

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-G-09-RZ                      **Related File Number:** 1-B-09-SP  
**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:**

### 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:**

### 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:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**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.):

RECOMMEND that County Commission APPROVE CA (General Business) and PR (Planned Residential) zoning at a density of up to 5 du/ac.

Staff Recomm. (Full):

CA and PR at up to 5 du/ac. is compatible with the surrounding development and zoning pattern and the proposed improvements scheduled for Ball Camp Pike in this area.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The commercial plan designation amendment and CA and PR zoning will allow the business use of an existing commercial building and new residential use on the site
2. Other properties in the area are zoned A, RA and Industrial.
3. This proposal will place commercial at the intersection of Ball Camp Pike and Ball Rd., which is consistent with the long range planning policy that commercial locations be clustered at arterial and collector street intersections.
4. Ball Camp Pike will be realigned in this area which will impact the development of this property and the adjacent intersection.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The CA zone, as described in the zoning ordinance, is intended for general retail businesses and services, but not for manufacturing or for processing materials.
2. The partly developed site is relatively flat, is located at the intersection of an arterial and collector street and is in an area of residential and non-residential uses, making part of it appropriate for CA zoning.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. Ball Camp Pike is a two-lane minor arterial street that should have the capacity to handle the additional traffic that will be generated by commercial/residential development of this site.
3. The proposal is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. With the recommended commercial sector plan amendment, the proposed CA zoning would be consistent with the Northwest County Sector Plan.
2. This site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial uses in the immediate area, which would be consistent with the policy of establishing commercial at intersections of arterial and collector streets.

MPC Action:

Denied

MPC Meeting Date: 1/8/2009

Details of MPC action:

Summary of MPC action:

DENY CA (General Business) and PR (Planned Residential) zoning at a density of up to 5 du/ac.

Date of MPC Approval:

Date of Denial: 1/8/2009

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?: 2/4/2009

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

**Date of Legislative Action:** 4/27/2009

**Ordinance Number:**

**Disposition of Case:** Postponed

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 6/22/2009

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Denied (Withdrawn)

**If "Other":** Withdrawn

**Amendments:**

**Effective Date of Ordinance:**