

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: C &PD, LLC on Ball Camp Pk.
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 27 **No. of Lots Approved:** 27
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 8 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 (see attached memo).
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and common area.
6. Certification on the final plat by the applicant's engineer that there is adequate sight distance (the posted speed limit multiplied by ten) at the entrance to this project looking onto Ball Camp Pk.
7. Meeting all requirements of the approved use on review development plan.
8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to subdivide this 5.21 acre tract into 27 attached single-family lots at a density of 5.18 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). The Planning Commission recommended approval of the rezoning request on April 14, 2005. Although the property has frontage on Matlock Rd., the applicant is proposing to access the development via Ball Camp Pk. Due to some vegetation along Ball Camp Pk., sight distance at the proposed entrance will need to be certified by the applicant's engineer. A blue line stream crosses this site. Any proposed alterations to this stream will require the approval of the Tenn. Dept. of Environment and Conservation.

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 single-family subdivision at a density of 5.18 du/ac, is consistent in use and density (up to 5.9 du/ac) with the recent rezoning. 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 Karns High School.

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

1. The proposed attached single-family subdivision meets the standards for development within a RP-1 (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 approved zoning density of this site is 1 - 5.9 dwellings per acre. The proposed 5.18 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 5.18 du/ac, the proposed subdivision is consistent with the Sector Plan, One Year Plan 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: 7/14/2005

Details of MPC action:

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Summary of MPC action:

APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval:

7/14/2005

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

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: