



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

▶ **FILE #:** 3-J-06-RZ
3-C-06-SP

AGENDA ITEM #: 67
AGENDA DATE: 3/9/2006

▶ **APPLICANT:** DEBRA HENDERSON
OWNER(S): HENDERSON DEBRA S

TAX ID NUMBER: 91 210
JURISDICTION: Commission District 6

▶ **LOCATION:** Northwest side Ball Camp Pike, northwest of Cascade Falls Ln.

▶ **TRACT INFORMATION:** 11.14 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Camp Pike, a two lane, major collector street with 20' 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) / I (Industrial)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Single family dwelling

▶ **PROPOSED USE:** Condominium development

DENSITY PROPOSED: 8 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this site, but other property in the area has been rezoned PR in recent years.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Railroad / LDR/I and RA Residential
South: Residences / LDR/I and PR Residential
East: Residences / LDR/I Industrial
West: Vacant land / LDR/A Agricultural

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:

▶ **DENY MDR (Medium Density Residential) designation**

Although there is industrial zoning in the area, development consists of rural and low density residential uses and the area is shown on the sector plan for low density residential use.

▶ **APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 5 du/ac. (Applicant requested 8 du/ac.)**

PR zoning at up to 5 du/ac is consistent with other residential development and zoning in the area, and will allow the applicant reasonable use of the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density of up to 5 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern. The site has a pond and blue line stream which reduce the developable area of the site. The applicant submitted the attached plan in support of his request that shows the pond drained.
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 5 du/ac will allow development similar to surrounding residential uses that include single family subdivisions and scattered single family housing located along existing county roads in the area.

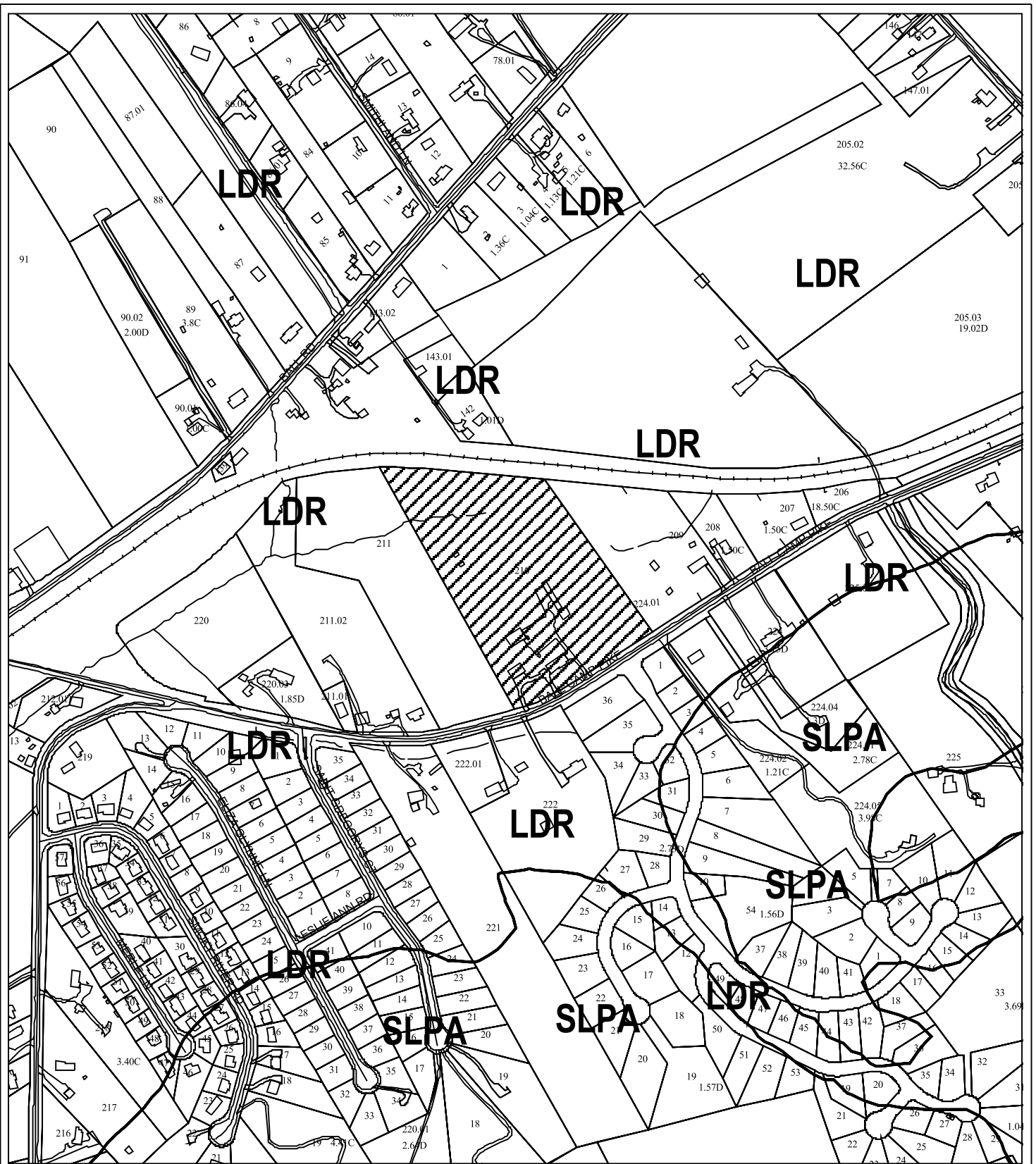
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The recommended density would allow the property to be developed with 56 units, which would generate approximately 557 new vehicle trips and add 14 school-aged children to the school system. The requested MDR sector plan approval and 8 du/ac would allow 89 units, and add 891 vehicle trips per day and 22 school aged children. The submitted plan shows 75 units which would generate 750 trips and add 19 school aged children.
3. The PR zoning at a density up to 5 du/ac is less intensive than the permitted uses of the existing Industrial zone and would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed zoning and recommended density are consistent with the low density residential use proposed for this area by the Northwest County Sector Plan. The requested 8 du/ac requires the MDR Sector Plan amendment to be approved
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 4/24/2006. 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.




**3-C-06-SP/3-J-06-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Debra Henderson

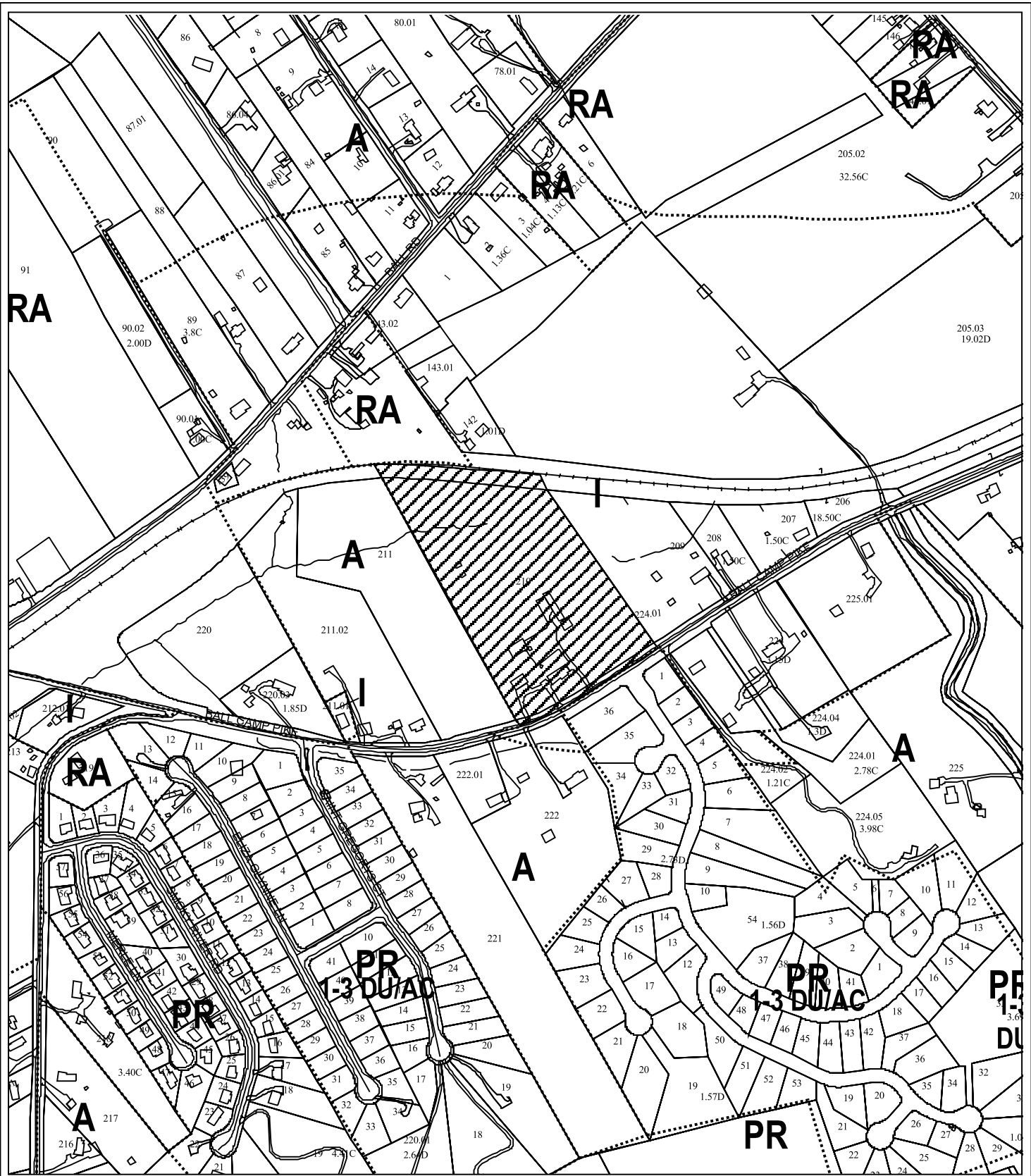
Map No: 91

Jurisdiction: County

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

Original Print Date: 02/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**3-J-06-RZ
REZONING**

Petitioner: Debra Henderson

Map No: 91

Jurisdiction: County



From: I (Industrial)

To: PR (Planned Residential)

Original Print Date: 02/24/06

Revised:

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