CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT

File Number: 5-C-06-SP Related File Number: 5-G-06-RZ

Application Filed: 3/31/2006 Date of Revision:

Applicant: BABELAY FARM, LLC VICTOR JERNIGAN

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southeast side McCampbell Dr., northwest of Washington Pike

Other Parcel Info.:

Tax ID Number: 49 PORTION OF 088 OTHER: MAP ON FILE AT MPC Jurisdiction: County

Size of Tract: 77 acres

Accessibility: Access is via McCampbell Dr., a local street with 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Attached housing Density:

Sector Plan: North City Sector Plan Designation: Ag/RR

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This undeveloped site is in an area of low density residential development that has occurred under

RA,RB and PR zones. Industrial zoned land is located along the railroad right-of-way and has not

developed.

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

Street: 5304 McCampbell Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning: RB (General Residential)

Previous Requests: Property was zoned PR in 2004 (2-G-04-RZ).

Extension of Zone: Yes

History of Zoning: Property was rezoned from RB to PR in 2004.

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area)

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Requested Plan Category: MDR (Medium Density Residential) & SLPA (Slope Protection Area)

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.): DENY MDR (Medium Density Residential) designation

Staff Recomm. (Full): Although MDR designation would acknowledge the area's RB zoning, which permits medium density

development, only low density subdivision development has occurred in the area. Medium density development of this site would be out of character with the surrounding development pattern. The sector plan proposes rural residential, low density residential and slope protection for the site and surrounding

property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The MDR and RB zone are not consistent with surrounding zoning and development. The existing PR zoning at up to 4 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.

2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, slope, lot layout and other development concerns can be addressed.

3. The PR zoning will allow development similar to surrounding residential uses that include townhouses, duplexes and single family subdivisions. The requested MDR and RB zoning permit more intensive development that is out of character with surrounding uses.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposed zoning would allow the property to be developed with a maximum of 424 dwelling units. Approximately 4,240 new vehicle trips would be generated and approximately 182 school-aged children would be added to the school system. A traffic impact study would be required with any development proposal submitted to MPC that would require MPC review.
- 3. The PR zoning at up to 4 du/ac would impact surrounding properties, but it is compatible with the scale and intensity of other development and zoning in the area. Development of the site under it's former RB zoning would also impact surrounding uses and could be done in a manner that would be out of character with the established development. Development could occur at up to 12 du/ac without the benefit of MPC review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested MDR designation and RB zoning are not consistent with the rural residential and slope protection proposed for this site, or with the adjoining areas to the north and east which are proposed by the North City Sector Plan for low density residential. The current PR zoning at up to 4 du/ac was approved as an extension of that low density residential pattern.

2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth

Postponements:

Policy Plan.

5/11/2006

MPC Action: Approved MPC Meeting Date: 5/11/2006

Date of Denial:

Details of MPC action:

Date of MPC Approval:

Summary of MPC action: APPROVE MDR (Medium Density Residential) & SLPA (Slope Protection Area)

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

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/26/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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