

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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

File Number: 5-SE-09-C **Related File Number:**
Application Filed: 3/30/2009 **Date of Revision:**
Applicant: KL REAL ESTATE CORPORATION

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

PROPERTY INFORMATION

General Location: Southwest side of Ball Camp Pk., northwest of Matlock Rd.
Other Parcel Info.:
Tax ID Number: 93 H A 00717 **Jurisdiction:** City
Size of Tract: 5.2 acres
Accessibility: Access is via Ball Camp Pike, a collector street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Developing attached residential condominium project
Surrounding Land Use: Property surrounding the site is zoned R-1, R-1A, RP-1, R-2, O-1 and C-3. Development in the area consists of attached and detached dwellings, apartments and a plumbing contractors office and warehouse.
Proposed Use: Attached residential subdivision **Density:** 5.58 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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: Ball Camp Villas
No. of Lots Proposed: 29 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 9 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville, Ord. O-280-90.
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
4. Meeting all applicable requirements of the Knoxville Department of Engineering
5. Reducing the grade at the intersection of Road A at Ball Camp Pk. To 1% unless otherwise permitted by the Knoxville Dept. of Engineering
6. Approval of the proposed curb and gutter design by the Knoxville Engineering Dept.
7. Provision of a front minimum building setback of 20' from the property line for units with a one-car garage and a 15' building setback for units with a two-car garage
8. Establishment of a homeowners association for the purpose of maintaining all commonly held assets including storm drainage facilities
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant is proposing to develop this 5.20 acre tract into 29 attached residential condominiums at a density of 5.58 du/ac. This property was rezoned to RP-1 (Planned Residential) at a density of 1 - 5.9 du/ac by City Council on May 24, 2005. (4-N-05-RZ). Although the property has frontage on Matlock Rd., the applicant is proposing to access the development via Ball Camp Pk. This exact same project was approved by MPC in June of 2008 as an attached residential condominium development. The applicant is now proposing to subdivide the site in order to permit each unit to be placed on a lot.

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 all utilities are in place to serve this site.
2. The proposed attached residential development at a density of 5.58 du/ac, is consistent in use and density (up to 5.9 du/ac) with the zoning. Other subdivision development in the area has occurred under the RP-1 zoning regulations (Maple Grove Subdivision to the west).
3. Any school age children living in this development are presently zoned to attend Pleasant Ridge Elementary, Northwest Middle School and West High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed attached residential development meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The approved zoning density of this site is 1 - 5.9 dwellings per acre. The proposed 5.49 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan and Knoxville One Year Plan designates this property for low density residential with a maximum density of 5.9 du/ac. The RP-1 zoning approved for the site allows a density up to 5.9 du/ac. At a proposed density of 5.58 du/ac, the proposed development is consistent with the Sector Plan, One Year Pan and zoning designation.
- 2. The site is located within the Urban Growth Area inside the City on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 5/14/2009

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 5/14/2009 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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:**