



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 6-B-21-RZ **AGENDA ITEM #:** 10
6-A-21-SP **AGENDA DATE:** 7/8/2021

POSTPONEMENT(S): 6/10/2021

▶ **APPLICANT:** KARLA GOINS
OWNER(S): Scott Goins

TAX ID NUMBER: 104 054 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 8700 Ball Camp Pk.

▶ **LOCATION:** South Side of Ball Camp Pk / Schaad Rd. Extension, west of Hitching Post Dr.

▶ **TRACT INFORMATION:** 0.86 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via the Schaad Road extension which is under construction as a 3-lane median divided right-of-way of 112' with sidewalks.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** OS (Open Space) / PR (Planned Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / CN (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

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

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Single family residential - LDR (Low Density Residential)
South: Public park - OS (Open Space)
East: Agriculture/forestry/vacant, single family residential - LDR (Low Density Residential)
West: Single family residential - OS (Open Space), PP (Public Park), LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area consists of a mix of single family residential with rural residential

and agricultural/forestry/vacant lots transitioning to single family residential in areas adjacent to the Schaad Road improvements.

STAFF RECOMMENDATION:

- ▶ **Approve NC (Neighborhood Commercial) because the forthcoming major improvements for Schaad Road will provide access for this property.**

- ▶ **Approve CN (Neighborhood Commercial) zoning because the Schaad Road improvements with sidewalks make this location more accessible to pedestrians from adjacent residential areas.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The right-of-way acquisition for the Schaad Road improvements reduced the size of this parcel to less than an acre in size (approximately 0.86 acres).
2. Designating this parcel as NC (Neighborhood Commercial) will only allow consideration of the CN (Neighborhood Commercial) zone district which limits building size to 5,000 square feet and the permitted uses in that zone district are intended to be those that frequented by neighborhood residents.
3. A sidewalk network will be installed along both sides of the Schaad Road extension in this area providing a safe way for residents in adjacent neighborhoods to access the existing Ball Camp Park and this proposed neighborhood commercial area.
4. County Engineering determined that left and right turn movements into the site from Schaad Road is acceptable, however, only right out turn movements will be allowed onto Schaad Road.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The improvements to Schaad Road in this area are expected to begin construction soon. Additional residential growth along the Schaad Road extension is anticipated as well with the construction of the improved roadway and sidewalk network.
2. County Engineering determined that left and right turn movements into the site from Schaad Road is acceptable, however, only right out turn movements will be allowed onto Schaad Road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The sector plan did not consider the development potential of the reduced parcel size by the right-of-way acquisition for the Schaad Road network.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. Population and new residential development are expected to increase in this area as the new road improvements are constructed.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The Schaad Road improvements will provide sidewalks for pedestrians from adjacent residential areas to

access this location and the Ball Camp Park safely.

2. County Engineering determined that left and right turn movements into the site from Schaad Road is acceptable, however, only right out turn movements will be allowed onto Schaad Road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The CN (Neighborhood Commercial) zone district provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. CN zoning provides performance standards to limit potential conflicts between adjacent residential areas and commercial uses.

2. County Engineering determined that left and right turn movements into the site from Schaad Road is acceptable, however, only right out turn movements will be allowed onto Schaad Road.

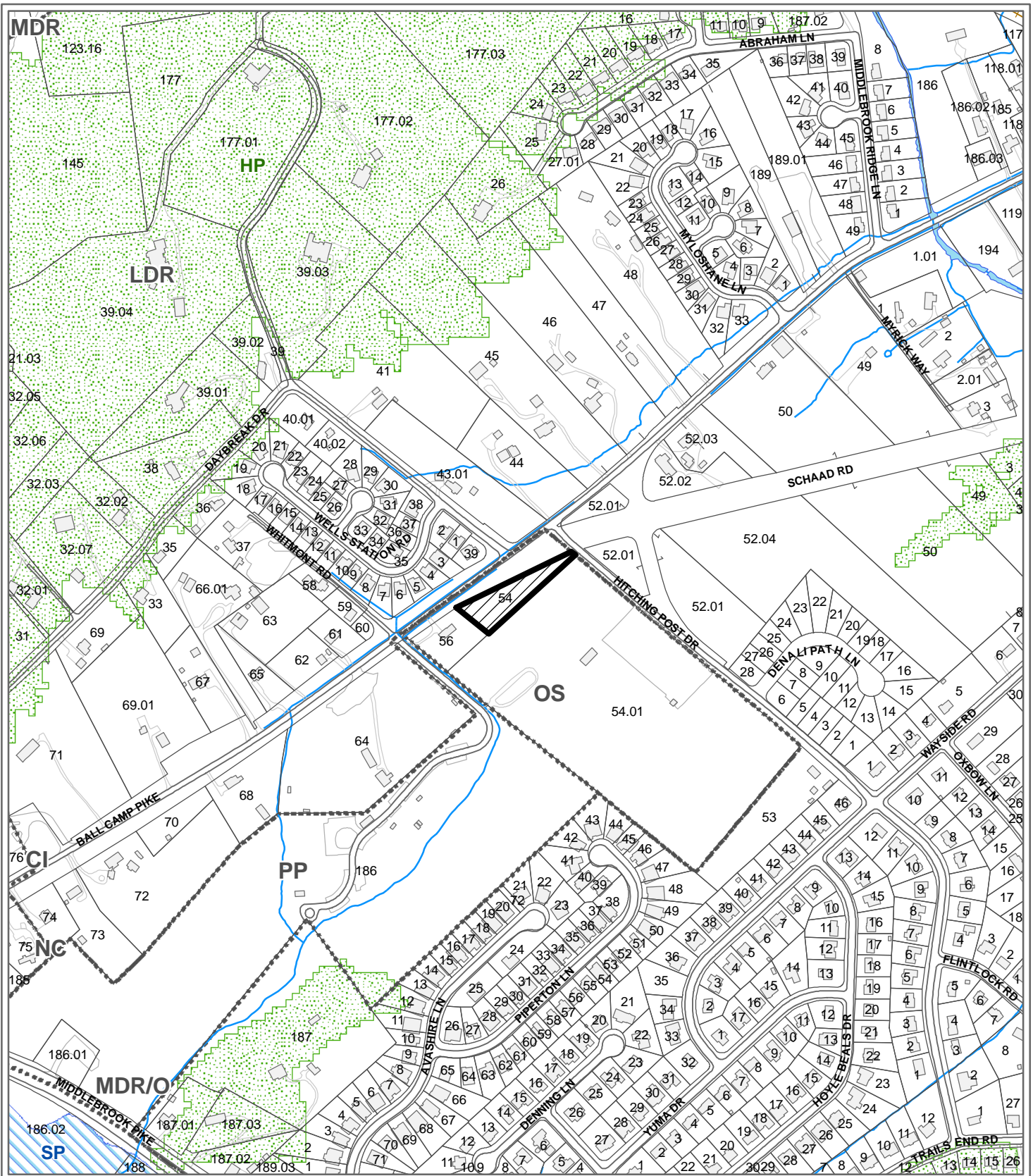
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This amendment is consistent with the recommended sector plan amendment to Neighborhood Commercial (NC) and does not appear to be in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/23/2021. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



**6-B-21-RZ / 6-A-21-SP
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

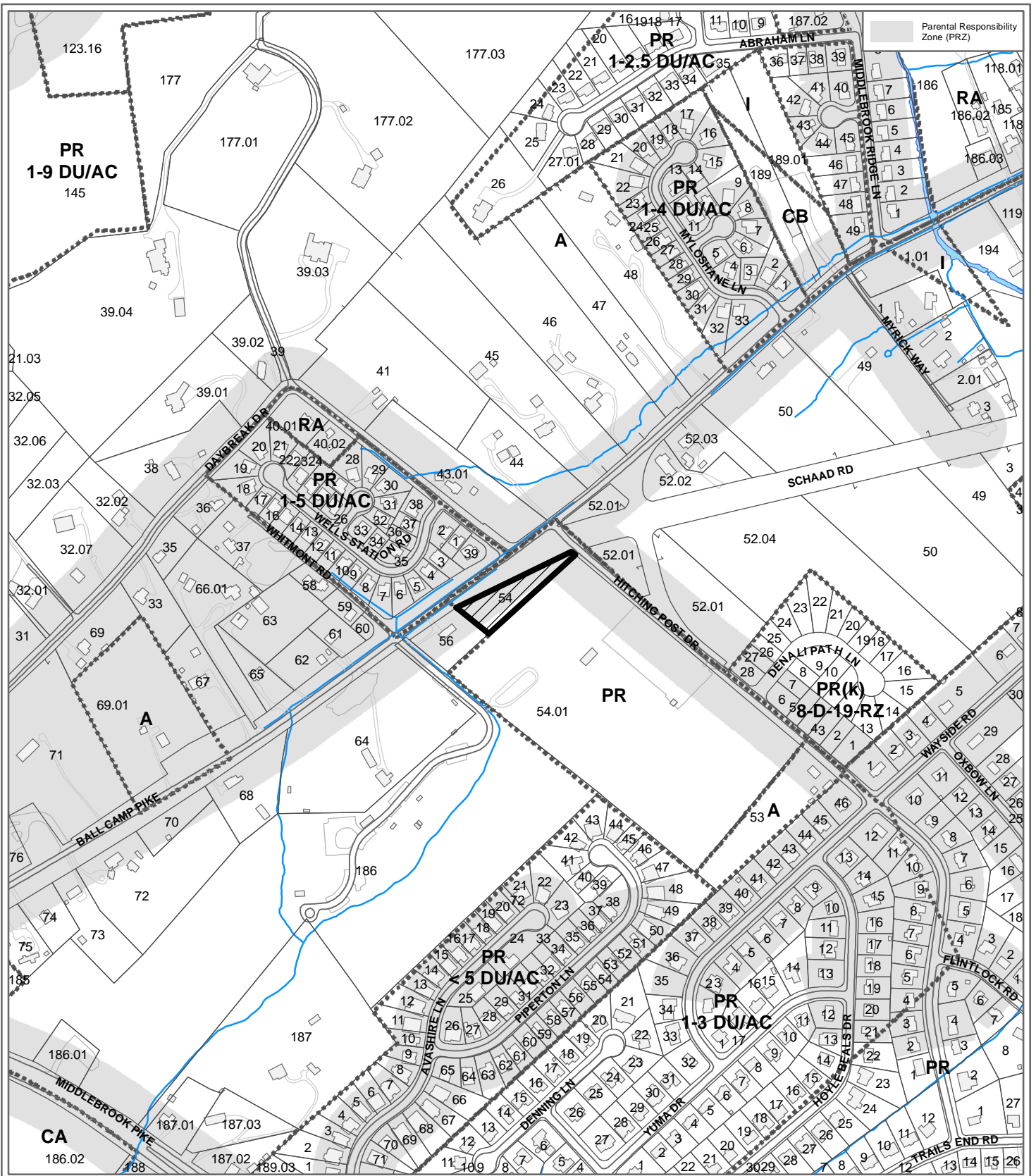
Petitioner: Goins, Karla



From: OS (Open Space)
To: NC (Neighborhood Commercial)

Map No: 104
Jurisdiction: County

Original Print Date: 5/6/2021 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



**6-B-21-RZ
REZONING**

From: PR (Planned Residential)
To: CN (Neighborhood Commercial)



Petitioner: Goins, Karla

Map No: 104

Jurisdiction: County



Original Print Date: 5/6/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Karla Goins has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Open Space to Neighborhood Commercial consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on July 8, 2021, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #6-A-21-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B. 6-B-21-RZ / 6-A-21-SP Contextual Images

