

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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: 8-A-08-SP      Related File Number: 8-C-08-RZ  
Application Filed: 6/20/2008      Date of Revision: 8/27/2008  
Applicant: JAMES R. GENTRY

## PROPERTY INFORMATION

**General Location:** Northwest and southeast sides Ball Camp Pike, northeast of Bakertown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 PT. 204 (NORTH 19.2 AC-C) OTHER: MAP ON FILE      **Jurisdiction:** County  
**Size of Tract:** 42.9 acres  
**Accessibility:** Access is via Ball Camp Pike, a two lane, minor arterial street with 20' of pavement within 40' of right of way. A realigned, four lane, median divided, Ball Camp Pike/Schaad Rd connector is planned and right of way has been dedicated through the subject property, but construction has not started at this location. Construction is currently underway to the northeast, toward Oak Ridge Hwy.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Commercial and attached multi-dwelling residential development      **Density:** 12 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This vacant property is in a rural residential area that has been redeveloping with low density residential uses under A, PR and RA zoning.

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

**Street:** 7711 Ball Camp Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) & RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PC (Planned Commercial) & PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of C from the southwest, but not an extension of MDR.  
**History of Zoning:** None noted for this site, but the adjacent property to the southwest was rezoned for commercial (conditioned) on the north section and low density residential development on the remainder in 2006 (6-U-06-RZ).

**PLAN INFORMATION (where applicable)**

Current Plan Category: LDR (Low Density Residential)  
Requested Plan Category: C (Commercial) and MDR (Medium Density Residential)

**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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau  
Staff Recomm. (Abbr.): ADOPT RESOLUTION # 8-A-08-SP, amending the Northwest County Sector Plan to C (Commercial) and MDR (Medium Density Residential), as requested, and recommend that County Commission adopt the amendments. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Comments: SECTOR PLAN REQUIREMENTS:  
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN  
NEW ROAD OR UTILITY IMPROVEMENTS:  
A new 4 lane road, which is expected to be named Schaad Rd., is slated to be constructed through this site. The right of way for this new road is already dedicated.  
ERROR OR OMISSION IN CURRENT PLAN:  
The plan proposes LDR uses for this site, but it is located adjacent to a C designation on one side. The developed density of the PR zoning to the southwest will be in the MDR range since the units will be clustered in the portion of that site adjacent to this property. The current sector plan did not take into account the new road.  
CHANGES IN GOVERNMENT POLICY:  
With the approval of the plan amendment and rezoning to the southwest in 2006 for similar uses, a future commercial development node has been established at this location.  
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:  
It is expected that with the opening of the new Schaad Rd., traffic patterns will be centralized to this new corridor, which will provide a direct link between Hardin Valley Rd. and Oak Ridge Hwy. This site is located about halfway between those two roads, making this area an appropriate node for development.

MPC Action: Approved MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action: ADOPT RESOLUTION # 8-A-08-SP amending the Northwest County Sector Plan to C (Commercial) and MDR (Medium Density Residential) and recommend the Knox County Commission adopt the amendments.

Date of MPC Approval: 11/13/2008 Date of Denial: Postponements: 8/14/2008-10/9/2008

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

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission  
Date of Legislative Action: 12/15/2008 Date of Legislative Action, Second Reading:  
Ordinance Number: Other Ordinance Number References:  
Disposition of Case: Approved as Modified Disposition of Case, Second Reading:  
If "Other": If "Other":  
Amendments: Amendments:

Approve Commercial and rest remains Low Density Residential

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**