



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 6-U-06-RZ
6-I-06-SP

AGENDA ITEM #: 83
AGENDA DATE: 6/8/2006

▶ **APPLICANT:** TJ DEVELOPMENT
OWNER(S): BALL CAMP RESIDENTIAL PARTNERS

TAX ID NUMBER: 91 256 PORTION NORTHWEST OF BALL CAMP PIKE ONLY (MAP ON FILE AT MPC)

JURISDICTION: Commission District 3

▶ **LOCATION:** Northwest side Ball Camp Pike, northeast side Bakertown Rd.

▶ **TRACT INFORMATION:** 37.2 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bakertown Rd., a major collector street with 16' of pavement width within 50' of right of way, or Ball Camp Pike, a major collector street with 21' of pavement width within 45' of right of way. The site will also have access to the future Ball Camp Pike alignment, which traverses through the site and will be classified as a minor arterial street.

UTILITIES: Water Source: West Knox Utility District/KUB
Sewer Source: West Knox Utility District/KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) (on PC requested portion) / PC (Planned Commercial) and PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Light commercial, retail and multi-family residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No, there are no commercially designated parcels in the immediate area.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Dwellings / LDR / A (Agricultural)
South: Ball Camp Pike - Vacant land / LDR / PR (Planned Residential) @ 14 du/ac
East: Vacant land / LDR / A (Agricultural)
West: Bakertown Rd. - Dwellings and vacant land / LDR / A (Agricultural), I (Industrial) and RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE C (Commercial) sector plan designation, limited to PC zoning.**

A commercial designation at this location would lead to a future planned commercial node at this intersection to serve area residents. This site will be located at the intersection of the realigned Ball Camp Pike and Bakertown Rd.

▶ **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.)**

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.

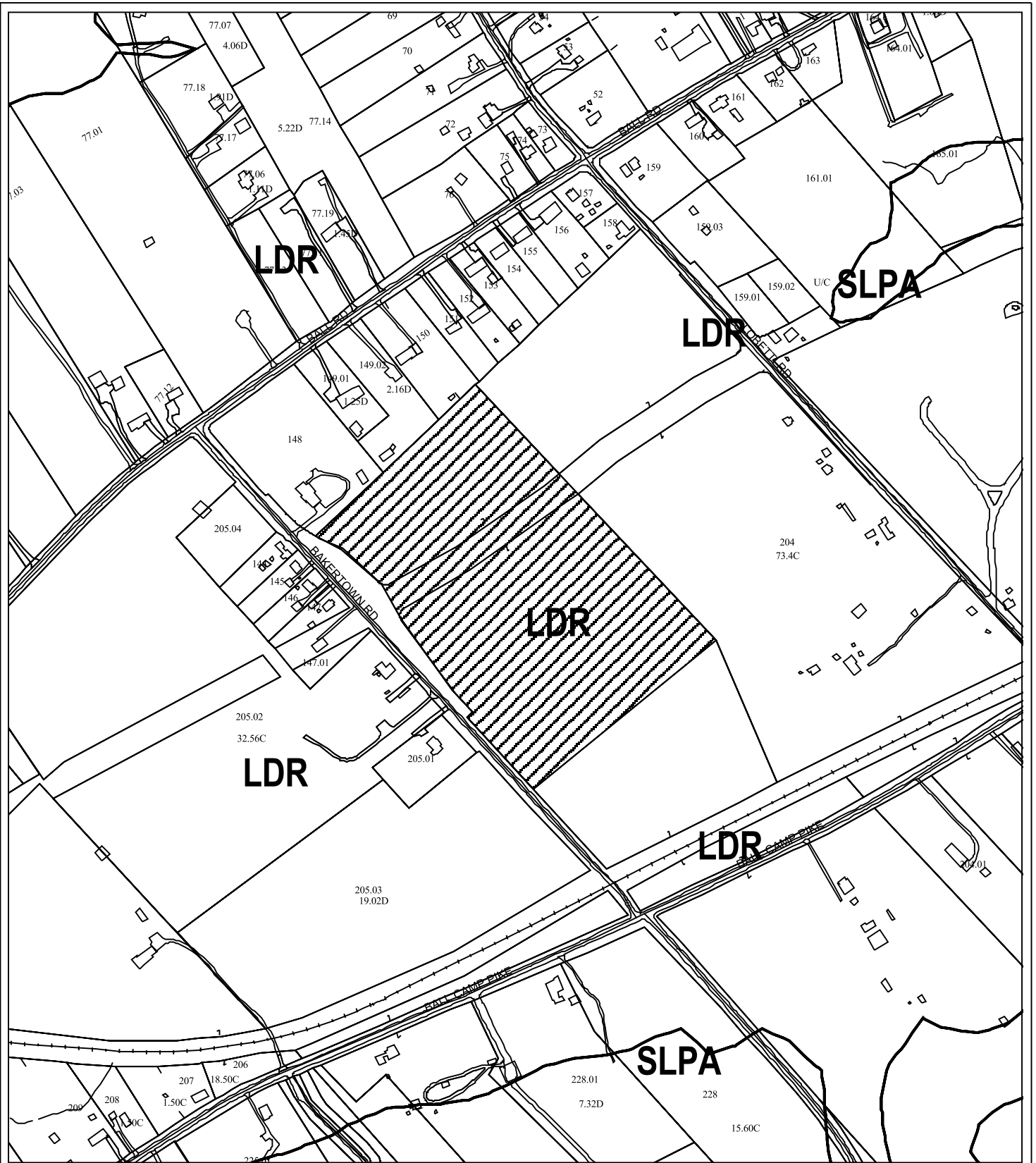
5. The condition included with the PC approval recommendation will prevent this site from being developed with commercial uses before the new Ball Camp Pike realignment project is substantially completed, which is likely to be at least 5 years from now. The impact of this proposal on adjacent properties 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.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.




**6-I-06-SP/6-U-06-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: TJ Development

Map No: 91

Jurisdiction: County

 From: LDR (Low Density Residential)
To: C (Commercial) (on PC requested portion)

Original Print Date: 05/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**6-U-06-RZ
REZONING**

Petitioner: TJ Development

Map No: 91

Jurisdiction: County



From: A (Agricultural)
To: PC (Planned Commercial)
From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 05/24/06 Revised: 06/01/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

