

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: 8-I-03-RZ **Related File Number:**
Application Filed: 7/14/2003 **Date of Revision:**
Applicant: TERRY PATTON
Owner:

PROPERTY INFORMATION

General Location: Southeast side Ball Camp Pike, southwest of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 91 223 **Jurisdiction:** County
Size of Tract: 32.63 acres
Accessibility: Access is via Ball Camp Pike, a minor arterial street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of a rural and low density residential area that has developed under RA, PR, I and Agricultural 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) and I (Industrial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site. But other property in the area has been zoned PR for residential subdivisions in the past 5 years.

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 dwellings per acre (Applicant requests 1 to 5 du/ac)

Staff Recomm. (Full):

PR zoning at 1 to 3 units is consistent with surrounding residential development and the steep slopes, a drainage depression and a creek found on portions of this site. The sector plan proposes low density residential and slope protection for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at a density of 1-3 du/ac is compatible with the established low density residential development in this area as well as the environmental constraints affecting this site, that include steep slope, a drainage depression and a creek. Other PR zoning density in the area is at 1 to 3 du/ac.
2. The site is currently zoned A and I, which would allow agricultural or industrial uses.
3. The topography of the site is not suitable for residential development at up to 5 units per acre because of steep slopes, which are the southern and eastern portions of the property. (See the attached map.).

THE EFFECTS OF THE PROPOSAL

1. The recommended 1-3 du/ac will allow consideration of up to 96 dwelling units to be developed on the property. This will add approximately 43 school aged children to the school system.
2. The recommended density would add approximately 960 vehicle trips per day to the street system. Ball Camp Pike should be adequate to handle the additional traffic.
3. Public water and sewer can be provided to the development from West Knox Utility District.
4. The requested PR zoning requires MPC site plan approval where the effects of the development on topographic constraints, drainage and traffic will be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan recommends Low Density Residential, which is consistent with the recommended zoning and density.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth.

MPC Action:

Approved

MPC Meeting Date: 8/14/2003

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval:

8/14/2003

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:

9/22/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: