

# CASE SUMMARY

APPLICATION TYPE: REZONING

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 6-B-21-RZ                      Related File Number: 6-A-21-SP  
Application Filed: 4/16/2021              Date of Revision:  
Applicant: KARLA GOINS

### PROPERTY INFORMATION

General Location: South Side of Ball Camp Pk / Schaad Rd. Extension, west of Hitching Post Dr.  
Other Parcel Info.:  
Tax ID Number: 104 054                      Jurisdiction: County  
Size of Tract: 0.86 acres  
Accessibility:

### GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Sector Plan: Northwest County              Sector Plan Designation: OS (Open Space)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 8700 Ball Camp Pk.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)  
Former Zoning:  
Requested Zoning: CN (Neighborhood Commercial)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)  
Requested Plan Category: NC (Neighborhood 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve CN (Neighborhood Commercial) zoning because the Schaad Road improvements with sidewalks make this location more accessible to pedestrians from adjacent residential areas.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 CITY/COUNTY GENERALLY:

- 1. The Schaad Road improvements will provide sidewalks for pedestrians from adjacent residential areas to access this location and the Ball Camp Park safely.
- 2. County Engineering determined that left and right turn movements into the site from Schaad Road is acceptable, however, only right out turn movements will be allowed onto Schaad Road.

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

- 1. The CN (Neighborhood Commercial) zone district provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas.

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. CN zoning provides performance standards to limit potential conflicts between adjacent residential areas and commercial uses.
- 2. County Engineering determined that left and right turn movements into the site from Schaad Road is acceptable, however, only right out turn movements will be allowed onto Schaad Road.

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. This amendment is consistent with the recommended sector plan amendment to Neighborhood Commercial (NC) and does not appear to be in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 7/8/2021

Details of Action:

Summary of Action:

Approve CN (Neighborhood Commercial) zoning because the Schaad Road improvements with sidewalks make this location more accessible to pedestrians from adjacent residential areas.

Date of Approval:

7/8/2021

Date of Denial:

Postponements: 6/10/2021

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 8/23/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**