

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: 11-C-05-RZ **Related File Number:**
Application Filed: 9/19/2005 **Date of Revision:**
Applicant: EAGLE BEND REALTY / SCOTT DAVIS
Owner:

PROPERTY INFORMATION

General Location: Southeast side Ball Rd., southwest of Miller Creek Rd.
Other Parcel Info.:
Tax ID Number: 91 PORTION OF 179, 18301 OTHER: MAP ON FILE AT **Jurisdiction:** County
Size of Tract: 27 acres
Accessibility: Access is via Rhyne Cove Rd., a local street with 25' of pavement width within 50' of right of way. This street is a stub street within the adjacent Miller Plantation subdivision to the northeast. Ball Rd. is a major collector street with 22' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential subdivision **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developing with residential subdivisions under PR zoning. Existing development occurred under A zoning.

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

Street: 5738 Ball Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & PR (Planned Residential) @ 1-3 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of PR from the northeast.
History of Zoning: MPC approved PR on adjacent site to northeast on 10/11/01 (10-G-01-RZ).

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 4 du/ac.

Staff Recomm. (Full): PR is a logical extension of zoning from the northeast and southwest. The recommended density is compatible with surrounding development and zoning. The sector plan proposes low density residential development for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under A and PR zoning.
2. PR zoning at 1 to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject site will be connected with the subdivision to the northeast, which was zoned PR at 1 to 3 du/ac in 2001.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the proposed density, up to 108 dwelling units could be proposed on the entire subject parcel. The development of single family detached dwellings would add approximately 1,080 vehicle trips per day to the street system and about 76 children under the age of 18 to the school system.
3. If more than 75 lots are being proposed as part of the overall development, a traffic impact study will be required to be submitted with concept/use on review plans. If a traffic study was already completed for the adjacent Miller Plantation subdivision, it will need to be updated to include the additional proposed lots.
4. A second access point to Ball Rd. may be required if the overall development exceeds 150 units.
5. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on properties in the vicinity, which are proposed for low density residential uses by the sector plan.

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.

MPC Action: Approved

MPC Meeting Date: 11/10/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval: 11/10/2005

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: 12/19/2005

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: