



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

▶ **FILE #:** 9-C-08-RZ

AGENDA ITEM #: 56

AGENDA DATE: 9/11/2008

▶ **APPLICANT:** J.L. TURNER
OWNER(S): HOLLIDAY BETTY J

TAX ID NUMBER: 144 102.01 & PT. 102 MAP ON FILE AT MPC
JURISDICTION: County Commission District 4

▶ **LOCATION:** North side Ebenezer Oaks Ln., east of Ebenezer Rd.

▶ **APPX. SIZE OF TRACT:** 1.35 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ebenezer Oaks Ln., a two lane local street with 26' of pavement within a 50' right-of-way.

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

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Dwelling

▶ **PROPOSED USE:** Detached dwellings

DENSITY PROPOSED: 5 du/ac

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.

SURROUNDING LAND USE AND ZONING:
North: Single family dwellings / PR and RA Residential
South: Ebenezer Oaks Ln and residences / RA and PR Residential
East: Single family dwellings / PR Residential
West: Residence / A Agricultural

NEIGHBORHOOD CONTEXT: This site is surrounded by residential uses that have developed under RA, PR and Agricultural zones.

STAFF RECOMMENDATION:

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

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.

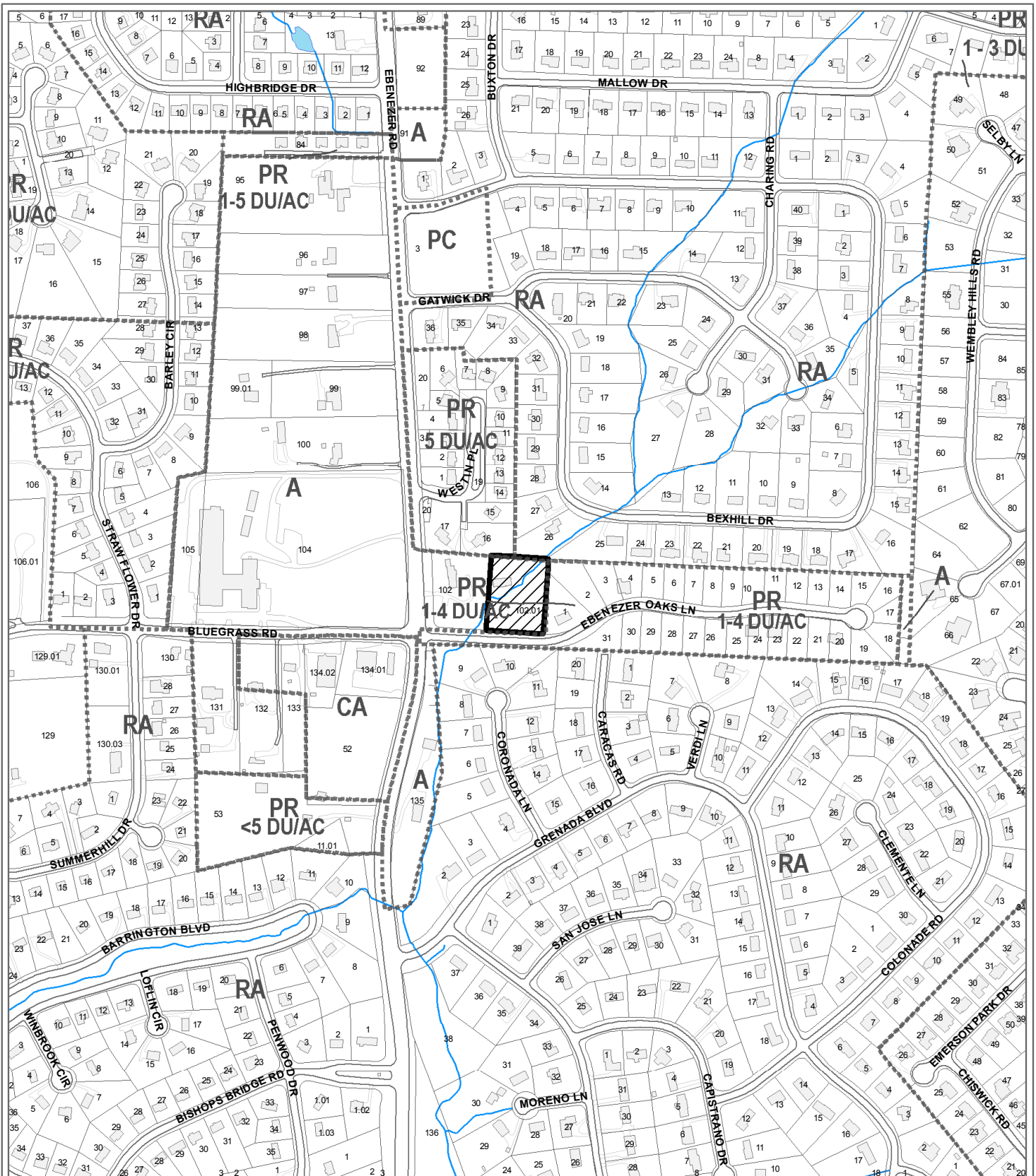
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.

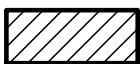
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/27/2008. 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.



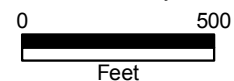
**9-C-08-RZ
REZONING**



From: A (Agricultural)
To: PR (Planned Residential)

Petitioner: Turner, J.L.

Map No: 144
Jurisdiction: County



Original Print Date: 8/19/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902