

# 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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**File Number:** 5-M-04-UR                      **Related File Number:** 5-SG-04-C  
**Application Filed:** 4/12/2004                      **Date of Revision:**  
**Applicant:** RUFUS H. SMITH JR. & COMPANY  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North of Ball Camp Pike, west of Johnson Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 PART OF 190                      **Jurisdiction:** County  
**Size of Tract:** 19.79 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached single-family subdivision                      **Density:** 3.49 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned 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.):** APPROVE the development plan for up to 56 detached single family dwellings on individual lots subject to 3 conditions.

**Staff Recomm. (Full):** 1. Planting a Type "A" landscape screen (see attachment) along the north side of the slope easement for the Schaad Rd. extension for lots 1-4 and 45-56 in order to reduce the impact of the proposed arterial road on the adjoining lots. This landscape screen shall be planted upon the completion of the Schaad Rd. extension in this area, when the temporary construction easement is no longer needed.  
2. Meeting all applicable requirements of the approved concept subdivision plan.  
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and use-on-review in the PR zoning district.

**Comments:** EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision at a density of 2.83 du/ac (2.997 du/ac for the entire subdivision), is consistent in use and density with the approved rezoning of the property.
- 3. Any school age children living in this development are presently zoned to attend Amherst Elementary and Karns Middle and High Schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since future access will be to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential use and slope protection area. The PR zoning approved by the Knox County Commission allows consideration of a density up to 3 du/ac. The proposed subdivision at a density of 2.83 du/ac (2.997 du/ac for the entire subdivision) is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 7/13/2006

**Details of MPC action:** 1. Planting a Type "A" landscape screen (see attachment) along the north side of the slope easement for the Schaad Rd. extension for lots 1-4 and 45-56 in order to reduce the impact of the proposed arterial road on the adjoining lots. This landscape screen shall be planted upon the completion of the Schaad Rd. extension in this area, when the temporary construction easement is no longer needed.  
2. Meeting all applicable requirements of the approved concept subdivision plan.

3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and use-on-review in the PR zoning district.

**Summary of MPC action:** APPROVE the development plan for up to 56 detached single family dwellings on individual lots subject to 3 conditions.

**Date of MPC Approval:** 7/13/2006      **Date of Denial:**      **Postponements:** 5/13/2004 & 6/8/2006

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

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**