



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 6-B-21-RZ

**AGENDA ITEM #:** 14

6-A-21-SP

**AGENDA DATE:** 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:**

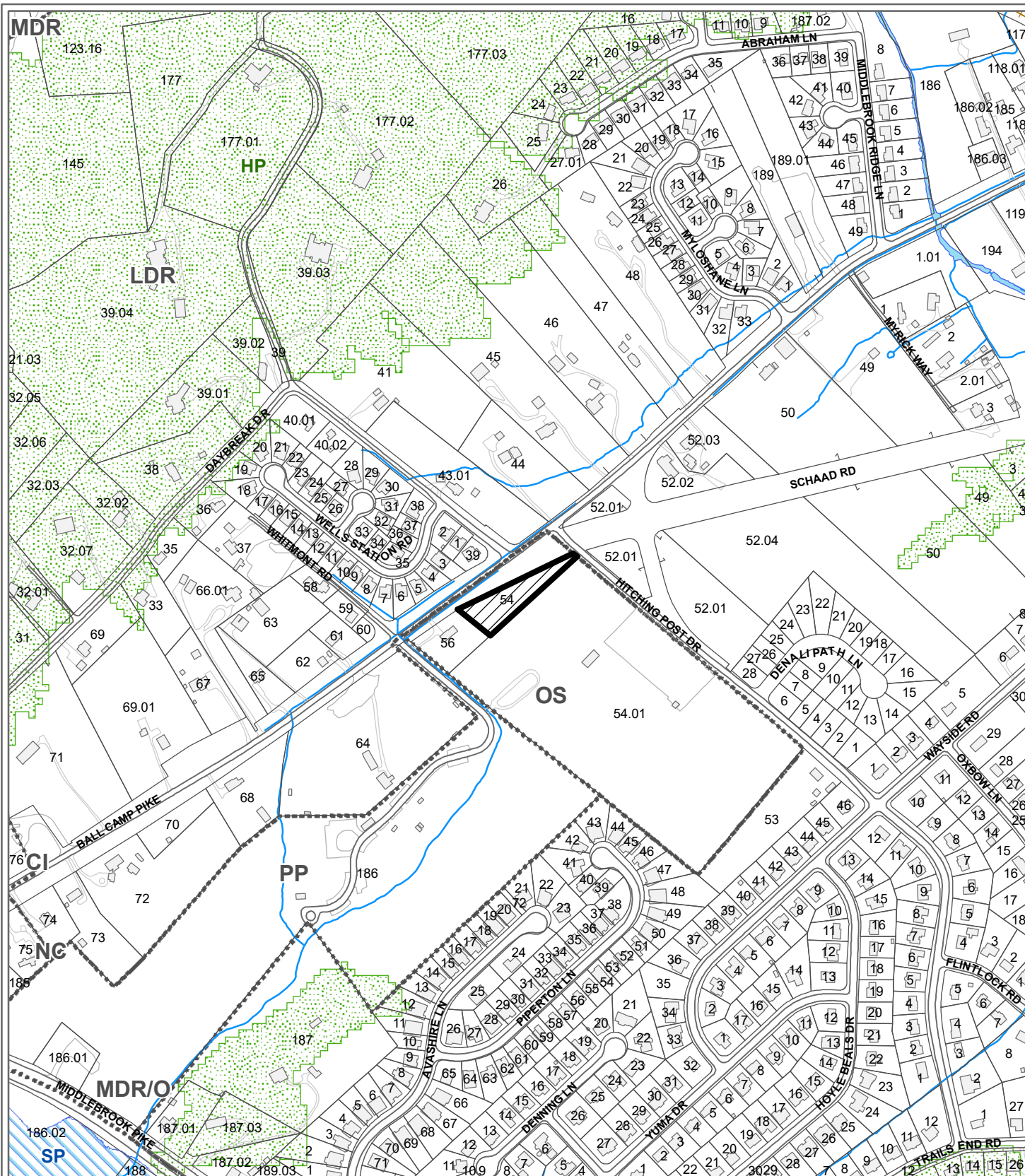
- ▶ **Staff recommends postponement of this item for 30-days to July 8, 2021 Planning Commission after further discussions with Knox County Engineering regarding access and the Schaad Road improvements.**
  
- ▶ **Staff recommends postponement of this item for 30-days to July 8, 2021 Planning Commission after further discussions with Knox County Engineering regarding access and the Schaad Road improvements.**

**COMMENTS:**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

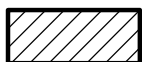
If approved, this item will be forwarded to Knox County Commission for action on 7/26/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application 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**

From: OS (Open Space)

To: NC (Neighborhood Commercial)

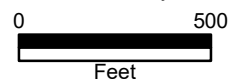


Original Print Date: 5/6/2021 Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

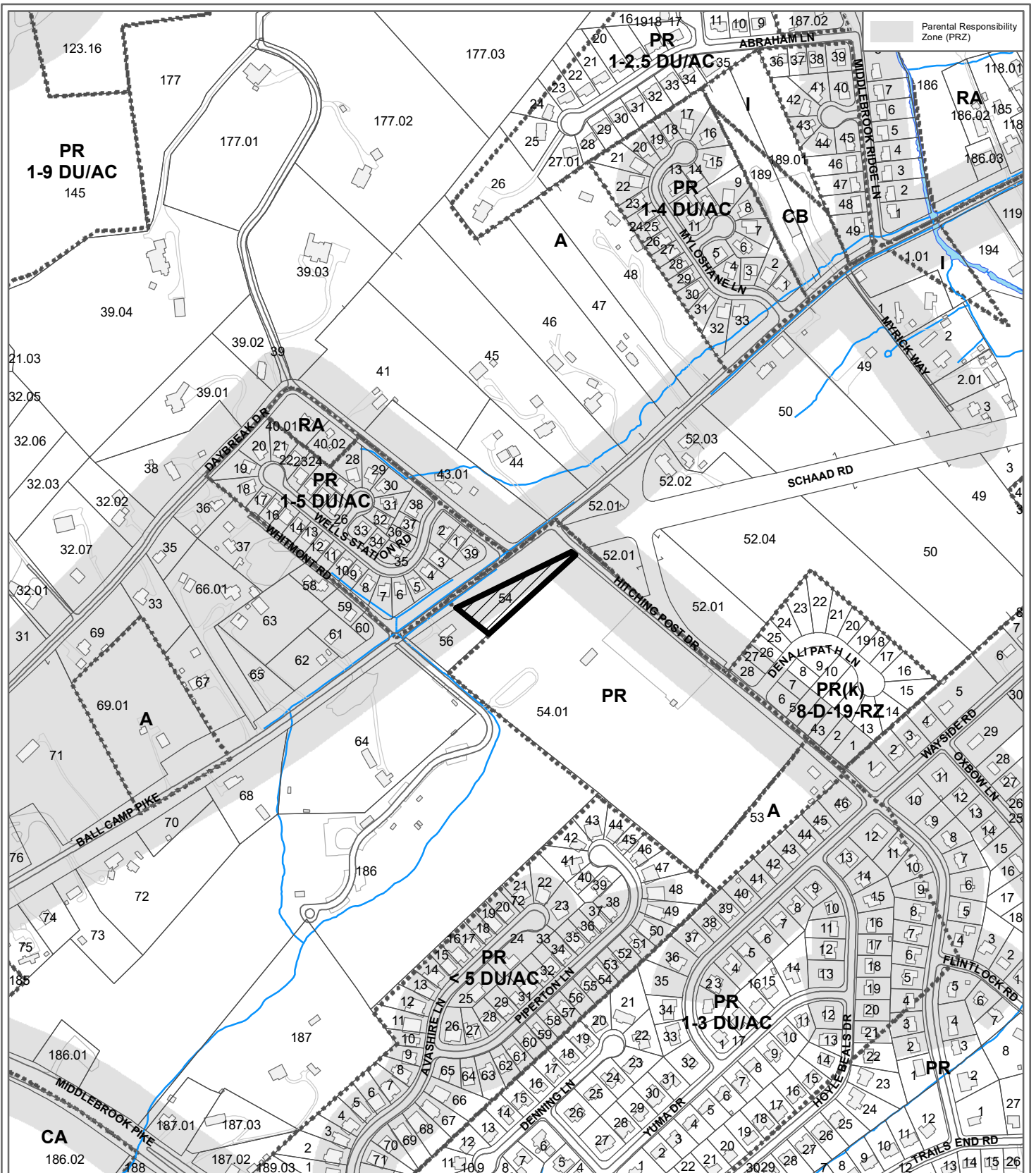
Petitioner: Goins, Karla

Map No: 104

Jurisdiction: County



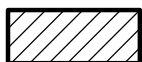




# **6-B-21-RZ REZONING**

From: PR (Planned Residential)

To: CN (Neighborhood Commercial)

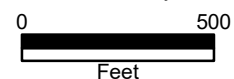


Original Print Date: 5/6/2021  
 Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Goins, Karla

Map No: 104

Jurisdiction: County



**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 June 10, 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

---

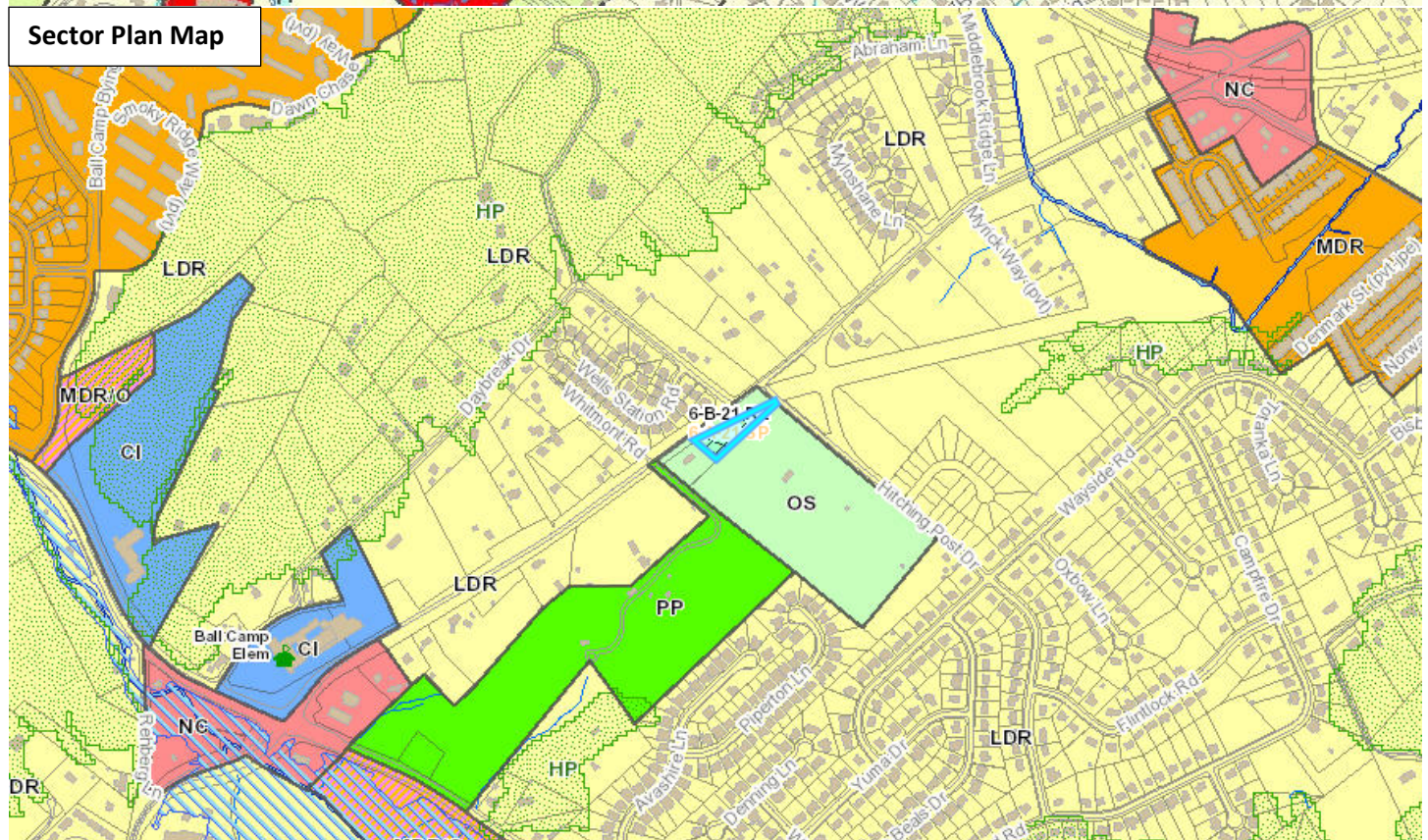
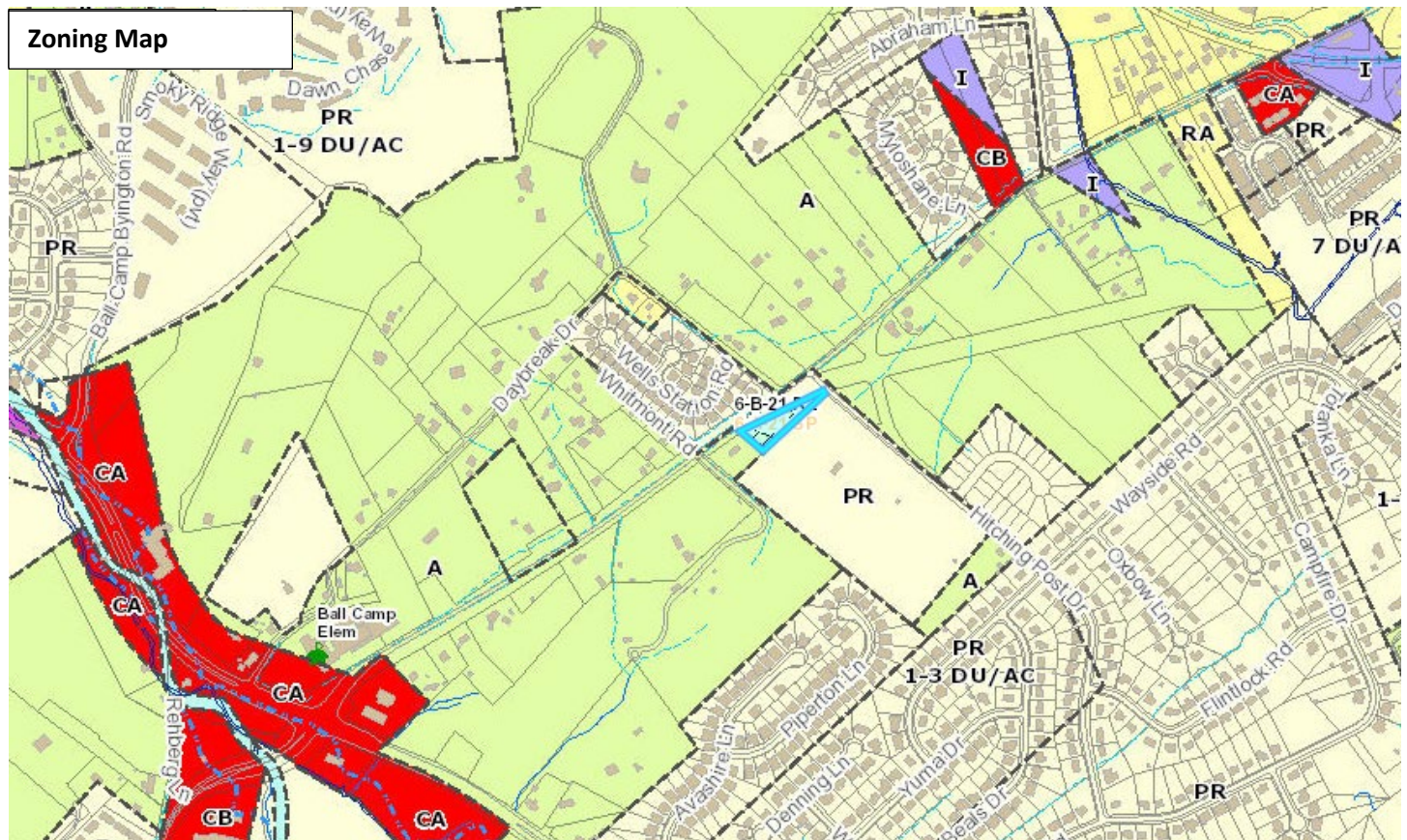
Chairman

---

Secretary

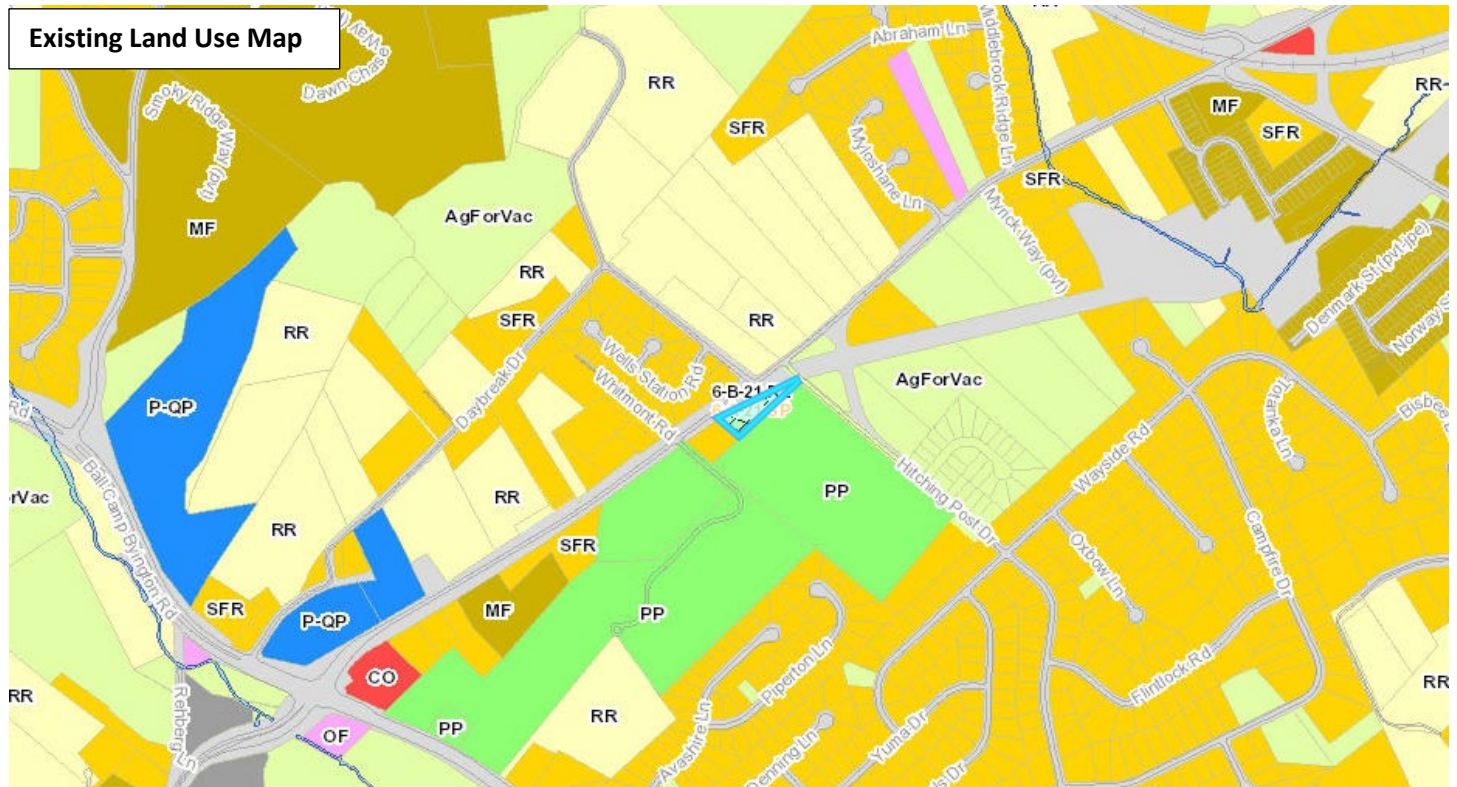


## Exhibit B. 6-B-21-RZ / 6-A-21-SP Contextual Images



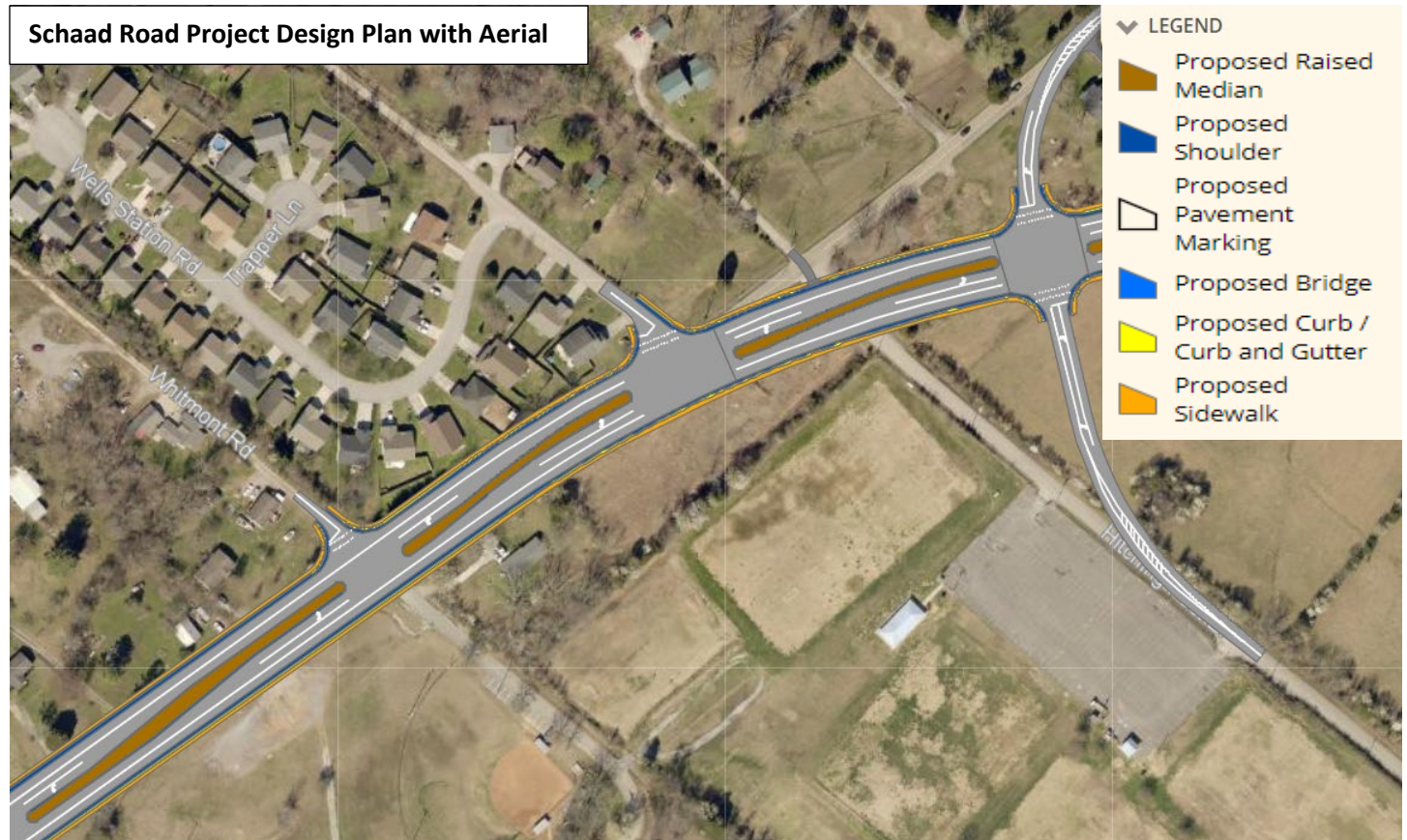


## Exhibit B. 6-B-21-RZ / 6-A-21-SP Contextual Images





## 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

December 2020

**DEVELOPMENT REQUEST**

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number   ☐ Combine Parcels   ☐ Divide Parcel

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**

- ☒ Zoning Change   CN (Neighborhood Commercial)  
Proposed Zoning
- ☒ Plan Amendment Change   NC (Neighborhood Commercial)  
Proposed Plan Designation(s)

Pending Plat File Number

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

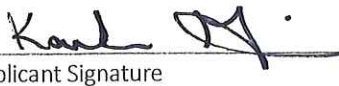
**ADDITIONAL REQUIREMENTS**

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

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

**AUTHORIZATION**

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



Applicant Signature

Karla Goins

Please Print

4-16-21

Date

865-256-1703

Phone Number

kmg212@gmail.com

Email



Staff Signature

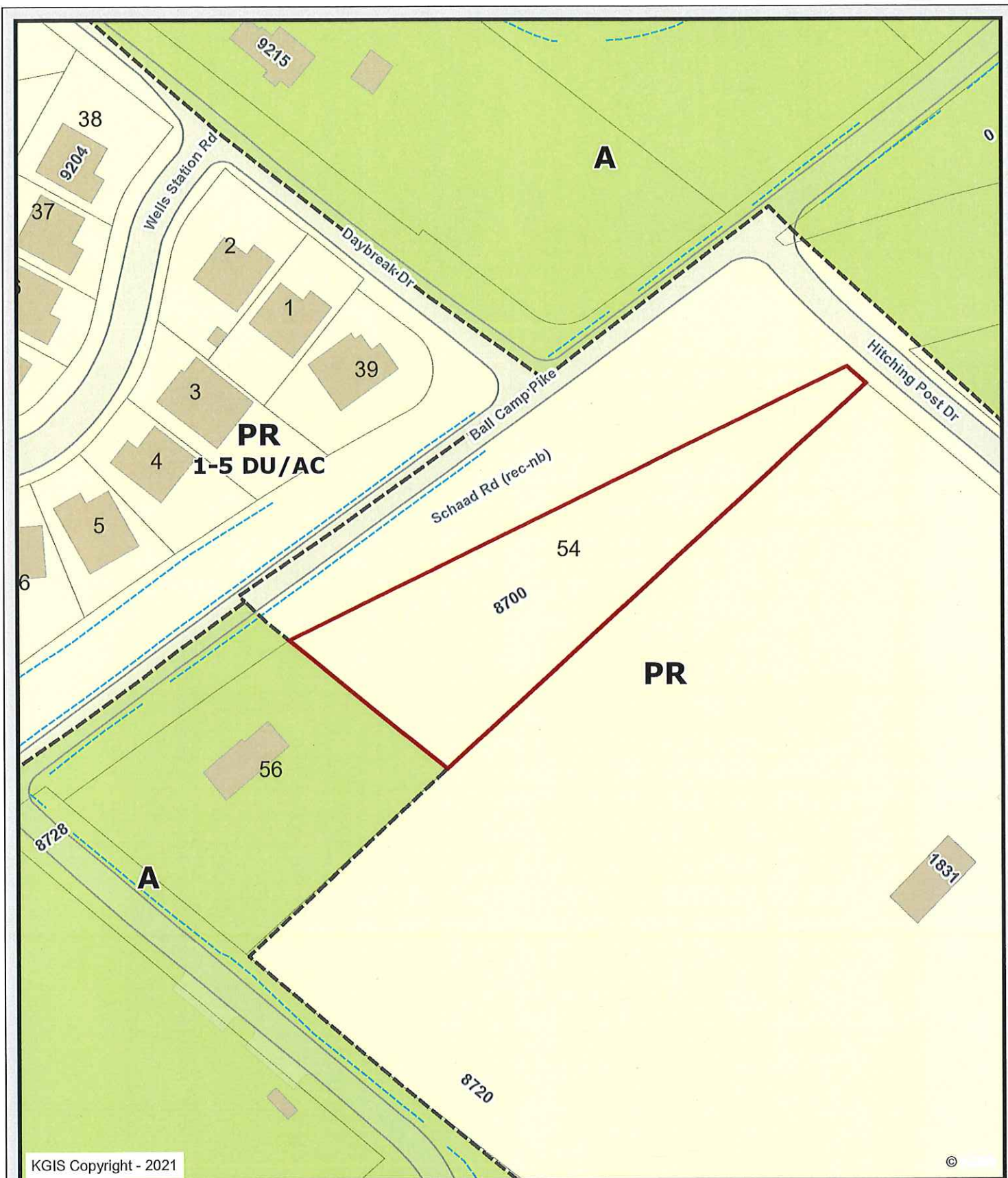
Elizabeth Albers

Please Print

4/16/21

Date



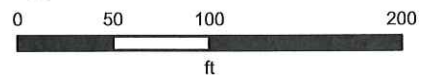


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 4/20/2021 at 9:44:59 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

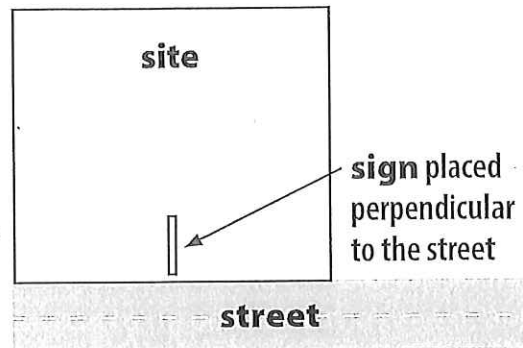
## REQUIRED SIGN POSTING AGREEMENT

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 Goins

Printed Name: Karl Goins

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

Date: 4/16/21

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