



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT**

▶ **FILE #:** 10-K-06-RZ

**AGENDA ITEM #:** 82

**AGENDA DATE:** 10/12/2006

▶ **APPLICANT:** EUGENE BURGIN

OWNER(S): SAME

TAX ID NUMBER: 84 118

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side Strawberry Plains Pike, east side Perry Rd.

▶ **APPX. SIZE OF TRACT:** 31.28 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike a two lane, minor arterial street and Perry Rd., a local street, each with 26' and 18' pavements within 50' and 40' rights-of-way, respectively.

UTILITIES: Water Source: KUB  
Sewer Source: KUB

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential

**DENSITY PROPOSED:** 5 du/ac.

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / A Agricultural  
South: Vacant land / A Agricultural  
East: Vacant land / A Agricultural  
West: Residences / A Agricultural

NEIGHBORHOOD CONTEXT: This undeveloped site is part of the Agricultural zoned, rural residential area that is found along this section of Strawberry Plains Pike.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.  
APPROVE a density up to 5 du/ac.**

PR zoning at up to 5 du/ac. is consistent with the sector plan proposal of low density residential uses for the site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at the recommended density is compatible with, although 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 does not have steep slope characteristics and has direct access to Strawberry Plains Pike, which is a minor arterial street, making 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

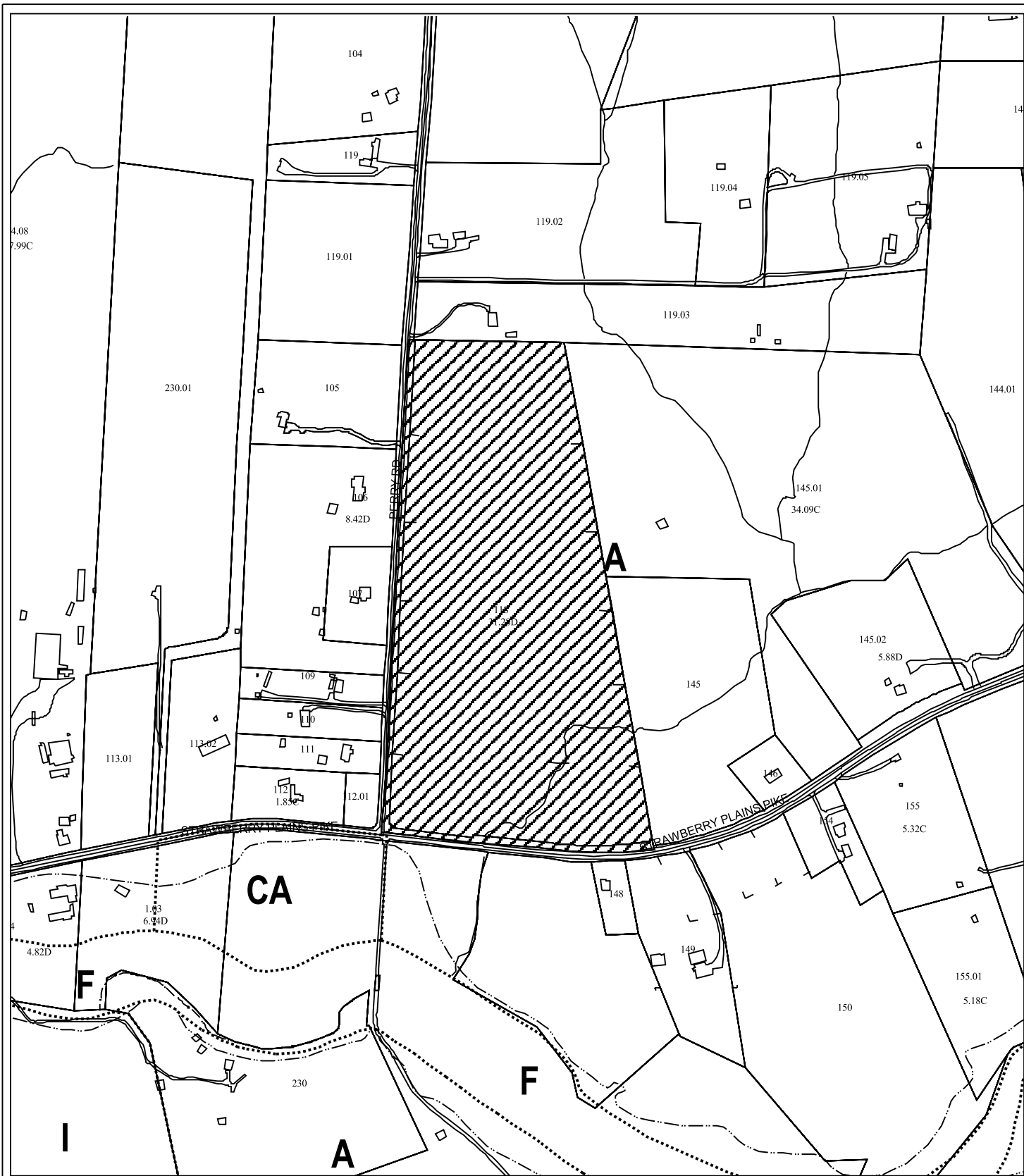
1. Public water and sewer utilities are available in the area to serve the site.
2. At the applicant's requested density, up to 156 dwelling units could be proposed on the subject property. The development would add approximately 1,564 vehicle trips per day to the street system and about 80 children under the age of 18 to the school system. The site is accessed from Strawberry Plains Pike a minor arterial street with 26' of pavement width, and by Perry Rd., a local street.
3. If more than 75 lots are proposed on the concept plan / use on review, a traffic impact analysis will be required to be submitted for review.
4. The recommended zoning and density are more intense than, but compatible with, the surrounding Agricultural zoning, and the impact on adjacent properties can be minimized during the use on review/concept plan process.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East 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 11/20/2006. 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.



10-K-06-RZ  
REZONING

Petitioner: Eugene Burgin

Map No: 84

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 09/26/06

Revised:

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