

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-B-09-SP **Related File Number:** 1-G-09-RZ
Application Filed: 11/26/2008 **Date of Revision:**
Applicant: ARMAND MARCUS SANDERSON

PROPERTY INFORMATION

General Location: South side Ball Camp Pike, southwest of Fitzgerald Rd.
Other Parcel Info.: Eastern 1.5 acres to CA
Tax ID Number: 91 214.02, 137 OTHER: EASTERN 1.5 ACRE TO CA **Jurisdiction:** County
Size of Tract: 7.74 acres
Accessibility: Access is via Ball Camp Pike, a two-lane, minor arterial street with 20' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial metal building and vacant land
Surrounding Land Use:
Proposed Use: Business and residential development **Density:** 5 du/ac.
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of a older residential area that has occurred under A, RA and Industrial zones.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8306 Ball Camp Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential) & CA(General Business)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: LDR (Low Density Residential) & C (Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): ADOPT RESOLUTION # 1-B-09-SP, amending the Northwest County Sector Plan to C (Commercial) on the eastern portion of the site and recommend that County Commission adopt the resolution. (See attached Exhibit A.)

Staff Recomm. (Full): Commercial designation and CA zoning of the eastern portion of this site at the intersection of Ball Rd. and Ball Camp Pike will permit the use of the existing metal building on the site for a commercial business. The proposed PR zoning on the western part of the site will provide a transitional area from the commercial to the established residential uses to the west. A church is located to the north of the site across Ball Camp Pike, and a rail road right-of-way is located to the south.

Comments: SECTOR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - Changes are planned for this section of Ball Camp Pike/Schaad Rd. to warrant this change. This site is located on the corner of Ball Rd., Fitzgerald Rd., Ball Camp Pike and the new alignment of Schaad Rd extended which are classified as arterial, collector and local streets, so this intersection should be considered as a commercial crossroads.
B. ERROR OR OMISSION IN CURRENT PLAN - The plan appropriately called for LDR development at this location prior to this road improvement proposal.
C. CHANGES IN GOVERNMENT POLICY - The proposed road improvement changes warrant this sector plan change.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The development pattern has not changed in this area, but traffic trends are expected to change as a result of the proposed road improvements.

MPC Action: Denied

MPC Meeting Date: 1/8/2009

Details of MPC action:

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval: Date of Denial: 1/8/2009

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: