

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-G-05-PA **Related File Number:** 4-N-05-RZ
Application Filed: 3/14/2005 **Date of Revision:**
Applicant: C & PD, LLC
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side Ball Camp Pike, west of Matlock Dr.
Other Parcel Info.:
Tax ID Number: 93 H A 003,007,00701 **Jurisdiction:** City
Size of Tract: 5.14 acres
Accessibility: Access is via Ball Camp Pike and Matlock Dr., both minor collector streets with 20' and 18' pavement widths, respectively, within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartment style condominiums **Density:** 16 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** MDR, LDR and SLPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an undeveloped A-1 zoned area that has had surrounding urban development occur within R-1, R-1A, R-2, O-1 and C-3 zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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):

Low density residential use is the most appropriate use for this site, given the surrounding residential land use and zoning pattern, as well as the physical constraints of the property that include a blue line stream and steep slopes that extend through this site. The sector plan proposes low density residential use for this site

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A-1, R-1, R-1A, R-2 and RP-1 zoning.
2. RP-1 zoning at 1 to 5.9 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The proposed zoning and density will allow fewer dwelling units than requested by the applicant, but would be compatible with surrounding development and the physical constraints of the site.
3. RP-1 zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the recommended density, up to 30 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 300 vehicle trips per day to the street system and about 16 children under the age of 18 to the school system.
3. Adequate sight distance does not occur along Matlock Dr. for safe and adequate access. The development will have to provide access directly from Ball Camp Pike to the north.
4. Low density residential development under RP-1 zoning is compatible with the surrounding zoning, and the impact on adjacent properties may be addressed during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes low density residential use for the property. The applicant has requested approval of medium density residential uses for the site.
2. The staff recommendation of RP-1 at 1 to 5.9 du/ac. is consistent with the adopted plans. With the approval of the requested amendment to Medium Density Residential, the RP-1 zoning at a density up to the 16 du/ac. would be consistent with the City of Knoxville One Year Plan.
3. This request may generate similar zoning requests in this area, on nearby properties proposed for low density residential uses on the sector plan and One Year Plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by the Knoxville Department of Engineering and MPC staff.

MPC Action:

Denied

MPC Meeting Date: 4/14/2005

Details of MPC action:

Summary of MPC action:

DENY MDR (Medium Density Residential) designation

Date of MPC Approval:

Date of Denial: 4/14/2005

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/10/2005

Date of Legislative Action, Second Reading: 5/24/2005

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: