

▶ **FILE #:** 11-K-06-RZ

AGENDA ITEM #: 85

AGENDA DATE: 11/9/2006

▶ **APPLICANT:** CHARLES PILGRIM
 OWNER(S): W & L PROPERTIES, LLC

TAX ID NUMBER: 144 134

JURISDICTION: County Commission District 4

▶ **LOCATION:** West side Ebenezer Rd., south of Bluegrass Rd.

▶ **APPX. SIZE OF TRACT:** 3.6 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ebenezer Rd a five lane minor arterial street.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** PR (Planned Residential) @ 3 du/ac

▶ **ZONING REQUESTED:** PR (Planned Residential) @ 5 du/ac

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family attached housing

DENSITY PROPOSED: 5 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned CA and PR at 3 du /ac in the 1990's.

SURROUNDING LAND USE AND ZONING:
 North: Weigels store, a day care and residences / A and CA Commercial
 South: Residences / RA Residential
 East: Residences A and RA Residential
 West: Residences / RA Residential

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.

STAFF RECOMMENDATION:

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

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

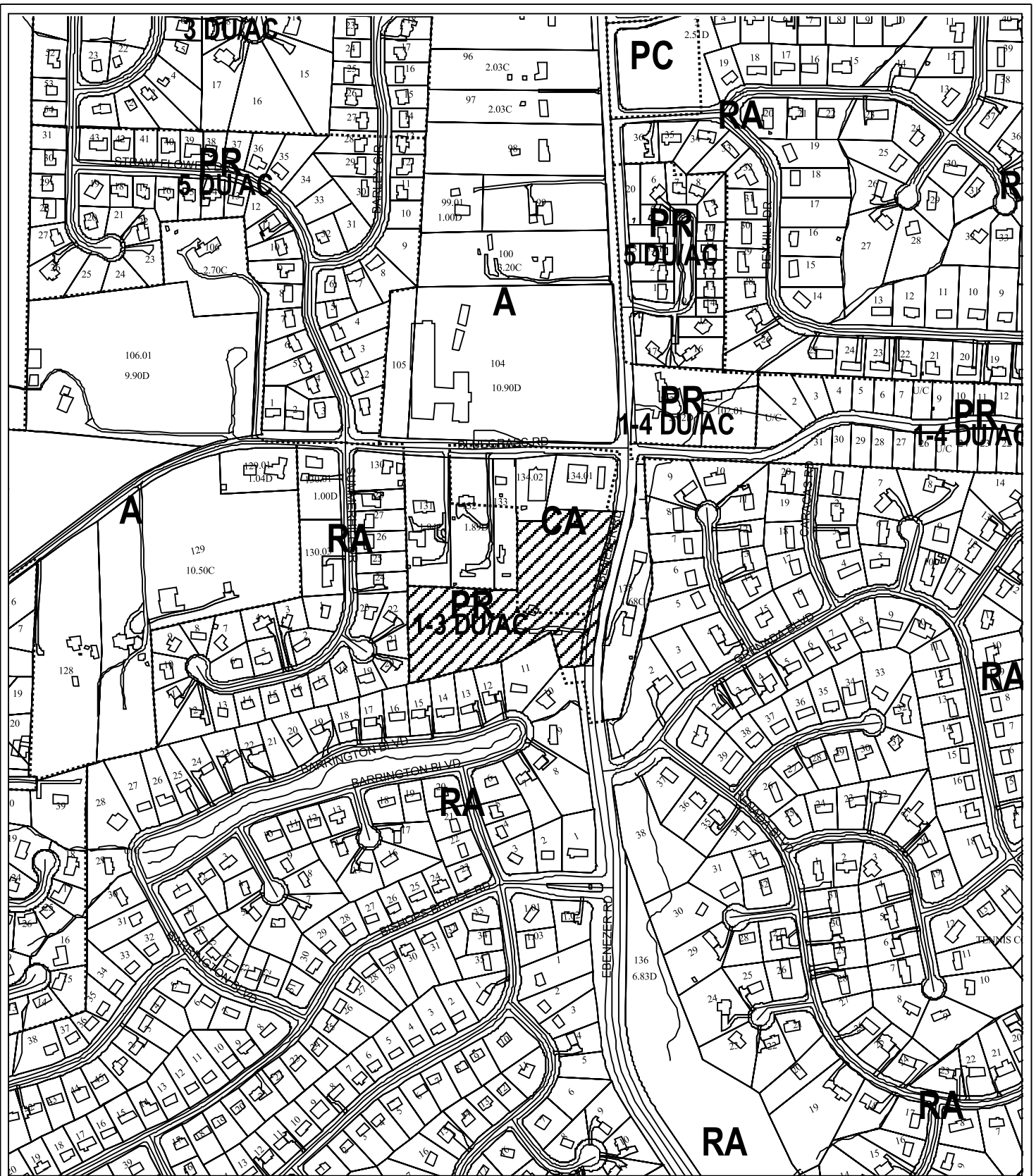
1. Public water and sewer utilities are available in the area to serve the site.
2. At the applicant's requested density, up to 18 dwelling units could be proposed on the subject property. The development would add approximately 180 vehicle trips per day to the street system and about 3 children under 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.

If approved, this item will be forwarded to Knox County Commission for action on 12/18/2006. 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.



11-K-06-RZ
REZONING

Petitioner: Charles Pilgrim

Map No: 144

Jurisdiction: County



From: PR (Planned Residential) @ 3 du/ac

To: PR (Planned Residential) @ 5 du/ac

Original Print Date: 10/25/06 Revised:

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

0 500'

