

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 6-B-21-UR                      **Related File Number:** 6-SA-21-C  
**Application Filed:** 4/27/2021              **Date of Revision:**  
**Applicant:** BALL CAMP COMMERCIAL PARTNERS

## PROPERTY INFORMATION

**General Location:** East side of Bakertown Road, north side of Ball Camp Pike at their intersection  
**Other Parcel Info.:**  
**Tax ID Number:** 91 25604 (PART OF)                      **Jurisdiction:** County  
**Size of Tract:** 9.9 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential subdivision                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** MU-SD NWCO-9  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 0 Bakertown Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) & PC (Planned Commercial) k  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Development Plan for up to 73 attached dwelling units on individual lots and the reduction of the peripheral setback from 35-FT to 25-FT on the west and east boundaries and to 15-FT on the south boundary, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. The landscape screening proposed on the western (Bakertown Road frontage) and eastern boundaries shall, at a minimum, be consistent with the Type "C" screening guidelines (exhibit C) and consist of more than one (1) tree species.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a concept plan and use-on-review.

Comments:

**SCREENING:**

Landscape screening is proposed along the Bakertown Road frontage, south of the Road 'A' intersection. The 25-FT wide common area where the landscaping is to be installed is proposed because the lots 45-53 are double frontage lots and do not meet the minimum 150-FT lot depth when adjacent to a collector or arterial street. The applicant proposes that the landscape screening be reviewed and approved by Planning Commission staff during permitting. At a minimum, the landscape screening should meet the Type 'C' landscape guidelines (Exhibit C) and consist of more than one tree species.

Screening is also proposed along the eastern boundary of the development where the applicant has requested a peripheral setback reduction from 35-FT to 25-FT and the attached house lots are sized to fit the structure but the rear deck/patio will extend into the setback. The screening will be landscaping and/or privacy fencing. The adjacent development also has a 25-FT peripheral setback along this shared boundary, however, the lots are deeper and the houses will most likely be constructed further away from the peripheral setback line.

**DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)**

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

**1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.**

A. The subject property is within the NWCO-9 (Hines Valley/Amherst) special mixed use district in the Northwest County Sector Plan which recommends a mix of residential, office, and commercial uses. The district recommends MDR (Medium Density Residential) uses which allows consideration of a maximum of 12 du/ac (see Exhibit D).

B. The net density for the site is 8.05 du/ac (subject property only) which is consistent with the MDR land use classification which allows consideration of up to 12 du/ac.

C. The NWCO-9 mixed use special district recommends street connectivity between neighborhoods, a mix of detached and attached housing types, and sidewalks and pathways from developments to the Schaad Road pedestrian facilities.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.**

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit

development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have attached residential lots which is unique to the portion of Bakertown Road north of Ball Camp Pike but is similar to the existing attached residential development on the south side of Ball Camp Pike.

C. The property was rezoned to PR up to 4 du/ac in 2006 (6-U-06-RZ / 6-I-06-SP) and the proposed subdivision has a net density of 8.05 du/ac (subject property only) and a gross density of 3.27 du/ac (including the existing Bakertown Woods and Bakertown Station subdivisions south of Ball Camp Pike).

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed attached residential subdivision has a similar character as the attached residential subdivision south of Ball Camp Pike but is a different style of development from the existing detached residential on the west side of Bakertown Road and the subdivision to the east that is under construction.

B. If the PC (Planned Commercial) zoned property to the north is developed with commercial uses as conceptually shown on plan sheet C-1, the attached residential housing type is compatible as a transition from higher intensity uses to lower intensity uses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. Screening will be provided along the Bakertown Road frontage and the eastern boundary of the development where the development faces detached residential uses.

B. The proposed attached residential subdivision should not significantly injure the value of adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Bakertown Road which is currently classified as a major collector street, however, it is a substandard road (less than 18-FT wide). The developer will be required to widen the road to the north to the improvements at the new Schaad Road intersection.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The south side of the property is along a railroad line and the property owners will periodically experience noise from trains.

B. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

**Action:** Approved

**Meeting Date:** 6/10/2021

**Details of Action:**

**Summary of Action:**

APPROVE the Development Plan for up to 73 attached dwelling units on individual lots and the reduction of the peripheral setback from 35-FT to 25-FT on the west and east boundaries and to 15-FT on the south boundary, subject to 2 conditions.

**Date of Approval:** 6/10/2021

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**