

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-C-02-SP **Related File Number:**
Application Filed: 4/15/2002 **Date of Revision:** 5/6/2002
Applicant: WALT DICKSON
Owner:

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

Suite 403 • City County Building
400 Main Street
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side Ball Camp Byington Rd, south side railroad right-of-way,
Other Parcel Info.:
Tax ID Number: 90 123.16 **Jurisdiction:** County
Size of Tract: 28.6 acres
Accessibility: Access is via Ball Camp Byington 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: Apartments **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is in a mixed area of residential and business uses with recent multi-family residential development occurring under PR zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been zoned PR and RA recently.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial) and SP (Stream Protection)
Requested Plan Category: LDR (Low Density Residential) and SP (Stream Protection)

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 LDR (Low Density Residential) sector plan designation

Staff Recomm. (Full):

Low density residential use of this site is consistent with recent development trends within this area and more conducive to the environmental constraints of this site than the Industrial designation of the sector plan.

Comments:

The Knox County Department of Engineering and Public Works reports that 50% of the site has a flood hazard that extends through the middle of the property. This environmental constraint will add development requirements and reduce the suitability for intense use of the property. Additionally, the site has restricted direct vehicular access to the north because of a one lane railroad underpass.

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 6/13/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements: 5/9/02

Date of Withdrawal:

6/13/2002

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: