

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-D-17-RZ **Related File Number:**
Application Filed: 11/14/2016 **Date of Revision:**
Applicant: KEVIN S. GRIFFIN

PROPERTY INFORMATION

General Location: Northwest side Ball Camp School Rd., northeast of Middlebrook Pike
Other Parcel Info.:
Tax ID Number: 104 026 **Jurisdiction:** County
Size of Tract: 7.76 acres
Accessibility: Access is via Ball Camp School Rd., a local street with 15-16' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and house
Surrounding Land Use:
Proposed Use: Residential development **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR w/ HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This parcel is situated behind Ball Camp Elementary School in a relatively undeveloped area zoned Agricultural. One of three access drives to the school is located across Ball Camp School Rd. from the subject property.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 9717 Ball Camp School Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

of detached units would add approximately 247 vehicle trips per day to the street system and would add approximately 11 children under the age of 18 to the school system.

3. Ball Camp School Rd. currently has inadequate pavement width to serve the proposed residential development. Road improvements, including widening will likely be required. As part of the required development plan review, the applicant will be expected to work with MPC and Knox County Engineering staffs in making improvements to Ball Camp School Rd., as deemed necessary, to maximize safety while providing adequate access to the development and the elementary school to the south.

4. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.

5. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern, and also considers the slope constraints of the property. The proposed density of 3 du/ac would not conform with the slope protection policies of the HRPP.

6. The site is located directly adjacent to Ball Camp Elementary School, obviously within the Parental Responsibility Zone. Therefore, sidewalks will be required on at least one side of each interior street within the development and possibly along the Ball Camp School Rd. frontage. Other improvements, such as a crosswalk or pedestrian path may be required, as deemed necessary.

7. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

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. The Northwest County Sector Plan designates this site for low density residential uses with some hillside protection, consistent with the proposed PR zoning and density. Staff produced a slope analysis and map (attached) on the site which revealed that about 5.9 acres of the site consists of slopes greater than 25%. The recommended density is consistent with the residential density recommendations of the HRPP.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request may lead to future requests for PR zoning in the future on other A-zoned properties in the area, consistent with the sector plan proposal for the area.

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.

Action: Approved **Meeting Date:** 1/12/2017

Details of Action:

Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 2.5 dwelling units per acre

Date of Approval: 1/12/2017 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/27/2017

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: