

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: 11-K-06-RZ **Related File Number:**
Application Filed: 10/9/2006 **Date of Revision:**
Applicant: CHARLES PILGRIM
Owner:

PROPERTY INFORMATION

General Location: West side Ebenezer Rd., south of Bluegrass Rd.
Other Parcel Info.:
Tax ID Number: 144 134 **Jurisdiction:** County
Size of Tract: 3.6 acres
Accessibility: Access is via Ebenezer Rd a five lane minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family attached housing **Density:** 5 du/ac.
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is located between established residential uses and a neighborhood convenience store that have occurred under A, RA and CA zones.

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

Street: 1631 Ebenezer Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 3 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 5 du/ac
Previous Requests: Property was zoned PR in 1980's.
Extension of Zone: Yes
History of Zoning: Property was zoned CA and PR at 3 du /ac in the 1990's.

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 the PR (Planned Residential density increase up to 5 du/ac.

Staff Recomm. (Full): PR zoning at up to 5 du ac. is compatible with surrounding established development and residential and commercial zoning pattern. The sector plan proposes low density residential use for this site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at 5 du/ac. is compatible with, although slightly greater than, 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 adjacent to an established commercial use, does not have steep slope characteristics and has direct access to Ebenezer Rd., a minor arterial street, all of which make 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, up to 18 dwelling units could be proposed on the subject property. The development would add approximately 180 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: 11/9/2006

Details of MPC action:

Summary of MPC action: APPROVE the PR (Planned Residential density) increase up to 5 du/ac.

Date of MPC Approval: 11/9/2006

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: 12/18/2006

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: