

# 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-P-02-RZ                      **Related File Number:**  
**Application Filed:** 10/15/2002              **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Ball Camp Pike, northwest of Andes Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 90 188    **Jurisdiction:** County  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via Ball Camp Pike, a minor arterial street with 20' pavement width with a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial building and trailer  
**Surrounding Land Use:**  
**Proposed Use:** Residential subdivision    **Density:** 1 to 4 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within an area of transition from commercial and rural uses to low density residential development within RA and PR zones.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial) & A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property adjacent to this site was recently zoned PR. (4-P-02-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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 4 dwellings per acre

Staff Recomm. (Full): PR zoning at 1 to 4 dwellings per acre is compatible with nearby residential uses and zoning. The sector plan proposes low density residential use for this site.

Comments: A. Need and Justification for Proposal  
1. This site can be served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.  
2. Changing the zoning from A to PR at 1 to 4 dwellings per acre is consistent with the density recommended by the Northwest County Sector Plan and would permit less intensive development than the present Industrial zoning.

B. Effects of Proposal  
1. The PR zone would permit residential development similar to that approved for the adjoining site zoned PR.  
2. PR zoning at a low density designation is compatible to the surrounding residential uses and zoning.  
3. Maximum development under PR zoning at 4 du/ac would add 16 housing units, generate approximately 160 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 7 children.  
4. Knox County Engineering Department reports that the drainage way along Ball Camp Pike will need to be protected with any development proposal.

C. Conformity with the General Plan and Sector Plan  
1. PR zoning at the density requested will permit consideration of uses compatible with surrounding development and the water, sewer and street system available to serve the site.  
2. Other Industrial and Agricultural zoned property in the area could be rezoned to PR at 1 to 4 du/ac and stay within the policies and guidelines of the adopted plans for the area.  
3. This zoning change will help to strengthen the low density residential character of the area.

MPC Action: Approved MPC Meeting Date: 11/14/2002

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: 11/14/2002 Date of Denial: Postponements:

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

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 12/16/2002 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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**