

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

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www.knoxmpc.org

File Number: 6-H-03-RZ **Related File Number:** 6-E-03-SP
Application Filed: 5/12/2003 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.
Owner:

PROPERTY INFORMATION

General Location: Southeast side Ball Rd., southwest of Branch Hill Ln.
Other Parcel Info.:
Tax ID Number: 78 267, 267.01, 268 **Jurisdiction:** County
Size of Tract: 15.05 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 4 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Urban Growth Area (Outside 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: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 du/ac. (Applicant requested 1 to 4 du/ac)

Staff Recomm. (Full): PR at a density of 1 to 3 du/ac is consistent with the adjacent subdivisions and is a logical extension of zoning from the east and west.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. PR is a logical extension of zoning from the east and west.
3. The PR zoning district requires that a use on review and concept plan be approved by MPC prior to any development of the property. This planned zone designation is beneficial so that issues and concerns can be addressed before subdivision of the property takes place.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The requested density of 1 to 4 du/ac (maximum 60 lots) will add approximately 600 vehicle trips per day to Ball Rd. The recommended density of 1 to 3 du/ac (maximum 45 lots) will add approximately 450 trips per day.
3. The requested density would add approximately 27 school aged children to the school system. The recommended density would add approximately 20 children.
4. The applicant's proposal for 1 to 4 du/ac would have some negative impact on the two adjacent subdivisions to the east and west by allowing inconsistent higher density residential development. The recommended density of 1 to 3 du/ac would be more appropriate to maintain more suitable compatibility.
5. The Knox County Department of Engineering and Public Works has submitted a memo (attached) regarding this site. The memo indicates that the back of the property has moderate hazard soil, is in Flood Zone A, and will have the no-fill line regulation applied to it. The Engineering Department will be involved in the review of the concept plan / use on review site plans and these issues will be addressed at that time.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Staff is recommending that the Northwest County Sector Plan be amended from agricultural / rural residential to low density residential designation, consistent with the proposed PR zoning and density.
2. The site is located within the Urban Growth Area of the Knoxville/Knox County/Farragut Growth Policy Plan.
3. The subdivisions to the east and west were rezoned to PR prior to the time that appropriate sector plan amendments, consistent with the requested zoning, were required to be filed with the rezoning application.

MPC Action: Approved

MPC Meeting Date: 6/12/2003

Details of MPC action: APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3.2 du/ac.

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3.2 dwelling units per acre

Date of MPC Approval: 6/12/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 7/28/2003

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: