

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: 9-F-05-RZ **Related File Number:**
Application Filed: 8/8/2005 **Date of Revision:**
Applicant: BALL CAMP RESIDENTIAL PARTNERS
Owner:

PROPERTY INFORMATION

General Location: Northeast side Bakertown Rd., southeast of Meghans Ln.
Other Parcel Info.:
Tax ID Number: 91 244 **Jurisdiction:** County
Size of Tract: 3.34 acres
Accessibility: Access is via Bakertown Rd., a major collector street with 18' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with low to medium density residential uses under A, RA and PR zoning.

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

Street: 2904 Bakertown Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and PR (Planned Residential) @ 1-3.5 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 1-4 du/ac
Previous Requests: None noted
Extension of Zone: Yes, extension of zoning and density from the northwest
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 4 du/ac.

Staff Recomm. (Full): PR zoning at the recommended density is an extension of from the northwest and is compatible with surrounding zoning and development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is consistent with the sector plan designation for the site and is located in the Planned Growth Area on the Growth Policy Plan.
2. The proposal is an extension of zoning and density from the northwest.
3. The proposed zoning and density is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. The site is surrounded by other properties which are developed with residential uses under A, RA and PR zoning, at similar or greater densities.
5. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The subject property may be combined with previously rezoned PR property to the northwest for one combined subdivision proposal. At the requested density for this 3.34 acre site, up to 13 dwelling units could be proposed. The development of single family detached dwellings would add approximately 130 vehicle trips per day to the street system and about 9 children under the age of 18 to the school system.
3. A traffic impact study will be required if more than 75 lots are proposed as part of an overall development. Required sight distance appears to be available for access to the development from Bakertown Rd., but this will need to be certified on the development plan. More than one access point will be required if the development exceeds 150 units.
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 9/8/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval: 9/8/2005

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: 10/24/2005

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: