

# 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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**File Number:** 8-N-05-RZ                      **Related File Number:**  
**Application Filed:** 7/13/2005              **Date of Revision:**  
**Applicant:** HUBER PROPERTIES, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Ball Camp Pike, southwest of Amherst Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 265                      **Jurisdiction:** County  
**Size of Tract:** 48 acres  
**Accessibility:** Access is via Sands Rd., a local street with 16' to 18' of pavement scheduled for widening as part of the subdivision development approved for the existing PR zoned site.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached subdivision                      **Density:** 1 to 4 Du/ac.  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is an area of rural and low density residential uses that have developed under A, RB and PR zones.

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

**Street:** 7510 Ball Camp Pike  
**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:** Yes  
**History of Zoning:** None noted

### 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 4 dwellings per acre

Staff Recomm. (Full):

PR zoning at 1 to 4 du/ac. is consistent with other recent PR zoning approved for the area. The sector plan proposes low density residential use for the site.

Comments:

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located on a substandard local street scheduled for improvement, and has both public water and sewer service available from KUB.
2. The availability of public water and sewer utilities support this site's residential development under PR zoning with low density residential uses.
3. The applicant has agreed to participate in the widening of Sands Rd. as part of his development process.

B. EFFECTS OF THE PROPOSAL

1. The requested PR zoning at up to 4 du/ac would allow consideration of a maximum of 192 units on this site. The maximum development would add approximately 1920 vehicle trips per day for area roads, and add approximately 149 children to the area's school population.
2. Access is via Sands Rd., a local street with only a 16' pavement width.
3. Road improvements will need to be addressed as part of the PR use on review process, including how those improvements would be implemented, before any rezoning occurs.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. Although the property adjoins low density residential development to the east. Development of this site with low density residential uses would result in compatible uses facing each other.
2. The Growth Policy Plan identifies this site for urban growth.
3. The Northwest County Sector Plan supports low density residential development for this site when urban services and adequate roads are provided.

MPC Action:

Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 4 dwellings per acre

Date of MPC Approval:

8/11/2005

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:

9/26/2005

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:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**