

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 5-I-02-RZ **Related File Number:**
Application Filed: 4/10/2002 **Date of Revision:** 5/6/2002
Applicant: WALT DICKSON
Owner:

PROPERTY INFORMATION

General Location: East side Ball Camp Byington Rd., south of 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 50' of right of way and 20' of pavement width.

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:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential and industrial uses under A, PR 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: I (Industrial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes. Extension of PR from the south.
History of Zoning: None noted.

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 5 du/ac.

Staff Recomm. (Full): PR at 1 to 5 du/ac is a logical extension of the PR zoning from the south and is compatible with the scale and intensity of nearby land uses and zoning. The Northwest County Sector Plan proposes low density residential uses and slope protection for this site.

Comments: The density requested is reasonable for the proposed apartment development and is less dense than the adjacent apartment development. The requested PR zoning will allow for clustering of the units in the more developable areas of the site away from the drainage areas and steeper slopes.

The southernmost portion of the site has slopes of up to 24% and is designated for slope protection by the sector plan. There are three blue line water features on the site, which will require TDEC and Engineering approval for disturbance or crossing during development. Ball Camp Byington Rd. is reduced to one-lane just south of the site for a short bridge, and north of the site for a railroad underpass. TDOT has plans to widen the one lane bridge to two lanes within the next two years.

A use on review must be approved by MPC prior to any development of the property. A traffic impact study will be required, which will address any traffic concerns, such as the one-lane sections of Ball Camp Byington Road north and south of the site. Knox County Engineering will be involved in the use on review process which will ensure that traffic and drainage concerns are addressed. Knox County Engineering has advised that if Meadow Creek, which runs along the north property line, is to be disturbed, a full drainage study will be required. See the attached memo (dated 5/28/02) from Knox County Engineering for issues regarding drainage. The applicant may be required to access this site through the existing apartment development to the south, which should minimize the impact to the drainage way and the road system.

MPC Action: Approved

MPC Meeting Date: 6/13/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 6/13/2002

Date of Denial:

Postponements: 5/9/02

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 7/22/2002

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: