

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-E-04-UR **Related File Number:** 6-SD-04-C
Application Filed: 5/10/2004 **Date of Revision:**
Applicant: RUFUS H. SMITH JR. & COMPANY
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Ball Camp Pike, southwest of Amherst Rd.
Other Parcel Info.:
Tax ID Number: 91 PART OF 190 **Jurisdiction:** County
Size of Tract: acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
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 plan for up to 102 detached single family dwellings on individual lots and the reduction of the peripheral setback along the south side of the proposed Ball Camp Pike to 20 feet, subject to 2 conditions**Staff Recomm. (Full):**
1. Meeting all requirements of the approved concept plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a concept plan and use on review.

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 all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with other subdivisions zoned PR (Planned Residential) in the area.

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.
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 use will not draw additional traffic through residential areas.
3. The PR zoning approved for the property allows a density up to 3 du/ac for the entire tract. At a proposed density of 3.07 du/ac for the southern portion of the property, and approximately 1.89 du/ac for the entire tract, the subdivision is consistent with the approved density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The approved amendment to the Northwest County Sector Plan identifies the property as low density residential with a maximum density of 5 du/ac. At a proposed density of 3.07 du/ac, the subdivision is consistent with the Sector Plan.
2. A portion of the property on the north side of the proposed realigned Ball Camp Pike, which the applicant has identified as future development, is designated on the plan as a slope protection area. Any development of that area shall include measures to protect the steep slopes from erosion and to reduce the potential for slope failure and building damage.

MPC Action: Approved**MPC Meeting Date:** 6/10/2004**Details of MPC action:**
1. Meeting all requirements of the approved concept plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a concept plan and use on review.

Summary of MPC action: APPROVE the plan for up to 102 detached single family dwellings on individual lots and the reduction of the peripheral setback along the south side of the proposed Ball Camp Pike to 20 feet, subject to 2 conditions

Date of MPC Approval: 6/10/2004

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: