CASE SUMMARY

APPLICATION TYPE: REZONING





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Owner:

PROPERTY INFORMATION

General Location:	Southeast side Ball Rd., northeast of Lobetti Rd., south of Zion Ln.		
Other Parcel Info.:			
Tax ID Number:	91 166	Jurisdiction:	County
Size of Tract:	20.72 acres		
Accessibility:	Access is via Ball Rd., a major collector street with 20' of pavement within a 40' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Single family detached	d subdivision	Density: 4 du/ac
Sector Plan:	Northwest County	Sector Plan Designation: LDR and SLPA	
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		
Neighborhood Context:	This site is within a rural area that has been undergoing urban redevelopment within RA and PR zones.		

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

6112 Ball Rd.

Location:

Street:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
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 to PR for residential development

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MP	C ACTION AND DISPOSITION	I
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	,	anned Residential) zoning. ty of 1 to 4 dwellings per acre	
Staff Recomm. (Full):	PR zoning is comp of low density resid		ved in the area and the sector plan proposal
Comments:	 PR zoning at up and zoning pattern Other properties RB zoning. PR zoning will r property. During th 	USTIFICATION FOR THE PROPOSAL at up to 4 du/ac is compatible with the scale and intensity of the surrounding development attern. Derties in this area are developed with low density residential uses under A, PR, RA and will require MPC use on review approval of site plans prior to any development of the ring this review, potential issues such as traffic, drainage, access, topography, lot layout velopment concerns can be addressed.	
	 At the recommendation the overall develop approximately 830 to the school system The proposal is 	d sewer utilities are available in the area to ended acreage and density, up to 83 addition ment. The development of single family vehicle trips per day to the street system m.	tional dwelling units could be proposed for detached dwellings would add and about 58 children under the age of 18 and the impact on adjacent properties canl
	 The Northwest (the proposal. The site is locat Policy Plan map. This request ma with the low density Upon final approva review development proposed lot pattern constructed. Gradi 	site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth	
MPC Action:	Approved		MPC Meeting Date: 4/14/2005
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre		
Date of MPC Approval:	4/14/2005	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:	5/23/2005	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		lf "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: