

# 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-N-02-RZ                      **Related File Number:** 1-B-02-SP  
**Application Filed:** 12/11/2001              **Date of Revision:**  
**Applicant:** RUFUS H. SMITH JR., COMPANY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Ball Camp Pike, southwest of Amherst Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 190    **Jurisdiction:** County  
**Size of Tract:** 56.8 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single-family detached residences                      **Density:** 1 to 5 dwellings per acre  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Rural Residential  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:**

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

**Street:** 7301 Ball Camp Pike  
**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:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 3 du/ac. (Applicant requested 1- 5 du/ac.)

Staff Recomm. (Full): PR zoning at 1 to 3 du/ac is consistent with the zoning to the north, will be more compatible with the rural character of the area, and is consistent with the approval recommendation for the LDR sector plan designation.

Comments: The applicant proposes to develop single family detached housing on this property. No property in this general area has been developed at any higher density than 3 du/ac, and no properties along this section of Ball Camp Pike have been zoned residential as of yet. The rear portion of the site has moderate to steep slopes and is designated by the sector plan for slope protection. This area is not suitable for development but will count in calculating the number of units that may be developed. For these reasons, the density of development should be limited to 1-3 du/ac. The development may then be clustered in the more developable areas of the site without giving the appearance of denser development in this area that is rural in character. There is a pond (about 3 acres in area) located on the property, which will not count toward the density calculation.

With the density of 1-5 du/ac proposed by the applicant, this development will generate approximately 122 new school age children. With the density recommended by staff of 1-3 du/ac, this development will generate approximately 73 new school age children.

With the density of 1-5 du/ac proposed by the applicant, this development will generate approximately 2,685 new vehicle trips per day to Ball Camp Pike. With the density recommended by staff of 1-3 du/ac, this development will generate approximately 1,611 new vehicle trips per day to Ball Camp Pike.

At whichever density that may be approved for this site, a Traffic Impact Study will be required with development plans.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 1/10/2002

Details of MPC action: WITHDRAWN

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: 1/10/2002 Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

