

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 9-C-08-RZ
Application Filed: 8/4/2008
Applicant: J.L. TURNER

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side Ebenezer Oaks Ln., east of Ebenezer Rd.
Other Parcel Info.:
Tax ID Number: 144 102.01 & PT. 102 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 1.35 acres
Accessibility: Access is via Ebenezer Oaks Ln., a two lane local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling
Surrounding Land Use:
Proposed Use: Detached dwellings **Density:** 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by residential uses that have developed under RA, PR and Agricultural zones.

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

Street:
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
History of Zoning: None noted for this site but the adjacent property was zoned PR at up to 4 du/ac.

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:

Ken Pruitt

Staff Recomm. (Abbr.):

RECOMMEND that County Commission approve PR (Planned Residential) zoning at a maximum density of up to 4 du/ac., consistent with the sector plan.

Staff Recomm. (Full):

PR zoning at up to 4 du/ac. is consistent with surrounding residential uses and zoning that includes both PR and RA zones. The sector plan proposes low density residential uses. The applicant has stated that he intends to subdivide the site into several lots comparable to the adjacent PR zoned residential subdivision.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN THE COUNTY GENERALLY:

1. The request for PR zoning at 4 du/ac recognizes the continuing trend of low density residential development in the area, consistent with sector plan.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The PR zone allows for flexibility in designing a residential project, considering its location and site characteristics. In this case, a small stream extends over a portion of the site which will require some flexibility in the placement of structures.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer are in place to serve this site.
2. The change in zoning will have minimal impact on schools and the area street system.
3. Residential uses under PR zoning at the requested density will be compatible with the scale and intensity of nearby residential development under PR at up to 5 du/ac and RA zoning. The zoning to PR will be a logical extension of zoning from the east.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested zoning and density are consistent with the sector plan proposal for this site, which calls for low density residential development.
2. The property is located within the Planned Growth Area of the Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 9/11/2008

Details of MPC action:

Summary of MPC action:

RECOMMEND that Knox County Commission APPROVE PR (Planned Residential) at a maximum density up to 4 dwelling units per acre, consistent with the current sector plan.

Date of MPC Approval:

9/11/2008

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:

10/27/2008

Date of Legislative Action, Second Reading: 3/23/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Approved

If "Other": Postponed 10/27/08,-2/23/2009

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: