

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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: 5-B-03-UR **Related File Number:** 5-SA-03-C
Application Filed: 4/7/2003 **Date of Revision:**
Applicant: RUFUS H. SMITH JR. & COMPANY
Owner:

PROPERTY INFORMATION

General Location: North side of Ball Camp Pike, southwest of Amherst Rd.
Other Parcel Info.:
Tax ID Number: 91 190 **Jurisdiction:** County
Size of Tract: 57.32 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:** 2.48 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 7301 Ball Camp Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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: Tom Brechko

Staff Recomm. (Abbr.): DENY the development plan for up to 142 detached single family dwellings on individual lots based on the following reasons:

Staff Recomm. (Full):

1. The proposed subdivision is not consistent with the General Purpose of the Knoxville-Knox County Minimum Subdivision Regulations which requires "coordination of roads within the subdivided land with other existing or planned roads". In this case the "planned road" is the relocation of the new Ball Camp Pike.
2. The proposed subdivision ignores the designed layout of the new Ball Camp Pike which has been in the planning and design phases since 1997.
3. The applicant was first notified of the new Ball Camp Pike project in late March/early April, 2003 through meeting and correspondence from the Knox County Department of Engineering and Public Works, and by the MPC Staff Report for the Rufus Smith, Jr. & Company rezoning and sector plan amendment (4-UU-03-RZ & 4-F-03-SP) for the property. The applicant was also involved in meetings with County Engineering Staff regarding the details of the project.
4. The applicant submitted a revised concept plan that incorporated the new Ball Camp Pike road project into it's design. This concept plan was recommended for approval by MPC Staff at the Planning Commission's July 10, 2003 meeting. The applicant requested postponement at that meeting.
5. The proposed subdivision is not consistent with a Transportation policy of the Knoxville-Knox County General Plan that advocates "Improving the continuity of the urban and regional thoroughfare system." The new Ball Camp Pike project is one link in a continuous east-west four lane arterial road system that will eventually connect with Tazewell Pike to the east and Lovell Rd. to the west.
6. With the northern portion of the property within the slope protection area (as identified in the Northwest County Sector Plan), proposed Lots 67 - 78 do not comply with the minimum lot size requirements for hillside subdivisions as identified in the Minimum Subdivision Regulations (Section 82-33).

Comments:

MPC Action: Denied

MPC Meeting Date: 9/11/2003

Details of MPC action:

1. The proposed subdivision is not consistent with the General Purpose of the Knoxville-Knox County Minimum Subdivision Regulations which requires "coordination of roads within the subdivided land with other existing or planned roads". In this case the "planned road" is the relocation of the new Ball Camp Pike.
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33).

Summary of MPC action: DENY the development plan for up to 142 detached single family dwellings on individual lots based on the following reasons:

Date of MPC Approval: **Date of Denial:** 9/11/2003 **Postponements:** 5/8/2003-8/14/2003

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

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: