

# 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:** 5-I-14-RZ                      **Related File Number:**  
**Application Filed:** 3/24/2014              **Date of Revision:**  
**Applicant:** VOLUNTEER DEVELOPMENT

### PROPERTY INFORMATION

**General Location:** West side Ebenezer Rd., north of Highbridge Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 087                      **Jurisdiction:** County  
**Size of Tract:** 6 acres  
**Accessibility:** Access is via Ebenezer Rd., a minor arterial street with 4 lanes and a center turn lane within 60' of pavement width within 90' of right-of-way, or Halifax Rd., a local street with 26' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential development                      **Density:** 5 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with low density residential uses under PR, RA and A zoning.

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

**Street:** 1351 Ebenezer Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of PR zoning from the north and west  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac, subject to one condition. (Applicant requested 5 du/ac.)

Staff Recomm. (Full):

1. There shall be no direct street connection to Ebenezer Rd. Access to the site must be provided from Halifax Rd.

With the recommended condition, PR is an appropriate zone for residential development of this site and is consistent with the sector plan proposal for the property. Staff recommends a reduced density of up to 3 du/ac, rather than the requested 5 du/ac, for better compatibility with surrounding development.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. PR is the most appropriate residential zone that can be considered for this site. The recommended density is compatible with the surrounding development and zoning pattern.
2. PR zoning at either the proposed or recommended density is consistent with the sector plan proposal for the site.
3. Limiting the density to 3 du/ac is recommended for better compatibility with surrounding land uses and zoning, which includes low density residential development on all sides. The surrounding zoning is RA or PR at up to 3 du/ac, which is consistent with the staff's recommended density.
4. Because of the close proximity of two other street connections to Ebenezer Rd. within 500 feet of the property, including Highbridge Dr. (within 150 feet), because of the relatively small size of the site and because of the existing stub street to the north (Halifax Rd.) that provides access to the site, staff is recommending that no access be provided directly to Ebenezer Rd. Halifax Rd. extends about 380 feet from the site to Shoreham Blvd., which is a boulevard style street that provides direct access to Ebenezer Rd. Only four houses are located and addressed from Halifax Dr., which was originally designed as a stub street to provide access to future development to this adjacent property. If it were intended as a permanent dead end, a cul-de-sac or some type of turnaround would have been constructed.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. PR zoning at the recommended density will allow reasonable use of the property for residential development, while maintaining compatibility with surrounding development and zoning. The requested 5 du/ac is more intense than the prevailing densities in the area.
2. The recommended PR zoning at a density of up to 3 du/ac would allow for a maximum of 18

dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 214 vehicle trips per day to the street system and would add approximately 11 children under the age of 18 to the school system. The requested density of 5 du/ac would allow for a maximum of 30 dwelling units to be proposed for the site. That number of detached units, would add approximately 342 vehicle trips per day to the street system and would add approximately 19 children under the age of 18 to the school system.

3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.

4. This site is located within the Parental Responsibility Zone (PRZ) for schools. Sidewalks will be required within the development to connect with the existing sidewalk along Ebenezer Rd. Sidewalks will need to meet specifications of the Knox County Engineering Department and ADA guidelines.

5. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan designates this site for low density residential uses, consistent with PR zoning at up to 5 du/ac.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request may lead to future requests for PR zoning in the future on other A-zoned properties in the area.

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.

**Action:** Approved **Meeting Date:** 6/12/2014  
**Details of Action:** RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac, subject to one condition.  
**Summary of Action:** RECOMMEND the Knox County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 dwelling units per acre, subject to one condition.  
**Date of Approval:** 6/12/2014 **Date of Denial:** **Postponements:** 5/8/14  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knox County Commission  
**Date of Legislative Action:** 7/28/2014 **Date of Legislative Action, Second Reading:**  
**Ordinance Number:** **Other Ordinance Number References:**  
**Disposition of Case:** Approved as Modified **Disposition of Case, Second Reading:**  
**If "Other":** **If "Other":**  
**Amendments:** **Amendments:**  
Approve PR at 5 du/ac removing condition of no direct street connection to Ebenezer Road  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**