

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-B-06-SP **Related File Number:** 8-L-06-RZ
Application Filed: 7/12/2006 **Date of Revision:**
Applicant: TERRY PATTON
Owner:

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

PROPERTY INFORMATION

General Location: Northwest side Ball Camp Pike, southeast of Ball Rd.
Other Parcel Info.:
Tax ID Number: 91 211 **Jurisdiction:** County
Size of Tract: 7.6 acres
Accessibility: Access is via Ball Camp Pike, a major collector street with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family attached **Density:** 7 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of both rural and low density residential development that has occurred under I, A, RA and PR zoning.

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:
Extension of Zone: Yes
History of Zoning: This site was rezoned from Industrial to A in 2000, and adjacent property was approved for MDR and PR zoning at up to 7 du/ac in April 2006

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR (Medium Density Residential)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE MDR (Medium Density Residential) designation

Staff Recomm. (Full):

The Knox County Commission recently approved the adjacent property for MDR and PR zoning at up to 7 du/ac. There is industrial zoning along the rail road to the north of the site, although the sector plan proposes low density residential use for the area.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density of up to 7 du/ac will allow development that is compatible with the scale and intensity of the recently approved adjacent rezoning and surrounding residential development and zoning pattern. The applicant submitted the attached plan in support of his request.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, stream protection and other development concerns can be addressed.
3. The PR zoning at up to 7 du/ac will allow development similar to that allowed on the adjacent property and can be done in a manner that is compatible with surrounding residential uses that include single family subdivisions and scattered single family housing located along existing county roads in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The recommended density would allow the property to be considered for a maximum of 53 units, which would generate approximately 530 new vehicle trips and add 13 school-aged children to the school system.
3. The PR zoning at a density up to 7 du/ac is the same as the adjacent property, less intensive than the permitted uses of the existing Industrial zone to the north and would have minimal impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested 7 du/ac requires the MDR sector plan amendment to be approved for the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. It should be expected that approval of MDR for this site would lead to other area MDR requests in the future

MPC Action:

Approved

MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action:

APPROVE MDR (Medium Density Residential)

Date of MPC Approval:

8/10/2006

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

9/25/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: