

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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File Number: 4-U-04-RZ **Related File Number:**
Application Filed: 3/8/2004 **Date of Revision:**
Applicant: TERRY PATTON
Owner:

PROPERTY INFORMATION

General Location: Southeast side Ball Camp Pike, southwest of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 91 PARTS OF 22.402, 22.403 **OTHER:** MAP ON FILE AT **Jurisdiction:** County
Size of Tract: 4 acres
Accessibility: Access is via Ball Camp Pike, a minor arterial street with 40' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR and Slope Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in a rural and low density residential area that has developed under RA, PR, A and I zoning.

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

Street:
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: None noted for this property. Property to west was rezoned to PR on
Extension of Zone: Yes, extension of PR from the west.
History of Zoning: MPC approved PR zoning at 1 to 3 du/ac on the property to the west on 8/14/2003 (8-I-03-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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 du/ac.

Staff Recomm. (Full): PR zoning at 1 to 3 units per acre is consistent with the surrounding residential development in the area and is a logical extension of zoning from the west.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The applicant is proposing to extend the zoning to the subject property from the adjacent property to the west in order to have a larger tract for a proposed future subdivision development.
2. The proposal is a logical extension of zoning from the west and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. The PR zoning will require MPC approval of a site plan as a use on review prior to any development of the property. The use on review and concept plan review required for a subdivision development will address potential issues such as traffic, access, drainage and lot layout.

THE EFFECTS OF THE PROPOSAL

1. Water and sewer utilities are available to serve the site.
2. The proposed density would allow up to 12 additional dwelling units in the proposed future subdivision development. This will add approximately 9 persons under the age of 18. Approximately 120 trips per day would be added to the street system. Ball Camp Pike is sufficient to handle this additional traffic.
3. The impact to adjacent properties will be addressed through the use on review / concept plan review process. The impact should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site, consistent with the request.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. There may be future requests for PR zoning in this area, consistent with the sector plan proposal for low density residential uses.

If approved, this item will be forwarded to Knox County Commission for final action on May 24, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

MPC Action: Approved

MPC Meeting Date: 4/8/2004

Details of MPC action:

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

Date of MPC Approval: 4/8/2004

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: 5/24/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: