



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 6-B-21-RZ
6-A-21-SP

AGENDA ITEM #: 14
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.