

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-J-25-RZ **Related File Number:**
Application Filed: 2/19/2025 **Date of Revision:**
Applicant: 1222 DEVELOPMENT LLC

PROPERTY INFORMATION

General Location: South side of Schaad Rd, west of Bakertown Rd, north side of Ball Camp Pike
Other Parcel Info.:
Tax ID Number: 91 206 **Jurisdiction:** County
Size of Tract: 18.01 acres
Accessibility: Access is via Ball Camp Pike, a major collector street with a 20-ft pavement width within a right-of-way ranging from 50 ft to 55 ft. Access is also via Schaad Road, a four-lane median-divided minor arterial street within a right-of-way width that varies from 100 ft to 370 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 24 du/ac in the CMU place type & 12 du/ac in the SR place type
Planning Sector: Northwest County **Plan Designation:** CMU (Corridor Mixed-use), SR (Suburban Residential)
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: I (Industrial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: None noted.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 12 du/ac in both the CMU (Corridor Mixed-Use) and SR (Suburban Residential) place types because it is consistent with the Knox County Comprehensive Plan, subject to 3 conditions.

Staff Recomm. (Full): Conditions:
1. Subdivision entrances and primary access must be from Schaad Road. Limited access to Ball Camp Pike may be permitted for fire and emergency services.
2. Must provide stub-outs to the adjacent properties within the CMU (Corridor Mixed-Use) Place Type.
3. Pedestrian access to Schaad Road for developments within the CMU place type must be provided.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the late 1980s, zoning in the surrounding area has gradually transitioned from A (Agricultural) and I (Industrial) zoning to residential zoning such as RA (Low Density Residential) and PR (Planned Residential) with up to 3 to 8 du/ac.
2. The subject property has frontage along the new Schaad Road extension, which includes multimodal amenities such as 4-foot bike lanes and 5-foot sidewalks, providing connectivity between Middlebrook Pike/Hardin Valley Road to the west and Western Avenue to the east. It also provides multimodal connection to Ball Camp Elementary and Amherst Elementary Schools.
3. A quarter-mile east of the subject property, the Knox County Department of Engineering and Public Works has a Capital Improvement Project (CIP) in its budget to widen Bakertown Road and realign the intersection of Bakertown Road and Ball Camp Pike.
4. At the intersection of Schaad Road and Bakertown Road, a commercial node featuring various commercial amenities is also planned.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. There are closed contours on the north and south sides of the property, which could indicate the presence of a sinkhole unless a geotechnical survey is done to determine otherwise (Exhibit B). The PR zone is appropriate to consider here as it allows clustered development in optimal sections of the property.
2. The PR zone is also intended to ensure compatibility with surrounding or adjacent zones. The recommended density of 12 du/ac would allow for a gradual intensity in residential density in an area that has experienced significant infrastructure improvements. The PR zone with up to 12 du/ac could support townhouse development, which would be a transitional use from the more intensive uses currently allowed on the subject property and the residential developments in the area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction begins. The plan will be reviewed to determine whether the

proposed development is compatible with the surrounding community.

2. An active railroad track separates the subject property's access to Ball Camp Pike. Due to the suboptimal access to Ball Camp Pike, a condition requiring primary access and proposed subdivision entrances must be from Schaad Road is recommended.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property is designated as two different Place Types in the Knox County Comprehensive Plan. The approximately 4.59-acre portion of the property fronting Ball Camp Pike is designated SR (Suburban Residential), whereas the northern approximately 12.97-acre portion is designated CMU (Corridor Mixed-Use). The PR zone is indirectly related to both place types.

2. The SR place type allows consideration of PR with up to 12 du/ac and recommends housing mixes featuring single-family subdivisions with lots smaller than one acre and attached residential developments such as duplexes, multiplexes, and townhouses.

3. The CMU place type allows consideration of up to 24 du/ac in the PR zone, and the recommended housing mix consists of multifamily and attached residential developments such as duplexes, multiplexes, and townhouses. The description of the CMU place type describes moderate-scale walkable mixed-use development along major corridors as appropriate and requires that connectivity be provided to nearby neighborhoods.

4. The second and third recommended conditions support the intent of the CMU place type and comply with Implementation Policy 4.2, to require pedestrian and vehicular connectivity with development and Implementation Policy 11, to promote connectivity with new development.

5. The PR zone with the recommended density of 12 du/ac would permit development that is more compatible in scale between the two place types and surrounding development than the requested 24 du/ac, which would support more intense multifamily development.

6. Rezoning in the past have included the PR zone with densities ranging from up to 3.25 to up to 7 du/ac, depending on the property's access. However, these rezonings were approved before the new Comprehensive Plan was adopted and before the construction of the Schaad Road extension.

7. The recommended rezoning also complies with Implementation Policy 9, to coordinate infrastructure improvements with development, and Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities nearby. As mentioned, the subject property is a quarter-mile east of the planned commercial node at Bakertown Road and has access to multimodal amenities along the new Schaad Road.

8. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a more compact form of development. The PR zone with up to 12 du/ac supports the intent of the Planned Growth Area.

Action: Withdrawn

Meeting Date: 4/10/2025

Details of Action:

Summary of Action: Withdrawn

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 4/10/2025

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County 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: