

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

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

File Number: 7-N-16-RZ **Related File Number:**
Application Filed: 6/2/2016 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Northwest side Ball Rd., southwest of Zion Ln.
Other Parcel Info.:
Tax ID Number: 91 PART OF 047 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 24 acres
Accessibility: Access is via Ball Rd., a major collector street with 22' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Mobile homes and vacant land
Surrounding Land Use:
Proposed Use: Detached residential development **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR & SLPA w/ HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural, rural and low density residential uses under A, RA, RB and PR zoning.

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

Street: 6117 Ball Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): DENY the request for PR (Planned Residential) zoning, as requested.

Staff Recomm. (Full): The applicant is requesting that only a portion of the overall 38 acre parcel be rezoned, which if approved, would leave about 14 acres of steep ridgeline zoned RB. Although the requested PR zoning and density are consistent with the sector plan proposal for the property, leaving a portion zoned RB is not appropriate for the reasons listed below.

Comments: RB zoning allows multi-dwelling, attached development at up to 12 du/ac without any required plan review by MPC. The area proposed to remain RB is the steepest portion of the parcel, which, if proposed to be developed, should be reviewed by MPC to minimize the impact to the steep slopes. As proposed, the zoning pattern would lead to an inappropriate situation where high density residential development would only have to Ball Rd. through much lower density development. Staff is of the opinion that the existing RB zoning allows reasonable use of the property for residential development. RB allows detached dwellings on individual lots of no less than 10,000 square feet in size with sewer. If the applicant would like to utilize the PR zoning to allow the more flexible lot sizes, then the entire property should be rezoned to a density that would be consistent with the guidelines of the Hillside and Ridgetop Protection Plan.

Staff would likely support a rezoning to PR at an appropriate density if the entire parcel were requested to be rezoned. If the applicant is willing to revise the application to include the entire parcel, then this request would need to be postponed at least 30 days in order to revise the application and readvertise. Additional review fees would also apply if the area of the land requested for rezoning is increased.

Action: Denied

Meeting Date: 7/14/2016

Details of Action:

Summary of Action: DENY the request for PR (Planned Residential) zoning.

Date of Approval:

Date of Denial: 7/14/2016

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 8/15/2016**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 9/26/2016

Date of Legislative Action, Second Reading: 10/24/2016

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: