

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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www.knoxmpc.org

File Number: 4-P-02-RZ **Related File Number:**
Application Filed: 3/25/2002 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: North side Ball Camp Pike, southwest of Byington-Solway Rd.
Other Parcel Info.:
Tax ID Number: 90 187.01, 187.03 **Jurisdiction:** County
Size of Tract: 17 acres
Accessibility: Access is via Ball Camp Pike, a minor arterial 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 housing **Density:** 3 dwellings per acre
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This sloping site is within an area of transition from rural to low density residential development within PR and RA zones.

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

Street: 8553 Ball Camp Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was zoned from I to RA in the mid 1970's.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 PR (Planned Residential) zoning.
APPROVE a density of 1 to 2 du/ac. (Applicant requested 1 to 3 du/ac.)

Staff Recomm. (Full): PR zoning is consistent with other residential zoning and development found in the area. The sector plan proposes low density residential and slope protection for this site.

Comments: This site may be difficult to develop at the requested maximum density due to steep slope on portions of the site and its irregular shape. A density of 1-2 dwelling units per acre is more appropriate given these conditions. Any development proposal should distribute the density on the level portions of the site and leave the steep areas undisturbed. Several parcels located to the north of this property have access to Ball Camp Pike by means of a joint permanent easement. Access to these properties will have to be addressed with the submission of plans for the development of the subject property.

MPC Action: Approved MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 2.5 dwelling units per acre

Date of MPC Approval: 4/11/2002 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: 5/28/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: