

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-T-01-RZ **Related File Number:**
Application Filed: 3/14/2001 **Date of Revision:**
Applicant: SOUTHLAND GROUP
Owner:

PROPERTY INFORMATION

General Location: South side Ball Rd., southwest of Johnson Rd.
Other Parcel Info.:
Tax ID Number: 78 269 **Jurisdiction:** County
Size of Tract: 20.6 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 **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is within the rural residential area of single family housing that is scattered along Ball Rd., and zoned A, and recently, PR.

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

Street: 5326 Ball Rd.
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:
Extension of Zone: No
History of Zoning: None noted for this site, but other nearby property has been zone PR recently at 3 du/ac. (10-J-00-RZ)

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: kp

Staff Recomm. (Abbr.): APPROVE PR Planned Residential zoning.
APPROVE 1 to 3 du/ac. (Applicant has requested 5 du/ac.)

Staff Recomm. (Full): PR zoning is consistent with recent zoning changes approved in this area and is compatible with surrounding residential development. The sector plan proposes rural residential uses for this site, although KUB has recently extended public sewer service into this area.

Comments: This land was designated as rural residential in the sector plan because public sewer was not available. Since the sector plan's adoption, sewer has been extended into the area. The recommended density of 1 to 3 units per acre is consistent with the density range approved on nearby residential tracts that have been developed with single family, detached housing. There is a flood fringe area along the southern portion of the site that will need to be protected during the development process.

MPC Action: Approved MPC Meeting Date: 4/12/2001

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1- 3 dwelling units per acre

Date of MPC Approval: 4/12/2001 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: 5/29/2001 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: