



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

**FILE #:** 1-G-09-RZ  
1-B-09-SP

**AGENDA ITEM #:** 44  
**AGENDA DATE:** 1/8/2009

**APPLICANT:** ARMAND MARCUS SANDERSON  
**OWNER(S):** SAME

**TAX ID NUMBER:** 91 214.02, 137 EASTERN 1.5 ACRE TO CA  
**JURISDICTION:** Commission District 6

**LOCATION:** South side Ball Camp Pike, southwest of Fritzgerald Rd.

**TRACT INFORMATION:** 7.74 acres. Eastern 1.5 acres to CA

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Ball Camp Pike, a two-lane, minor arterial street with 20' of pavement within a 50' right-of-way

**UTILITIES:** Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

**WATERSHED:** Beaver Creek

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

**PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) & C (Commercial) / PR (Planned Residential) & CA(General Business)

**EXISTING LAND USE:** Commercial metal building and vacant land

**PROPOSED USE:** Business and residential development

**DENSITY PROPOSED:** 5 du/ac.

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Church and residences / LDR/RA Residential  
South: Rail road ROW & future Ball Camp Pike alignment / LDR/A Agricultural  
East: Ball Camp Pike/Ball Rd., / LDR / RA Residential  
West: Residences / LDR / RA Residential

**NEIGHBORHOOD CONTEXT:** This site is part of a older residential area that has occurred under A, RA and Industrial zones.

**STAFF RECOMMENDATION:**

**ADOPT RESOLUTION # 1-B-09-SP, amending the Northwest County Sector Plan to C (Commercial) on the eastern portion of the site and recommend that County Commission adopt the resolution. (See**

**attached Exhibit A.)**

Commercial designation and CA zoning of the eastern portion of this site at the intersection of Ball Rd. and Ball Camp Pike will permit the use of the existing metal building on the site for a commercial business. The proposed PR zoning on the western part of the site will provide a transitional area from the commercial to the established residential uses to the west. A church is located to the north of the site across Ball Camp Pike, and a rail road right-of-way is located to the south.

► **RECOMMEND that County Commission APPROVE CA (General Business) and PR (Planned Residential) zoning at a density of up to 3.5 du/ac. (Applicant requested 5 du/ac).**

CA and PR at up to 5 du/ac. is compatible with the surrounding development and zoning pattern and the proposed improvements scheduled for Ball Camp Pike in this area.

**COMMENTS:**

**SECTOR PLAN REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN**

- A. **NEW ROAD OR UTILITY IMPROVEMENTS** - Changes are planned for this section of Ball Camp Pike/Schaad Rd. to warrant this change. This site is located on the corner of Ball Rd., Fitzgerald Rd., Ball Camp Pike and the new alignment of Schaad Rd extended which are classified as arterial, collector and local streets, so this intersection should be considered as a commercial crossroads.
- B. **ERROR OR OMISSION IN CURRENT PLAN** - The plan appropriately called for LDR development at this location prior to this road improvement proposal.
- C. **CHANGES IN GOVERNMENT POLICY** - The proposed road improvement changes warrant this sector plan change.
- D. **CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS** - The development pattern has not changed in this area, but traffic trends are expected to change as a result of the proposed road improvements.

**REZONING REQUIREMENTS:**

**NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:**

- 1. The commercial plan designation amendment and CA and PR zoning will allow the business use of an existing commercial building and new residential use on the site
- 2. Other properties in the area are zoned A, RA and Industrial.
- 3. This proposal will place commercial at the intersection of Ball Camp Pike and Ball Rd., which is consistent with the long range planning policy that commercial locations be clustered at arterial and collector street intersections.
- 4. Ball Camp Pike will be realigned in this area which will impact the development of this property and the adjacent intersection.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:**

- 1. The CA zone, as described in the zoning ordinance, is intended for general retail businesses and services, but not for manufacturing or for processing materials.
- 2. The partly developed site is relatively flat, is located at the intersection of an arterial and collector street and is in an area of residential and non-residential uses, making part of it appropriate for CA zoning.

**EFFECTS OF THE PROPOSAL:**

- 1. Public water and sewer utilities are available to serve the site.
- 2. Ball Camp Pike is a two-lane minor arterial street that should have the capacity to handle the additional traffic that will be generated by commercial/residential development of this site.
- 3. The proposal is compatible with surrounding development and zoning.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:**

- 1. With the recommended commercial sector plan amendment, the proposed CA zoning would be consistent with the Northwest County Sector Plan.
- 2. This site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may lead to future sector plan and rezoning requests for commercial uses in the immediate area, which would be consistent with the policy of establishing commercial at intersections of arterial and collector streets.

ESTIMATED TRAFFIC IMPACT 353 (average daily vehicle trips)

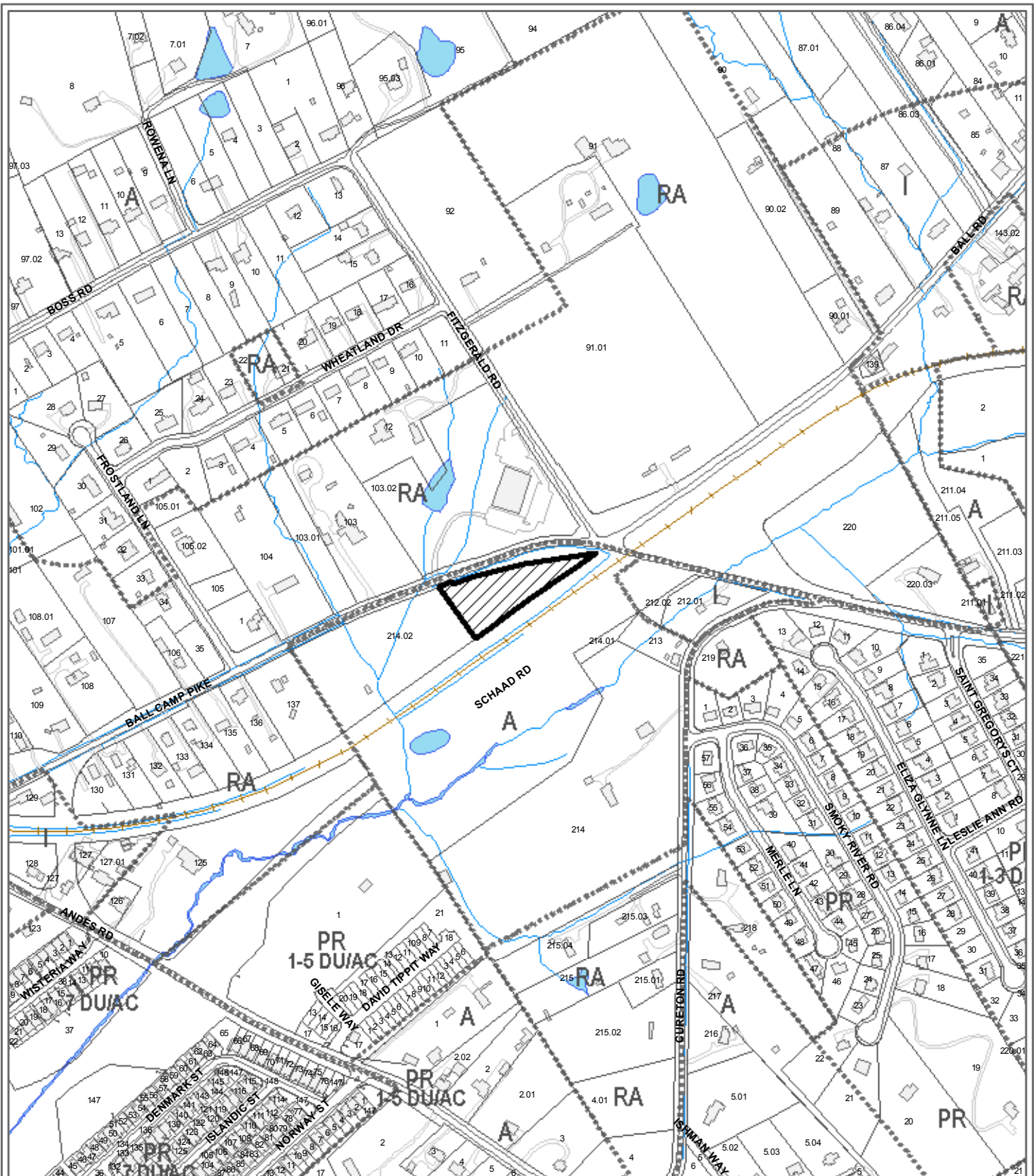
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 16 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knox County Commission for action on 2/23/2009. 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.



**1-B-09-SP / 1-G-09-RZ  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

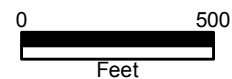
From: LDR (Low Density Residential)  
To: C (Commercial)



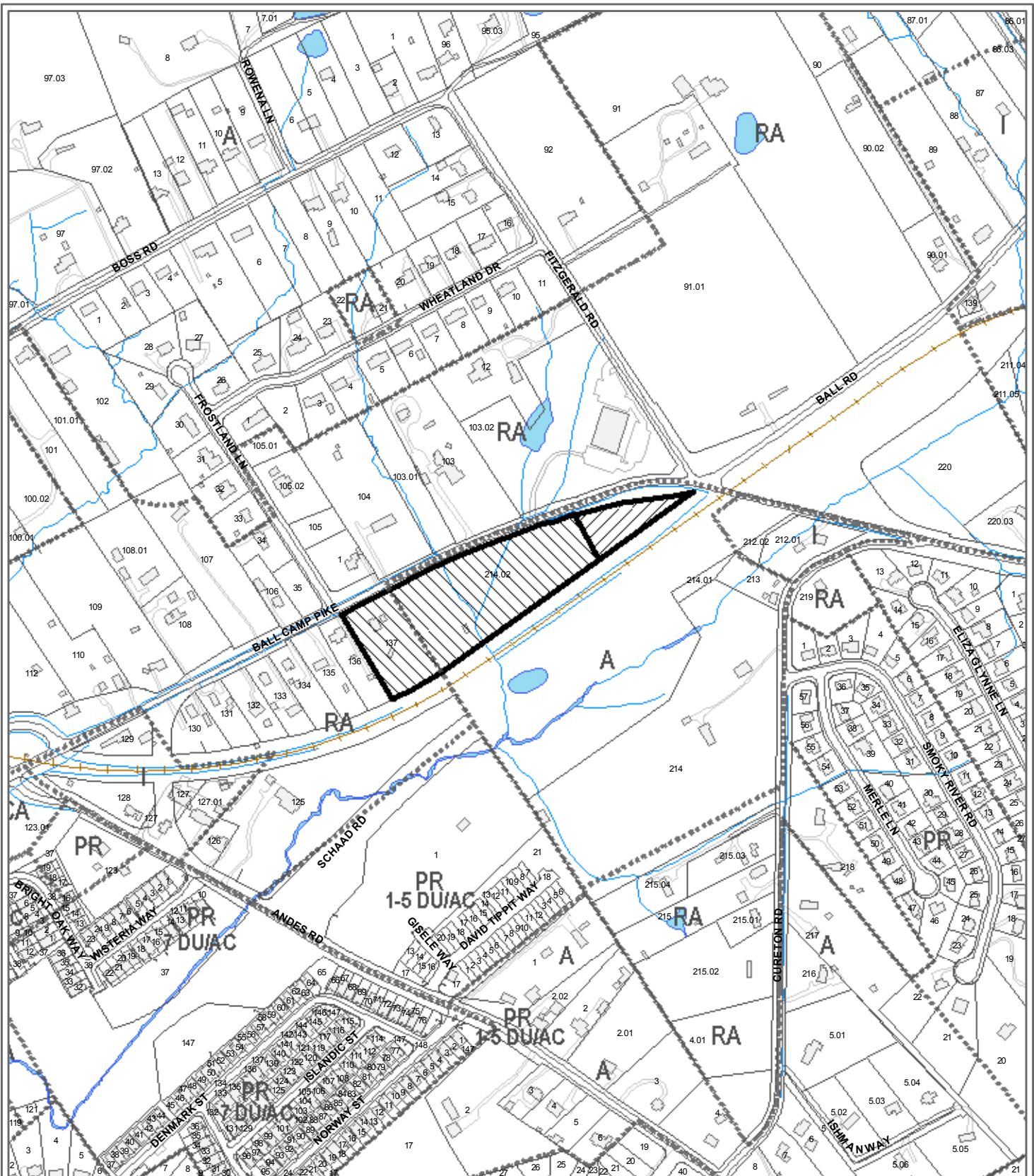
Petitioner: Armand Marcus Sanderson

Map No: 91

Jurisdiction: County

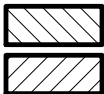


Original Print Date: 12/31/2008      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**1-G-09-RZ  
REZONING**

From: A (Agricultural)  
 To: PR (Planned Residential)  
 To: CA (General Business)



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