

▶ **FILE #:** 8-F-06-RZ

**AGENDA ITEM #:** 83

**AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** NANCY NICHOLSON

OWNER(S): NANCY NICHOLSON, TRUSTEE

TAX ID NUMBER: 29 041

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side E. Emory Rd., southwest of Thomas Ln.

▶ **APPX. SIZE OF TRACT:** 1.3 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a two-lane major arterial street with 22' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District  
 Sewer Source: Hallsdale-Powell Utility District

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Four lot subdivision

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned RA and PR for residential development.

SURROUNDING LAND USE AND ZONING: North: Residences /LDR/RA and PR Residential

South: Residences / LDR/A and RB Residential

East: Residences /LDR/A, RA and PR Residential

West: Residences / LDR/A Agricultural

NEIGHBORHOOD CONTEXT: This site is part of a residential area that has developed along this section of E. Emory Rd., within A, RA, RB and PR zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE RA (Low Density Residential) zoning**

RA zoning is consistent with other residential zoning and development noted in the area. The sector plan proposes low density residential uses for this site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The adjacent property to the northeast has RA zoning.
3. The RA zoning will allow the 1.3-acre property to be subdivided into four lots of no less than 10,000 square feet in area for residential development.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.

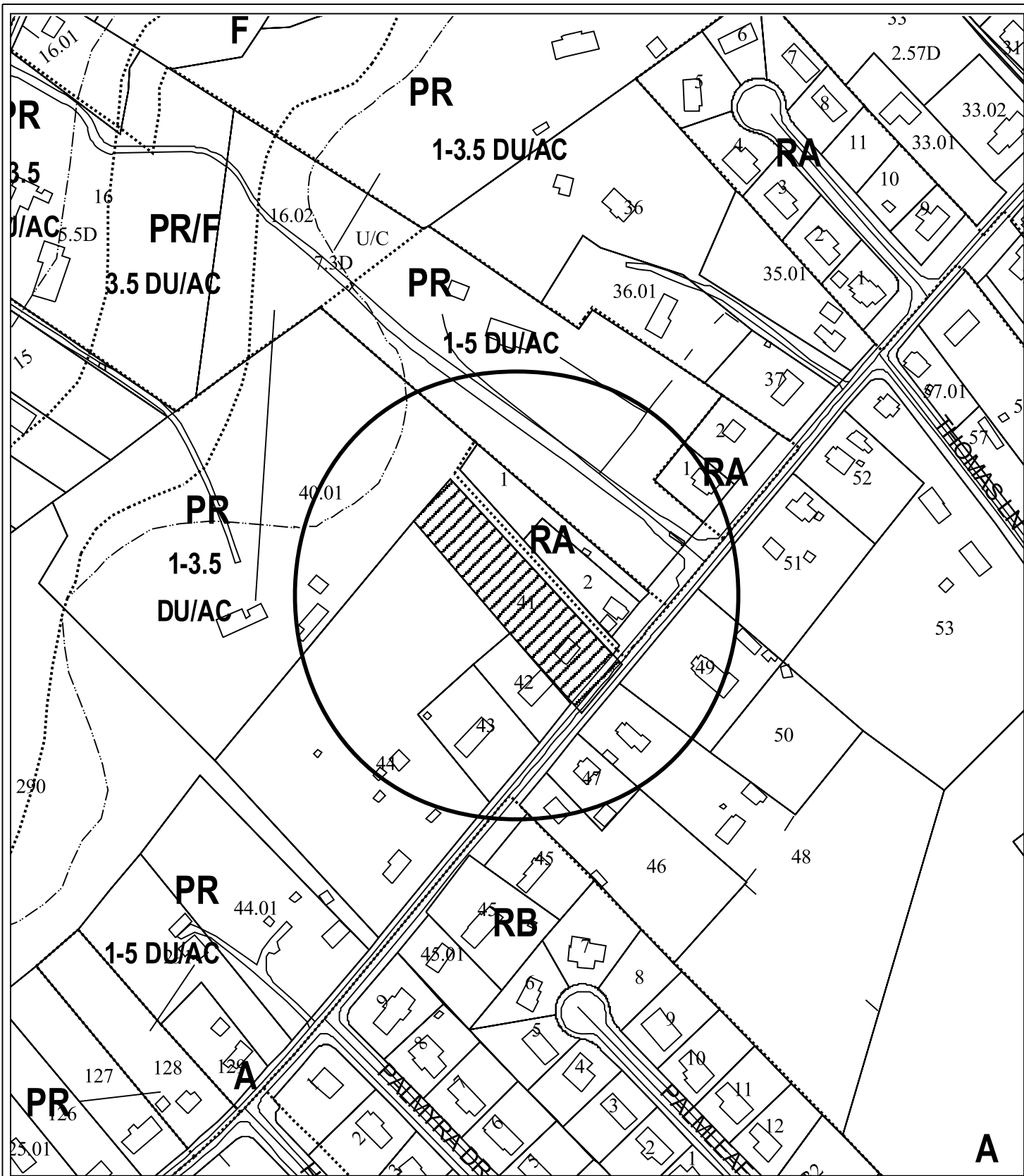
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along E. Emory Rd., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 50 feet from the centerline of the right of way in this section of E. Emory Rd.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access.

If approved, this item will be forwarded to Knox County Commission for action on 9/25/2006. 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.




**8-F-06-RZ  
REZONING**

Petitioner: Nancy Nicholson

Map No: 29

Jurisdiction: County

 From: A (Agricultural)  
To: RA (Low Density Residential)

Original Print Date: 07/25/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

