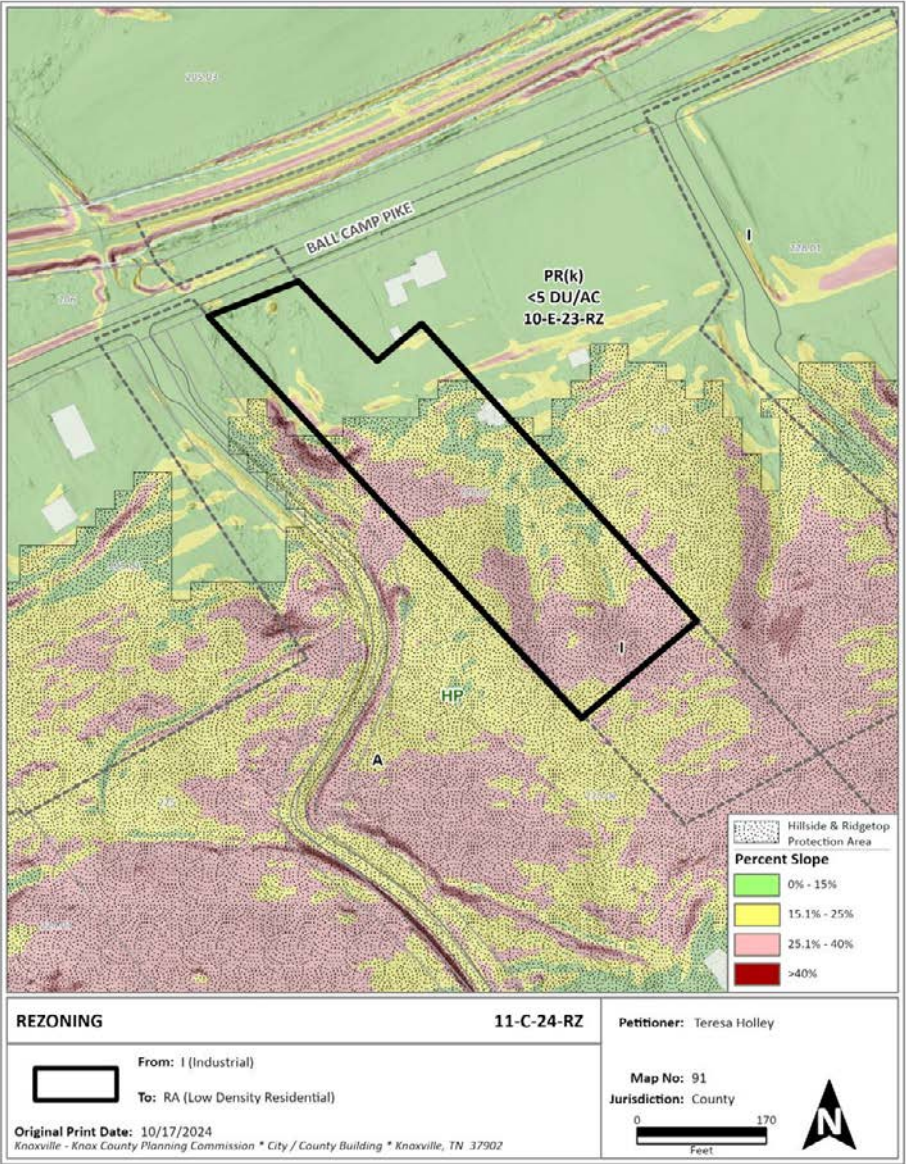
11-C-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	3.00		
Non-Hillside	0.80	N/A	
0-15% Slope	0.32	100%	0.32
15-25% Slope	1.01	50%	0.50
25-40% Slope	0.86	20%	0.17
Greater than 40% Slope	0.01	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	2.20	Recommended disturbance budget within HP Area (acres)	1.00
		Percent of HP Area	45.4%





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Teresa Holley

Applicant Name

Owner

Affiliation

9/6/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-C-24-RZ

File Number(s)

CORRESPONDENCE

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

Teresa Holley

Name / Company

8417 Ball Camp Pike Knoxville TN 37931

Address

865-414-2439 / thfrazier1@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Teresa Holley

Owner Name (if different)

8417 Ball Camp Pike Knoxville TN 37931

Owner Address

865-414-2439 / thfrazier1@gmail.com

Owner Phone / Email

7960 BALL CAMP PIKE

Property Address

91 22602

Parcel ID

3 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RA (Low Density Residential)**
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$650.00

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.

Teresa Holley

9/6/2024

Applicant Signature

Please Print

Date

Phone / Email

Teresa Holley

9/6/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☒ Rezoning

Teresa Holley

Applicant Name

Affiliation

9-4-24

November 14, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-C-24-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

Teresa Holley

Name

Company

8417 Ball Camp Pike

Knoxville

TN

37931

Address

City

State

ZIP

865-414-2439

thfrazier1@gmail.com

Phone

Email

CURRENT PROPERTY INFO

8417 Ball Camp Pike

865-414-2439

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7960 Ball Camp Pike

Property Address

Parcel ID

NA

West Knox Utility

n

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

JULY 2024

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

Residential RA

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

0801

\$650.00

Fee 2

\$650.00

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

Teresa Holley

Please Print

9-4-24

Date

865-444-2439

Phone Number

thfrazier1@gmail.com

Email



Property Owner Signature

Please Print

09/06/2024, SG

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

November 1, 2024

November 15, 2024

Date to be Posted

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☒ Yes ☐ No

☐ No, but I plan to prior to the
Planning Commission meeting


Applicant Signature

Teresa Holley

Applicant Name

9-4-24

Date

11-C-24-RZ

FILE NUMBER