

▶ **FILE #:** 1-I-07-RZ

**AGENDA ITEM #:** 70

**AGENDA DATE:** 1/11/2007

▶ **APPLICANT:** CHARLES PILGRIM

OWNER(S): WARREN JOYCE M

TAX ID NUMBER: 144 M A PART OF 011 MAP ON FILE AT MPC

JURISDICTION: County Commission District 4

▶ **LOCATION:** Northeast side Barrington Blvd., northeast of Penwood Dr., west of Ebenezer Rd.

▶ **APPX. SIZE OF TRACT:** 0.328 acre

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access will be via Ebenezer Rd., a five lane, minor arterial street

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** One dwelling

▶ **PROPOSED USE:** Detached dwellings

**DENSITY PROPOSED:** 3-5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but the adjacent property to which this site will be added and developed, was approved PR at up to 5 du/ac. in November, 2006. (11-K-06-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land / PR Residential

South: Residences RA / Residential

East: Vacant land and Ebenezer Rd./ PR Residential

West: Vacant land /PR Residential

NEIGHBORHOOD CONTEXT: This parcel was developed with the adjoining residential subdivision under RA zoning. The remainder of this parcel will continue to be a subdivision lot within that development.

**STAFF RECOMMENDATION:**

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

PR zoning of this part of the parcel to develop with the adjoining site will square off that development boundary and provide a more suitable boundary between the two sites. The sector plan proposes low density residential use for the site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at up to 5 du/ac is compatible with 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 to be developed with the adjoining PR zoned property that has direct access to Ebenezer Rd., a minor arterial street, which makes 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

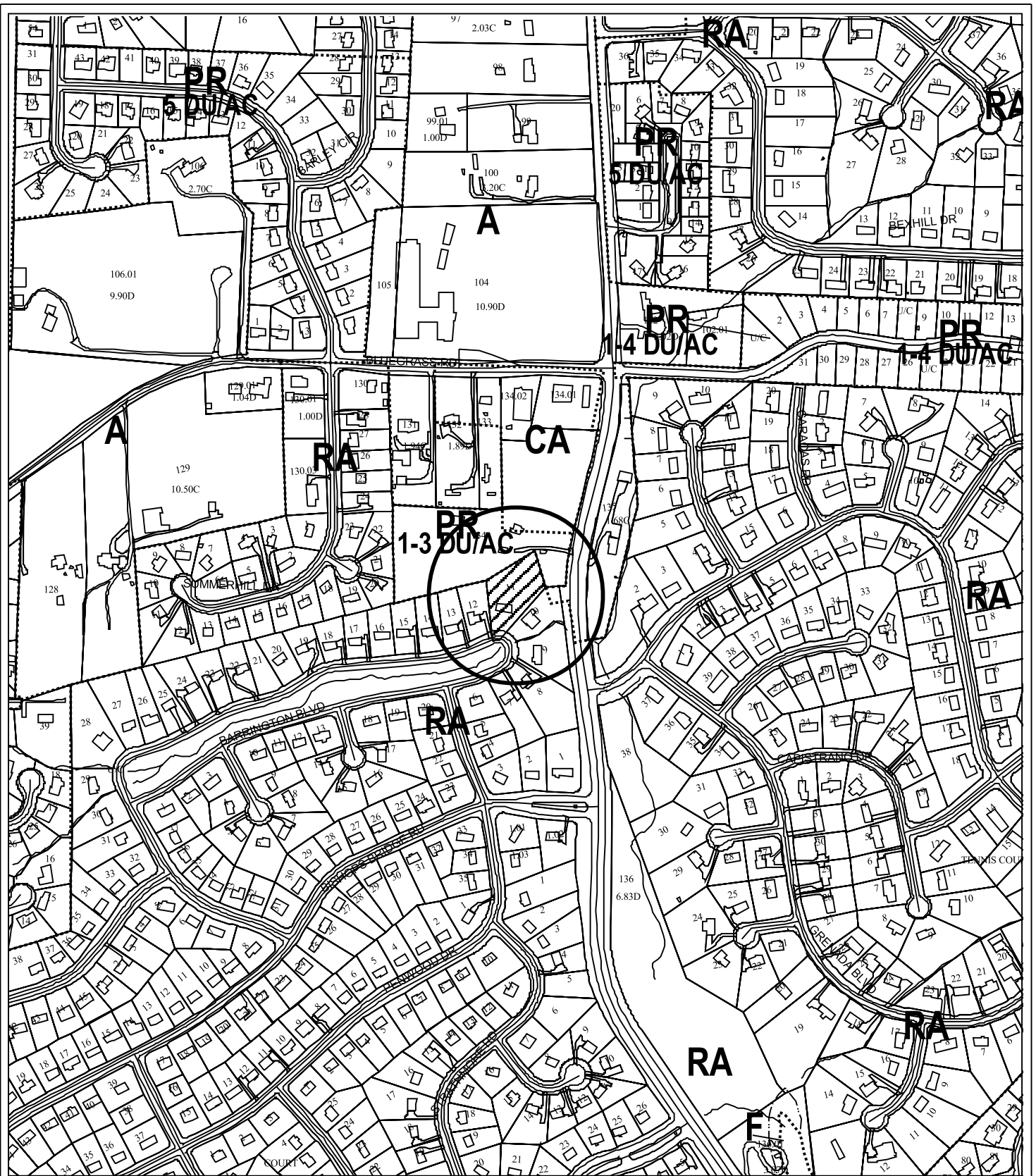
1. Public water and sewer utilities are available in the area to serve the site.
2. At the applicant's requested density, an additional unit can be added to the maximum 18 dwelling units that could be proposed on the total property. The development would add approximately 190 vehicle trips per day to 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 2/26/2007. 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.



**1-I-07-RZ  
REZONING**



From: RA (Low Density Residential)  
To: PR (Planned Residential)

Original Print Date: 12/27/06

Revised:

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

Petitioner: Charles Pilgrim

Map No: 144

Jurisdiction: County

