

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 3-C-06-SP **Related File Number:** 3-J-06-RZ
Application Filed: 2/6/2006 **Date of Revision:**
Applicant: DEBRA HENDERSON
Owner:

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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PROPERTY INFORMATION

General Location: Northwest side Ball Camp Pike, northwest of Cascade Falls Ln.
Other Parcel Info.:
Tax ID Number: 91 210 **Jurisdiction:** County
Size of Tract: 11.14 acres
Accessibility: Access is via Ball Camp Pike, a two lane, major collector street with 20' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Condominium development **Density:** 8 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of both rural and low density residential development that has occurred under I, A, RA and PR zoning.

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

Street: 8035 Ball Camp Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but other property in the area has been rezoned PR in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR (Medium Density Residential)

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.):

DENY MDR (Medium Density Residential) designation

Staff Recomm. (Full):

Although there is industrial zoning in the area, development consists of rural and low density residential uses and the area is shown on the sector plan for low density residential use.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density of up to 5 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern. The site has a pond and blue line stream which reduce the developable area of the site. The applicant submitted the attached plan in support of his request that shows the pond drained.

2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, stream protection and other development concerns can be addressed.

3. The PR zoning at up to 5 du/ac will allow development similar to surrounding residential uses that include single family subdivisions and scattered single family housing located along existing county roads in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The recommended density would allow the property to be developed with 56 units, which would generate approximately 557 new vehicle trips and add 14 school-aged children to the school system. The requested MDR sector plan approval and 8 du/ac would allow 89 units, and add 891 vehicle trips per day and 22 school aged children. The submitted plan shows 75 units which would generate 750 trips and add 19 school aged children.

3. The PR zoning at a density up to 5 du/ac is less intensive than the permitted uses of the existing Industrial zone and would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed zoning and recommended density are consistent with the low density residential use proposed for this area by the Northwest County Sector Plan. The requested 8 du/ac requires the MDR Sector Plan amendment to be approved

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

3. It should be expected that approval of MDR for this site would lead to other area MDR requests in the future

MPC Action:

Denied

MPC Meeting Date: 3/9/2006

Details of MPC action:

Summary of MPC action:

DENY MDR (Medium Density Residential)

Date of MPC Approval:

Date of Denial: 3/9/2006

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 4/24/2006

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

MDR approved (MPC denied)

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: