

# 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

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

**File Number:** 6-B-16-UR

**Related File Number:** 6-SA-16-C

**Application Filed:** 4/21/2016

**Date of Revision:**

**Applicant:** RUFUS H. SMITH & CO.

## PROPERTY INFORMATION

**General Location:** Northwest side of Ball Rd., East of Hatties Place Rd.

**Other Parcel Info.:**

**Tax ID Number:** 91 091 OTHER: 091ID027

**Jurisdiction:** County

**Size of Tract:** 21.4 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:**

**Proposed Use:** Subdivision with detached houses

**Density:**

**Sector Plan:** Northwest County **Sector Plan Designation:** LDR (Low Density Residential)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:**

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

**Street:** 2222 Fitzgerald Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) pending

**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:

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for up to 87 detached dwellings on individual lots as shown on the concept plan and the reduction of the peripheral setback from 35' to 25', with the exception of Lots 107-111 and the common area, subject to 2 conditions.

Staff Recomm. (Full):

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a density of up to 5 du/ac.  
2. 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 a Use-on-Review within the PR (Planned Residential) zoning district.

Comments:

Access for the subdivision will be from internal street connections to phase 1 and 2 of the Hattie's Place subdivision only and will not have a road connection to Ball Rd. Sidewalks will be provided on one side of everyone proposed street with the exception of the eastern portion of Road "C" which is a short cul-de-sac road that serves a small number of homes.

The common open space is located behind lots 111 - 125 and is accessible by a proposed sidewalk from Lucky Clover Ln., east of lot 119. An amenity for the neighborhood will be located here, consisting of 6' wide walking path, play equipment, open play lawn, benches and new trees, as shown in the Open Space Amenity Plan. The amenity is not ideally located, being hidden behind houses, however, the location is relatively flat which makes the site more function for active play space.

### **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 will be provided to this site.  
2. The proposed detached residential subdivision at a density of 4.06 du/ac, is consistent in use and density with the recommended rezoning of the property.  
3. The proposed low density residential zoning and development is compatible with the scale and intensity of recent development that has occurred in this area.  
4. The future Schaad Road extension and improvements to the railroad crossings in this area will help to improve traffic safety.  
5. The Traffic Impact Study for the development was submitted to staff too late to fully review the recommendations before the planning commission meeting. Additional time is needed to determine if further revisions are needed and if roads improvements will be necessary. However, it is anticipated that the most significant recommendation from the traffic study will be to install a left turn lane on Ball Rd. for traffic turning onto Hatties Place Rd. Staff is of the opinion that if a turn lane is recommended that this can be reviewed and approved during design plan phase. In addition, staff has recommended a condition that revisions be made to the Traffic Impact Study as determined necessary by Knox County Public Works and Engineering and MPC staff, and any improvements recommended of the study must be installed.

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

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.  
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. 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 proposed subdivision will not draw significant traffic through residential neighborhoods since the property will have direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 5.0 du/ac. The proposed subdivision with its overall density of 4.06 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 6/9/2016

**Details of Action:** 1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a density of up to 5 du/ac.  
2. 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 a Use-on-Review within the PR (Planned Residential) zoning district.

**Summary of Action:** APPROVE the request for up to 87 detached dwellings on individual lots as shown on the concept plan and the reduction of the peripheral setback from 35' to 25', with the exception of Lots 107-111 and the common area, subject to 2 conditions.

**Date of Approval:** 6/9/2016 **Date of Denial:** **Postponements:**

**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:**