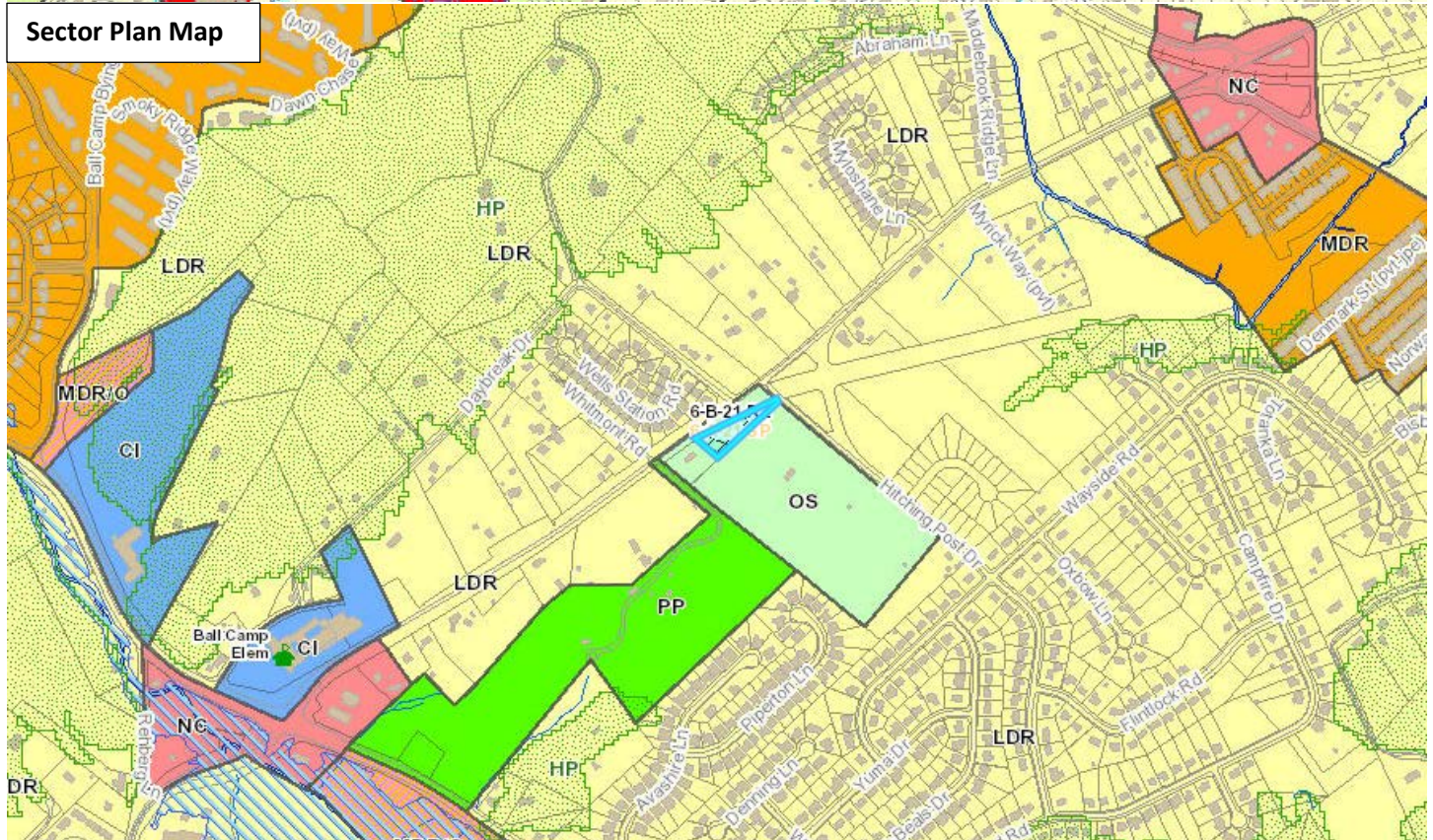
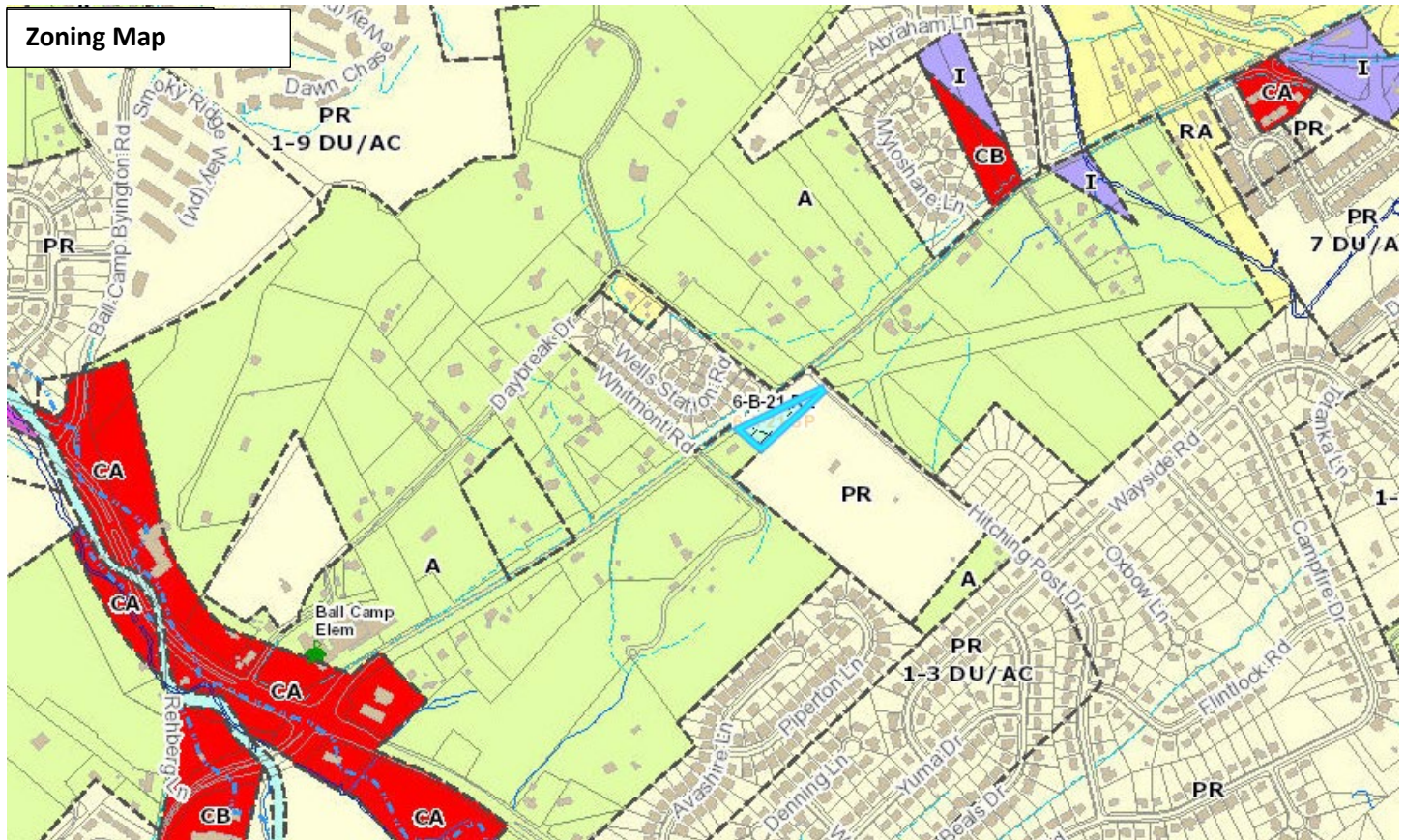


Exhibit B. 6-B-21-RZ / 6-A-21-SP Contextual Images

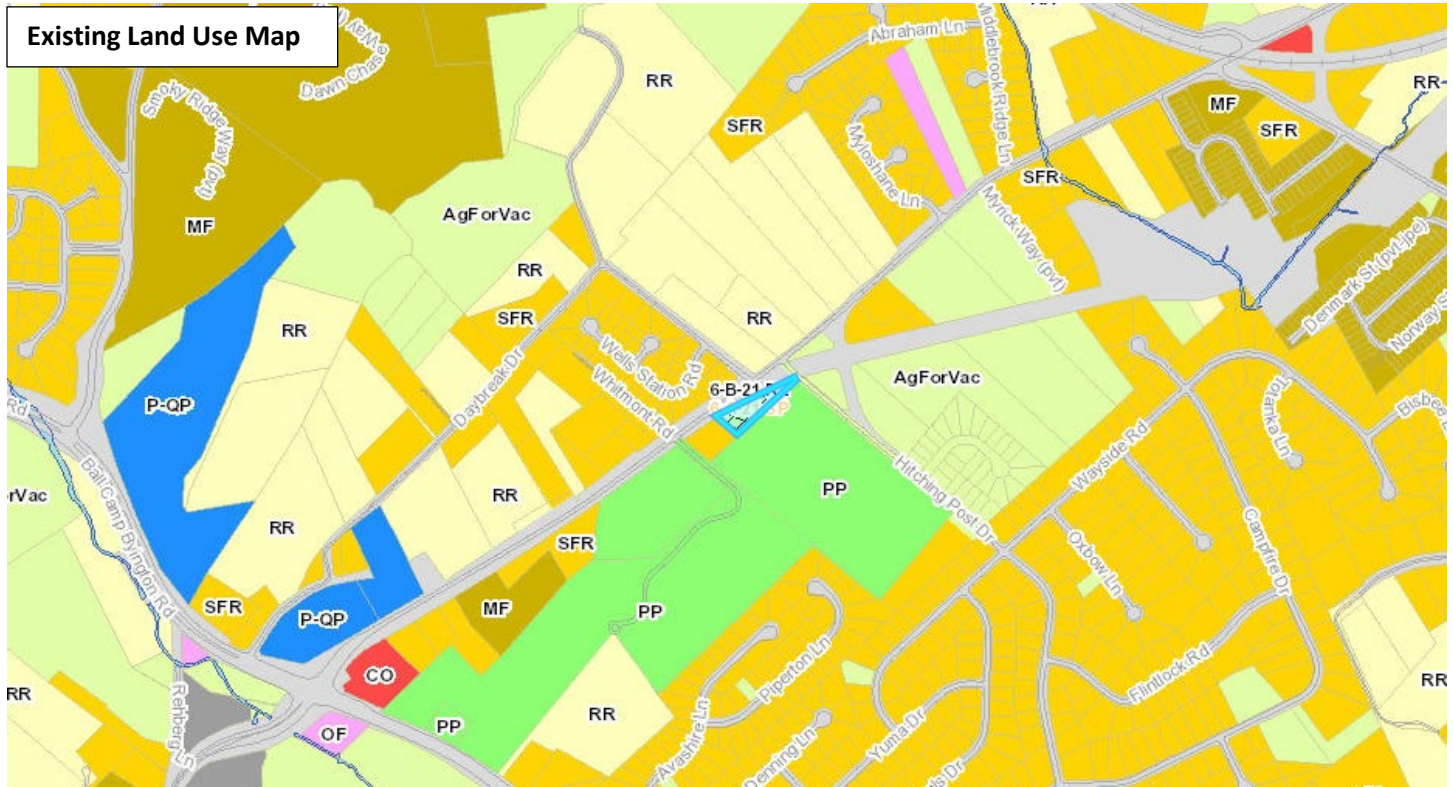
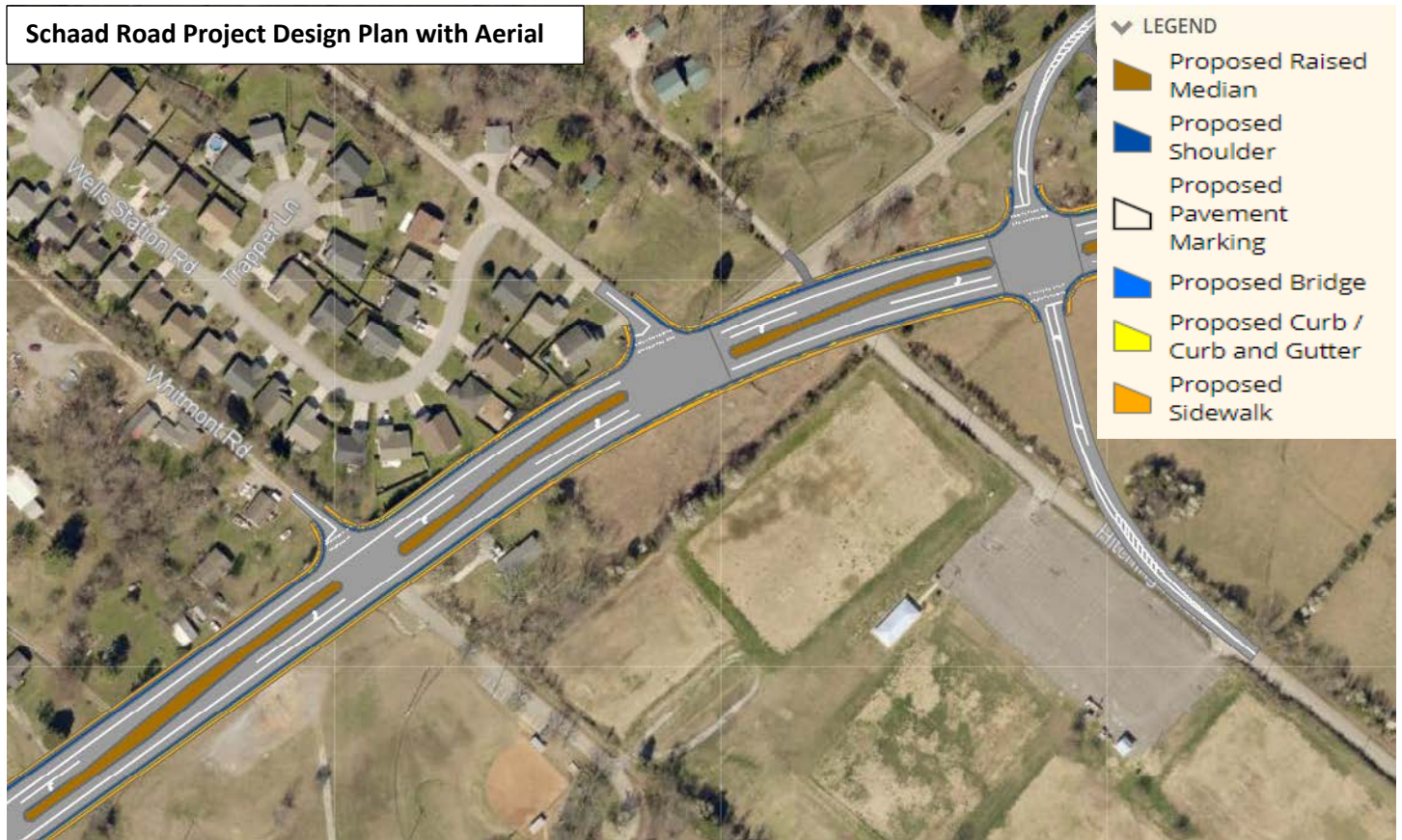


Exhibit B. 6-B-21-RZ / 6-A-21-SP Contextual Images





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Karla Goins

Applicant Name

Affiliation

4/16/2021

6/10/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

6-A-21-SP /
6-B-21-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Karla Goins

Name

Company

125 Jessie Lane

Lenoir City

TN

37772

Address

City

State

ZIP

865-256-1703

kmg212@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Scott Goins

125 Jessie Ln

Owner Name (if different)

Owner Address

Owner Phone

8700 Ball Camp Pike

104 054

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Ball Camp Pike/Schaad Rd Extension and west of Hitching Post Dr. 0.86 acres

General Location

Tract Size

6th District

PR (Planned Residential)

Agriculture/Forestry/Vacant

City County

District

Zoning District

Existing Land Use

Northwest County

OS (Open Space)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 CN (Neighborhood Commercial)
 Proposed Zoning

Plan Amendment Change
 NC (Neighborhood Commercial)
 Proposed Plan Designation(s)

N/A None noted.

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0326	\$1,000.00	\$1,600.00
Fee 2		
0526	\$600.00	
Fee 3		

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Karla Goins
Applicant Signature

Karla Goins
Please Print

4-16-21
Date

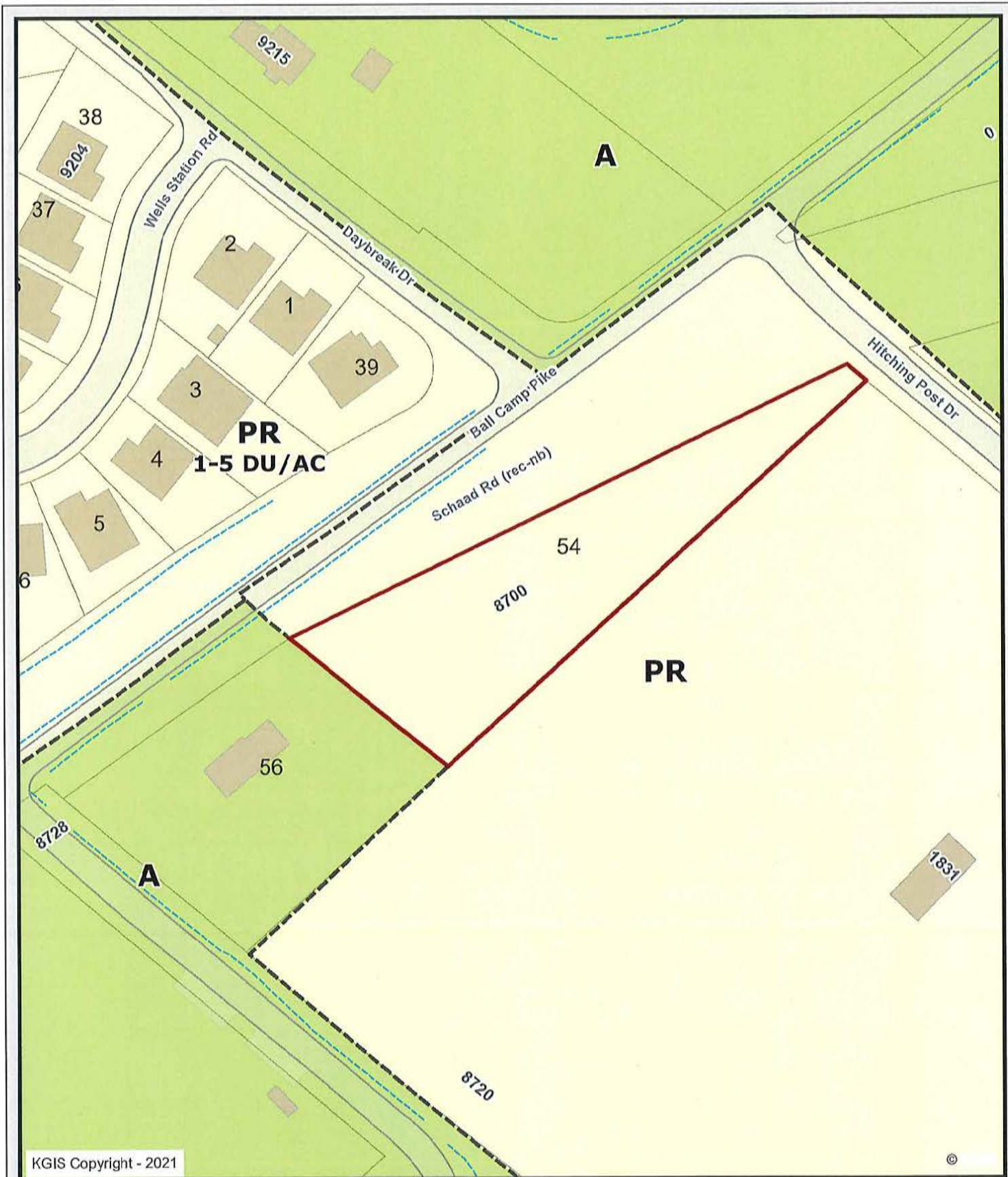
865-256-1703
Phone Number

kmg212@gmail.com
Email

Elizabeth Albersson
Staff Signature

Elizabeth Albersson
Please Print

4/14/21
Date



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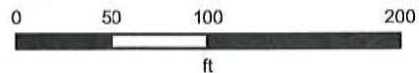
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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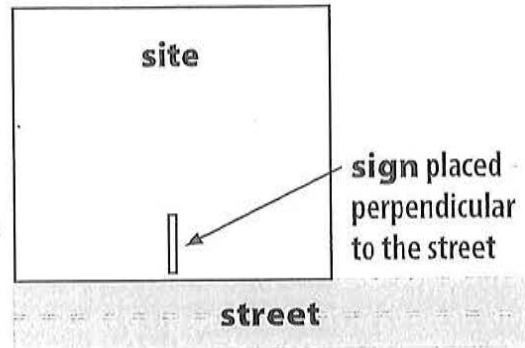
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

May 26, 2021 and June 11, 2021
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Karl Gains

Printed Name: Karl Gains

Phone: 865-256-1703 Email: kmg212@gmail.com

Date: 4/16/21

File Number: 6-B-21-RZ & 6-A-21-SP