# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 3-M-01-RZ Related File Number:

Application Filed: 2/6/2001 Date of Revision:

Applicant: RONALD W. TODD

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W W W • k n o x m p c • o r g

## **PROPERTY INFORMATION**

General Location: Southwest side Bell Campground Rd. south of W Copeland Dr.

Other Parcel Info.:

Tax ID Number: 56 006 Jurisdiction: County

Size of Tract: 4.22 acres

Accessibility: Access is via Bell Campground Rd., a minor collector street with 50' of right of way and 19-20' of

pavement width.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.

**Surrounding Land Use:** 

Proposed Use: Residential subdivision. Density:

Sector Plan: North County Sector Plan Designation: Agricultural / Rural Residential

Growth Policy Plan: Rural Area

**Neighborhood Context:** This area is sparsely developed with residential uses.

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

Street: Bell Campground Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests: None noted.

Extension of Zone: No.

History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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: MAB

Staff Recomm. (Abbr.): DENY RA (Low Density Residential), because the sector plan does not support the density permitted in

RA.

Staff Recomm. (Full): The zoning requested is not consistent with the sector plan designation of Agricultural/Rural

Residential. The residential density permitted in the property's current Agricultural zoning is most

appropriate for this location.

**Comments:** The North County Sector Plan designates this property for Agricultural/Rural Residential uses. The

Growth Policy Plan designates this property as Rural Area. The Hallsdale-Powell Utility District reports that sewer is not available to the site and there is only a 2" water line serving the area. At least 6" lines are needed for fire hydrants. The site has a 17 to 21% slope, which makes it unsuitable for 3 du/ac of density. It would be difficult to achieve safe sight distance to enter onto Bell Campground Rd. from any point along the property frontage because of horizontal and vertical curves on the road. The road is not

wide enough to support a development of 3 du/ac.

MPC Action: Approved MPC Meeting Date: 3/8/2001

Details of MPC action: Approved RA (Low Density Residential)

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 3/8/2001 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: 4/23/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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