

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-I-07-RZ **Related File Number:**
Application Filed: 12/1/2006 **Date of Revision:**
Applicant: CHARLES PILGRIM
Owner:

PROPERTY INFORMATION

General Location: Northeast side Barrington Blvd., northeast of Penwood Dr., west of Ebenezer Rd.
Other Parcel Info.:
Tax ID Number: 144 M A PART OF 011 **OTHER:** MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 0.328 acre
Accessibility: Access will be via Ebenezer Rd., a five lane, minor arterial street

GENERAL LAND USE INFORMATION

Existing Land Use: One dwelling
Surrounding Land Use:
Proposed Use: Detached dwellings **Density:** 3-5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This parcel was developed with the adjoining residential subdivision under RA zoning. The remainder of this parcel will continue to be a subdivision lot within that development.

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

Street: 9303 Barrington Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but the adjacent property to which this site will be added and developed, was approved PR at up to 5 du/ac. in November, 2006. (11-K-06-RZ)

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 up to 5 du/ac.

Staff Recomm. (Full):

PR zoning of this part of the parcel to develop with the adjoining site will square off that development boundary and provide a more suitable boundary between the two sites. The sector plan proposes low density residential use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 5 du/ac is compatible with the scale and intensity of the residential development in the area and is consistent with the sector plan proposal for the site.
2. The site is to be developed with the adjoining PR zoned property that has direct access to Ebenezer Rd., a minor arterial street, which makes it appropriate for development at the proposed density.
3. 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 applicant's requested density, an additional unit can be added to the maximum 18 dwelling units that could be proposed on the total property. The development would add approximately 190 vehicle trips per day to the street system and about 3 children under the age of 18 to the school system.
3. PR zoning at up to 5 du/ac. is more intense than the surrounding residential development, but the site is adjacent to an established convenience store, and the impact on adjacent residential properties can be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with the 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 residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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: 1/11/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval:

1/11/2007

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: 2/26/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: