

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

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
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File Number: 4-F-16-UR **Related File Number:** 4-SC-16-C
Application Filed: 2/26/2016 **Date of Revision:**
Applicant: PRIMOS LAND CO., LLC

PROPERTY INFORMATION

General Location: North side of Ball Rd., northeast of Ball Camp Pike.
Other Parcel Info.:
Tax ID Number: 91 089, 090, 090.02 **Jurisdiction:** County
Size of Tract: 9.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Houses on large lots
Surrounding Land Use:
Proposed Use: Detached houses **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (low density residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7129 Ball Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for up to 38 detached dwellings on individual lots as shown on the concept plan and the reduction of the peripheral setback for the subdivision from 35' to 25', except along Lot 124 to be 15' setback, subject to 2 conditions.

Staff Recomm. (Full):

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a density of up to 5 du/ac.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

Comments: The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this Subdivision with the exception of Lot 124 where a 15' peripheral setback is proposed.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.96 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of recent development that has occurred in this area.
4. The future Schaad Road extension and improvements to the railroad crossings in this area will help to improve traffic safety.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed subdivision will not draw significant traffic through residential neighborhoods since the property will have direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its overall density of 3.96 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 4/14/2016

Details of Action:

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a density of up to 5 du/ac.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

Summary of Action: APPROVE the request for up to 38 detached dwellings on individual lots as shown on the concept plan and the reduction of the peripheral setback for the subdivision from 35' to 25', except along Lot 124 to be 15' setback, subject to 2 conditions.

Date of Approval: 4/14/2016

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: