CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-F-03-SP Related File Number: 4-UU-03-RZ

Application Filed: 3/24/2003 Date of Revision:

Applicant: RUFUS SMITH, JR. & COMPANY

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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: Northwest 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: Access is via Ball Camp Rd., a minor arterial street with 19' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Single family residential subdivision Density: 3 dwelling units per

acre

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is within a rural residential area that is experiencing urban residential development within PR

zoning.

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

Street:

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Previous Requests: Previous request was withdrawn (1-N-02-RZ)

Extension of Zone: No

History of Zoning: Property was withdrawn from PR consideration in 2002. (1-N-02-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: A (Agricultural)/RR (Rural Residential)

Requested Plan Category: LDR (Low Density Residential)

1/31/2007 12:53 PM Page 1 of 3

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 LDR (Low Density Residential) sector plan amendment

Staff Recomm. (Full): LDR is consistent with other recent residential development to the north of the site.

Comments: LDR land use designation and PR zoning are the most appropriate designations for the development of

single-family detached housing on this site and are consistent with the surrounding land uses and zoning pattern. Availability of utilities and planned improvements to Ball Camp Pike will make this site

suitable for more intense development.

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
- 2. Changing from Agricultural to PR at 1 to 3 dwellings per acre would result in development compatible in intensity to surrounding development, while allowing larger houses to be built on subdivided lots due to the reduced setbacks of PR zoning.
- 3. The present Agricultural zone that has classified this property for many years allows very low density residential development.

B. EFFECTS OF THE PROPOSAL

- 1. PR zoning at a low density designation would allow development that would be consistent with that permitted or existing on nearby lots zoned PR.
- 2. The maximum requested development under PR zoning at 3 du/ac would add 170 housing units, generate approximately 1700 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 73 children.
- 3. This section of Ball Camp Pike is scheduled for future widening and possible realignment with Schaad Rd. to the east at Oak Ridge Hwy.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Sector Plan proposes rural residential use and slope protection for the site based primarily on lack of public utilities in the area when the plan was written. Since the plan's adoption in January 1997, KUB has extended utilities into the area. The requested LDR designation and PR zoning at a density of 3 du/ac will permit development compatible with the scale and intensity with surrounding development and the water, sewer, and street system available to serve the site. The Northwest County Sector Plan is now being updated, and consideration is being given to designating this area for low density residential.
- 2. Other Agriculturally zoned property in the area could be zoned PR at 1 to 3 du/ac and stay within the policies and guidelines of the adopted plans for the area.
- 3. Low density residential development of this site will solidify this area as a low density residential area.
- 4. The developer is encouraged to work with Knox County to develop a greenway along the northern portion of the property as a pedestrian connection to the new Ridgeway Elementary School site to the east.

MPC Action: Approved MPC Meeting Date: 6/12/2003

Details of MPC action:

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

1/31/2007 12:53 PM Page 2 of 3

Date of MPC Approval: 6/12/2003 Date of Denial: Postponements: 4/10/2003-5/8/2003

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 7/28/2003 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:

1/31/2007 12:53 PM Page 3 of 3