

# 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

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**File Number:** 6-U-06-RZ                      **Related File Number:** 6-I-06-SP  
**Application Filed:** 5/8/2006                      **Date of Revision:**  
**Applicant:** TJ DEVELOPMENT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Ball Camp Pike, northeast side Bakertown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 256 OTHER: PORTION NORTHWEST OF BALL CAM    **Jurisdiction:** County  
**Size of Tract:** 37.2 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Light commercial, retail and multi-family residential development    **Density:** 6 du/ac  
**Sector Plan:** Northwest County    **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 7724 Ball Camp Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PC (Planned Commercial) and PR (Planned Residential)  
**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:

Surveyor:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PC (Planned Commercial) zoning for the northern 24.1 acres, subject to condition #1 below.  
APPROVE PR (Planned Residential) zoning for the southern 13.1 acres.  
APPROVE a density of up to 4 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full): 1. No development plan for commercial development shall be accepted for review by MPC until the new Ball Camp Pike realignment is completed adjacent to this site. MPC and County Engineering staff will determine when the road project is at a point of sufficient completion.

PC zoning with the condition on part of the site will establish a predetermined planned commercial node for the developing residential area surrounding the site. The recommended PR zoning and density are compatible with surrounding development and are consistent with the LDR sector plan designation for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed commercial use is currently not appropriate or compatible, because it is a spot zoning and because the access is insufficient. However, with the approval conditioned upon completion of the Ball Camp Pike realignment, the site will be designated for future planned commercial development at a future intersection of collector and arterial streets. The commercial node at this intersection will serve area residents in a rapidly developing residential area. The future road realignment project includes extension of sewer utilities within the right of way, which will lead to more pressure for future residential and other development. The lack of sewer utilities to date has been the main reason this particular area of northwest Knox County has yet to be developed as densely as other areas in west Knox County.
2. The recommended PR zoning at a density of up to 4 du/ac is more compatible with surrounding uses and zoning than the requested 5 du/ac. The greatest density approved in the vicinity of this site is on two properties to the south and one property to the northeast that have been zoned PR at up to 4 du/ac. Staff is recommending limiting the density on this site to 4 du/ac. The portion of the site between Ball Camp Pike and the railroad right of way (about 2 acres) is not likely to be used for residential development, but the land will still count toward the overall density calculation, creating a greater perceived density on the remainder.
3. PR and PC zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the recommended PR density of 4 du/ac on the 13.1 acres, up to 52 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 520 vehicle trips per day to the street system and about 36 children under the age of 18 to the school system. At the requested density of up to 5 du/ac, up to 65 dwelling units could be proposed on the subject property. The development of the proposed multi-family residential use would add approximately 585 vehicle trips per day to the street system and about 20 children under the age of 18 to the school system.
3. Access to the current Ball Camp Pike is questionable because of the railroad right of way that runs 100 feet north of and parallel to Ball Camp Pike. An access road for the development crossing the railroad tracks is not likely to be approved at grade level. If proposed, it would likely need to go over or under the railroad tracks. The pavement width of 16 feet on Bakertown Rd. is not sufficient for access to this development. If deemed necessary, MPC and Knox County Engineering may require that some improvements be made to Bakertown Rd., including the widening of the existing narrow pavement. A traffic impact study may also be required depending on what zoning is approved and what type of development is proposed.

4. Staff recognizes that the future Ball Camp Pike realignment right of way traverses through this property, which will put this property at the intersection of a collector street and an arterial street. However, staff's opinion is that the request for commercial is inappropriate today, based on compatibility and lack of sufficient streets currently. Staff has included the condition that the commercial portion of this site is not to be developed until MPC and County Engineering staff deem that this section of the Ball Camp Pike realignment project is sufficiently completed. County Engineering and MPC transportation planning staff have reported that all required right of way for the road project has been acquired. This section of the road project is included Phase 3, which will not commence for at least 4-5 years. Phase 1 is the section to the northeast toward Oak Ridge Hwy., which is scheduled to begin this summer. Phase 2 is the section to the southwest toward Middlebrook Pike. Phase 3 is the middle portion, connecting Phase 1 and 2, which includes the portion which will traverse through this property. Upon completion of the project, the realigned Ball Camp Pike will be a 4 lane facility with center medians connecting Oak Ridge Hwy. at Schaad Rd with Middlebrook Pike at Lovell Rd.

5. The condition included with the PC approval recommendation will prevent this site from being developed with commercial uses before the new Ball Camp Pike realignment project is substantially completed, which is likely to be at least 5 years from now. The impact of this proposal on adjacent properties will be minimized during the use on review/concept plan process. Both the PC and PR zones require use on review site plan approval from MPC prior to development.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with the recommended PR zoning and density. With the recommended amendment to the sector plan on a portion of the site, the PC zoning is also consistent with the plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of the recommendation may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan. If a commercial plan designation and zoning is approved, it will set a precedent for the area, potentially leading to future requests for commercial, which would not be consistent with the current sector plan. However, as the road project proceeds and sewer utilities are extended to better serve this area, the sector plan proposals may change in the next sector plan update.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff. If PC zoning is approved, a use on review development plan will be required for development within that portion of the site.

**MPC Action:** Approved **MPC Meeting Date:** 6/8/2006

**Details of MPC action:** CONDITION- 1. No development plan for commercial development shall be accepted for review by MPC until the new Ball Camp Pike realignment is completed adjacent to this site. MPC and County Engineering staff will determine when the road project is at a point of sufficient completion.

**Summary of MPC action:** Approve PC (Planned Commercial) for the north 24.1 acres subject to one condition and Approve PR (Planned Residential) up to 4 du/ac for the southern 13.1 acres

**Date of MPC Approval:** 6/8/2006 **Date of Denial:** **Postponements:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 7/24/2006 **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** Approved **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**