



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT**

▶ **FILE #:** 4-R-06-RZ

**AGENDA ITEM #:** 74

**AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** S & E PROPERTIES

OWNER(S): STEVENS EMMETT G & MARTHA G

TAX ID NUMBER: 91 221

JURISDICTION: County Commission District 6

▶ **LOCATION:** South side Ball Camp Pike, east of Saint Gregorys Ct.

▶ **APPX. SIZE OF TRACT:** 10 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Camp Pike, a minor arterial street with 20' of pavement width within 50' of right of way.

UTILITIES: Water Source: West Knox Utility District  
Sewer Source: West Knox Utility District

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Single family detached residential

**DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the south, east and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Ball Camp Pike - Dwellings and Karns Volunteer Fire Station / A (Agricultural) and I (Industrial)

South: Vacant land / PR (Planned Residential)

East: Dwellings / A (Agricultural) and PR (Planned Residential) @ 1-3 du/ac

West: Dwellings / PR (Planned Residential) @ 1-3 du/ac

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential uses under A, RA and PR zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.  
APPROVE a density of up to 3 du/ac. (Applicant requested 4 du/ac.)**

PR at the recommended density is a logical extension of zoning from the south, east and west, is compatible with surrounding development and zoning and is consistent with the sector plan designation. The recommended lesser density is more compatible with adjacent developments and takes into account that the rear half of the site is designated as slope protection area.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
2. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and

zoning pattern and is consistent with the sector plan proposal for the site.

3. The recommended lesser density is more consistent with surrounding development densities. The subdivisions to the east and west are zoned for and developed at around 3 du/ac. Other surrounding A and RA zoned parcels in the area are developed with much less density.

4. The recommended lesser density reduces the impact on surrounding land uses and takes into account the moderate to steep slopes on the rear portion of the site, allowing for a more compatible development and preservation of the steep slope areas. The sector plan map shows about the rear half of the site as slope protection area.

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. At the staff's recommended density of 3 du/ac, up to 30 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 300 vehicle trips per day to the street system and about 21 children under the age of 18 to the school system. At the applicant's requested density of 4 du/ac, up to 40 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 400 vehicle trips per day to the street system and about 28 children under the age of 18 to the school system.

3. Required sight distance on Ball Camp Pike appears to be available for access to the development, but will need to be certified on the development plan.

4. In the slope protection area on the rear portion of the site, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans.

5. The zoning and density recommendations are 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

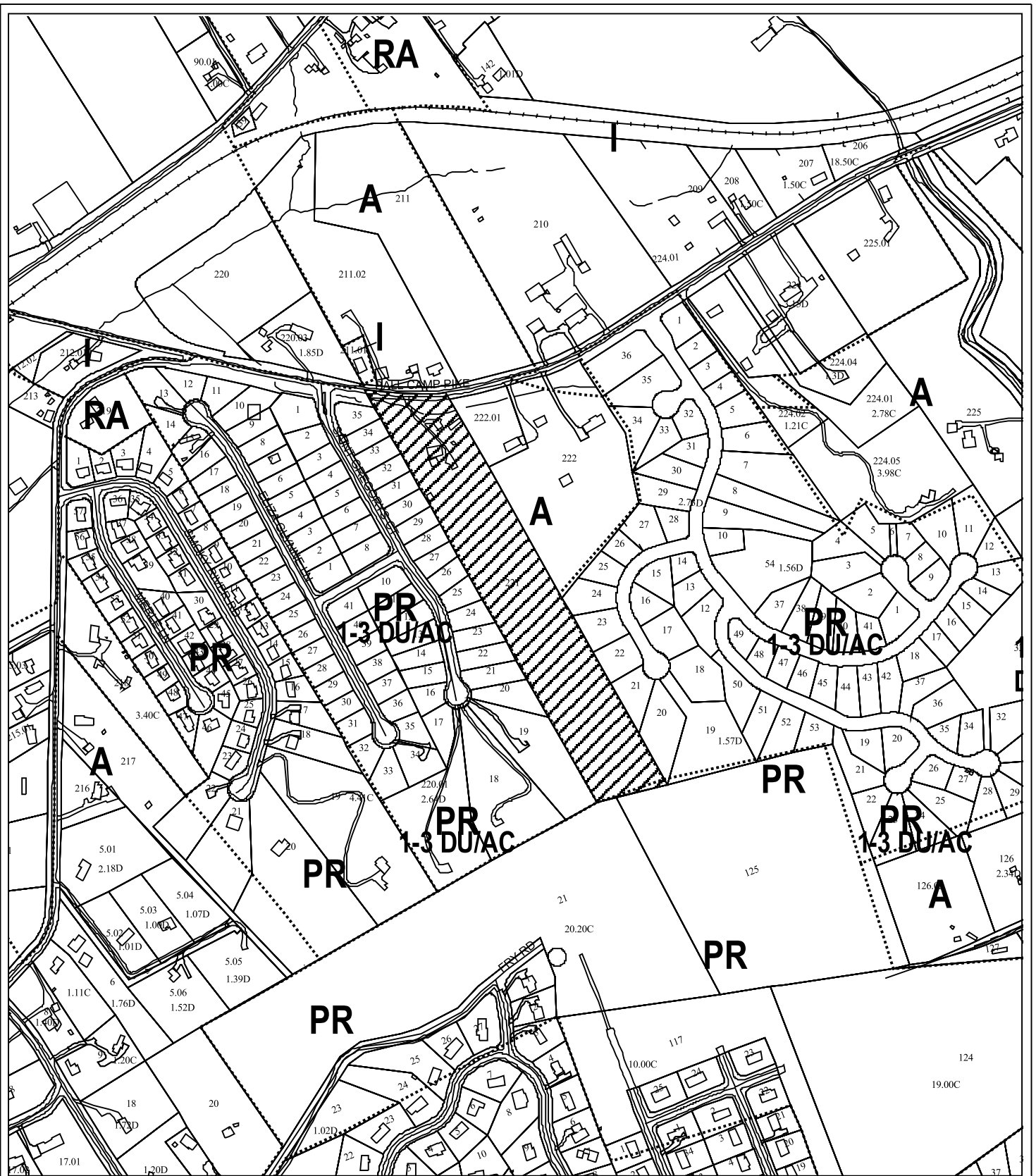
1. The Northwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with this proposal.

2. The site is located within the 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.

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.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-R-06-RZ  
REZONING**

Petitioner: S & E Properties

Map No: 91

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 03/23/06 Revised: 03/29/06

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

0 500'

