

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-D-25-DP Related File Number: 11-C-25-UR
Application Filed: 9/30/2025 Date of Revision:
Applicant: THOMPSON THRIFT DEVELOPMENT INC

PROPERTY INFORMATION

General Location: Southeast side of Schaad Rd, north of Ball Camp Pike
Other Parcel Info.:
Tax ID Number: 91 206 Jurisdiction: County
Size of Tract: 18.01 acres
Accessibility: Access is via Schaad Road, a four-lane median-divided minor arterial within a right-of-way width that varies from 100-370 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Multi-family Development Density: 16.66 du/ac
Planning Sector: Northwest County Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area features single-family houses on large 1+ acre lots and single-family and multi-family subdivisions. The Schaad Road extension construction was recently completed in front of this parcel, creating a new point of access. The forested slopes of Beaver Ridge lie to the north.

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

Street: 8007 Ball Camp Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB(k) (Office, Medical, and Related Services, with conditions), PR(k) (Planned Residential, with conditions) at 9 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2025 a request to rezone the property from I (Industrial) to PR (Planned Residential) up to 12 du/ac on one portion of the parcel and 24 du/ac on another portion was withdrawn by the applicant (4-J-25-RZ). In 2025 the property was rezoned from I to PR(k) (Planned Residential, with conditions) up to 9 du/ac on one portion of the parcel and OB(k) (Office, Medical, and Related Services, with conditions) on another portion (6-H-25-RZ).

be via Schaad Road, with emergency access provided off Ball Camp Pike. The traffic impact study recommends constructing a northbound right-turn lane on Schaad Road for the proposed entrance. A connection is proposed to the abutting eastern property, as required by the condition of rezoning approval (6-H-25-RZ).

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

OB(k) (Office, Medical and Related Services, with conditions) and PR(k) (Planned Residential, with conditions) up to 9 du/ac:

A. The OB zone allows any use permitted and as regulated in the RB zone, except for maximum building height, which is regulated by the OB zone. The RB zone allows multi-family developments with a density between 12-24 du/ac as a use on review, subject to Article 5.13.15, which also requires a development plan. The OB zone consists of 13.67 acres of the subject property, and the proposed density of 20.04 du/ac is consistent with the maximum allowable density of 24 du/ac.

B. The PR zone allows multi-dwelling developments as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5.13.15). The PR zone comprises 4.37 acres split by the railroad right-of-way, and the proposed density of 5.95 du/ac is well within the approved density of 9 du/ac.

C. The rezoning of this property (6-H-25-RZ) was approved with three conditions: First, primary access must be from Schaad Road, though limited access to Ball Camp Pike may be allowed for fire and emergency services. Second, stub-outs are required to connect to adjacent properties within the CMU Place Type. Third, pedestrian access to Schaad Road must be provided for developments within the CMU place type. The proposal conforms to all of these requirements. A stub-out is provided to the eastern property, and sidewalks are proposed throughout the development.

D. The setbacks and peripheral boundary noted on the plan meet the standards of the OB(k) and PR(k) zone.

E. The RB zone has a maximum building coverage of 30 percent, and this proposal has 22.5 percent building coverage.

F. The RB zone requires reserving at least 15% of the gross development area for recreational uses and usable open space areas (Article 5.12.09.F) when a multi-dwelling development exceeds 20/du. This would be applicable for the OB-zoned area, which has a proposed density of 20.04 du/ac. The site plan notes that 43% of the OB(k) zone is proposed for recreational uses and open space areas, comprising amenity areas (0.96 acres), lawn areas (0.34 acres), and other open spaces (4.58 acres). Usable open space is not defined, but it should be accessible to the residents, large enough for passive or active uses, and, preferably, relatively flat. Staff recommends adding more landscaping to the lawn areas and open spaces to enhance the usable open spaces, subject to review and approval by Planning staff during the permitting process.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The OB(k) zone of the property is classified as the CMU (Corridor Mixed-Use) place type, and the PR(k) portion is classified as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. Multifamily developments are considered a secondary use in the CMU and SR place types.

B. The CMU place type specifies a building height maximum of 5 stories and setbacks of 20-30 ft. The SR place type specifies a maximum height of 2 stories with similar setbacks. The proposal is consistent with the recommended form attributes.

C. While the SR place type promotes multiplexes similar in scale to a single-family home, only the southernmost building is entirely within the SR area. The development is mainly proposed within the CMU place type and features an overall cohesive layout.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Coordinate infrastructure improvements with development. (Implementation Policy 9) – The new Schaad Road supports the increase of residential density at this location. The subject property is a quarter-mile west of the planned commercial node at Bakertown Road and has access to multimodal amenities along the Schaad Road.

B. Promote connectivity with new development. (Implementation Policy 11) – The development proposes sidewalk connections to Schaad Road and provides a stub-out for future connection to the abutting eastern property, as required by the conditions of rezoning approval.

C. Improve safety for all users. (Implementation Policy 12) – The incorporation of a right-turn lane, as recommended in the traffic impact analysis, will ensure safe access to the development. Coordination with the railway company will be required for the emergency access to Ball Camp Pike.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area of the Growth Policy Plan. The purposes of the

Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is consistent with the growth policy plan.

Action: Approved with Conditions **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Approve the development plan for a multifamily development with up to 300 units, as shown in the development plan, subject to 9 conditions.

Date of Approval: 11/13/2025 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**