



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

▶ **FILE #:** 8-L-06-RZ  
8-B-06-SP

**AGENDA ITEM #:** 89  
**AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** TERRY PATTON  
**OWNER(S):** EMMETT & JACK STEVENS

**TAX ID NUMBER:** 91 211  
**JURISDICTION:** Commission District 6

▶ **LOCATION:** Northwest side Ball Camp Pike, southeast of Ball Rd.  
▶ **TRACT INFORMATION:** 7.6 acres.  
**SECTOR PLAN:** Northwest County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via Ball Camp Pike, a major collector street with 22' of pavement within a 50' right-of-way.  
**UTILITIES:** Water Source: West Knox Utility District  
Sewer Source: West Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)  
▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)  
▶ **EXISTING LAND USE:** Vacant land  
▶ **PROPOSED USE:** Single family attached  
**DENSITY PROPOSED:** 7 du/ac  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes  
**HISTORY OF ZONING REQUESTS:** 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  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Railroad ROW /LDR/RA and I Industrial  
South: Residences / LDR/ A and PR Residential  
East: Residence / MDR / PR Residential  
West: Residences / LDR / A, I and RA Residential  
**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.

**STAFF RECOMMENDATION:**

▶ **APPROVE MDR (Medium Density Residential) designation**  
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.

▶ **APPROVE PR (Planned Residential) zoning.  
APPROVE a density of up to 7 du/ac.)**

PR zoning at up to 7 du/ac is consistent with the adjacent MDR designation and PR zoning at 7du/ac approved by Knox County Commission and will permit the applicant similar residential development of this property. Other property to the west of this site within the triangle formed by Ball Camp Pike and the rail road would also be appropriate for this intensity of residential development.

**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.

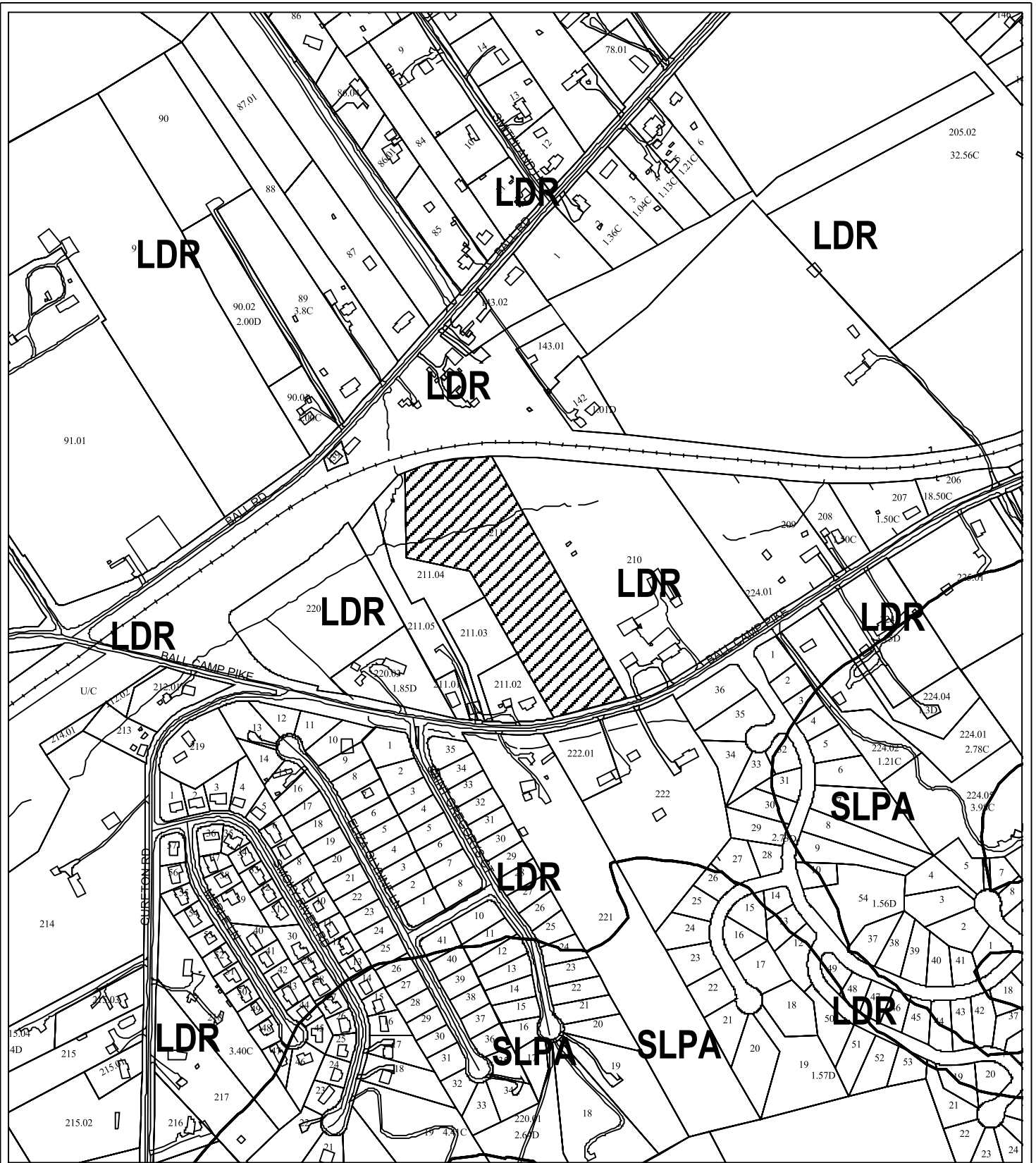
**THE EFFECTS OF THE PROPOSAL**

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

If approved, this item will be forwarded to Knox County Commission for action on 9/25/2006. 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.




**8-B-06-SP/8-L-06-RZ  
SECTOR PLAN AMENDMENT  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Terry Patton

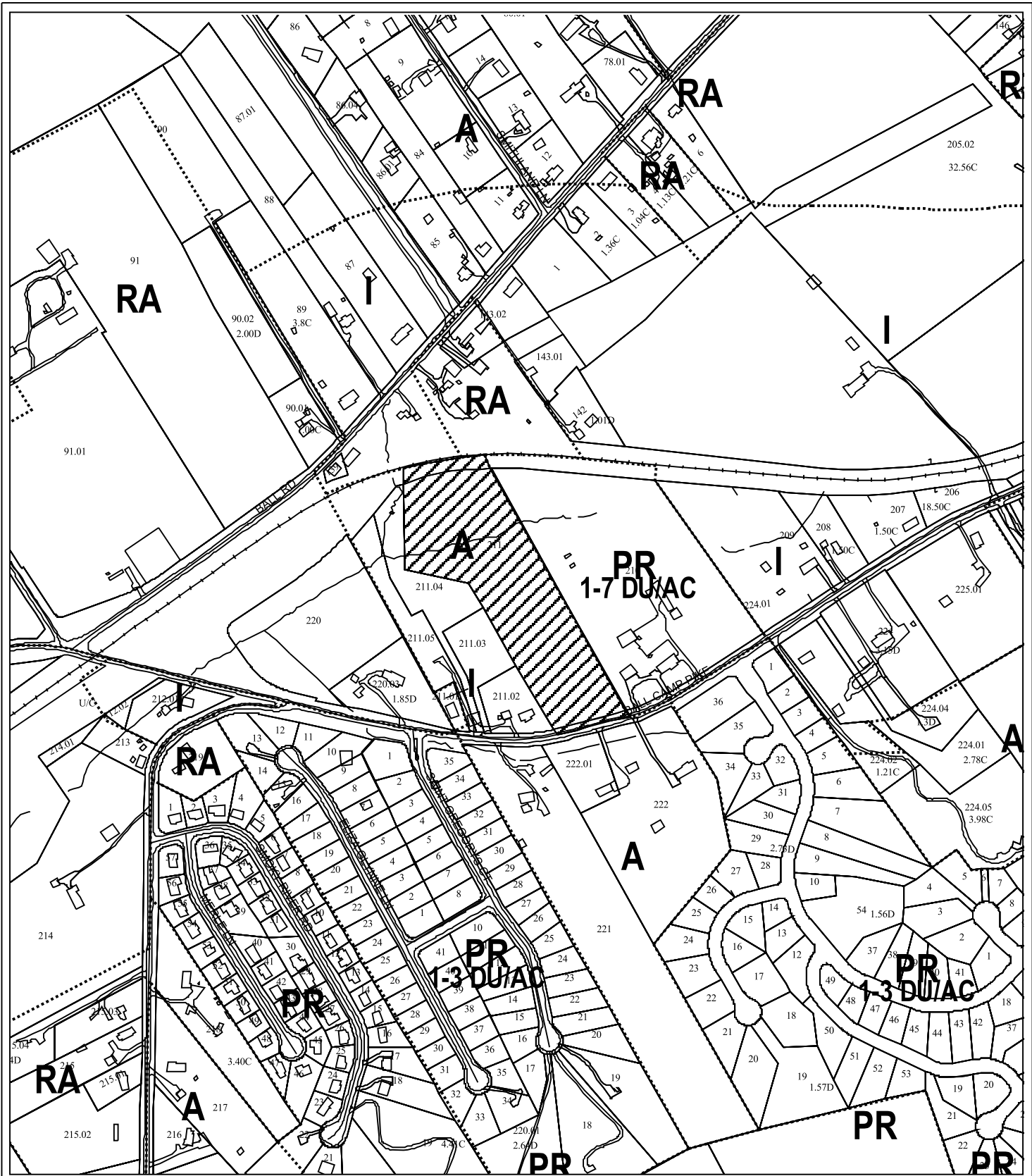
Map No: 91

Jurisdiction: County

 From: LDR (Low Density Residential)  
To: MDR (Medium Density Residential)

Original Print Date: 07/25/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**8-L-06-RZ  
REZONING**



From: A (Agricultural)  
To: PR (Planned Residential)

Original Print Date: 07/25/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Terry Patton

Map No: 91

Jurisdiction: County

