



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

FILE #: 12-C-06-RZ

AGENDA ITEM #: 64

AGENDA DATE: 12/14/2006

APPLICANT: LOWELL AND JUDY THOMAS

OWNER(S): LOWELL AND JUDY THOMAS

TAX ID NUMBER: 77 142.01

JURISDICTION: County Commission District 6

LOCATION: Northwest side W. Emory Rd., northeast of Howard Bennett Way

APPX. SIZE OF TRACT: 1.65 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Emory Rd., a major arterial street with 25' of pavement width within 70' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

PRESENT ZONING: A (Agricultural)

ZONING REQUESTED: RA (Low Density Residential)

EXISTING LAND USE: One detached residential dwelling

PROPOSED USE: Two detached residential dwellings

EXTENSION OF ZONE: Yes, extension of RA from the north, east and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwellings / RA (Low Density Residential)

South: W. Emory Rd. - Dwellings / PR (Planned Residential) @ 1-3 du/ac

East: Dwellings / RA (Low Density Residential)

West: Dwellings / RA (Low Density Residential) and A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

APPROVE RA (Low Density Residential) zoning.

RA is a logical extension of zoning from three sides, is compatible with surrounding uses and is consistent with the sector plan designation for the property.

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. There are numerous low density residential subdivisions in the vicinity of this site, zoned RA and PR.
3. With sewer, the RA zoning will allow this 1.65-acre property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided for additional detached residential development.

THE EFFECTS OF THE PROPOSAL

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

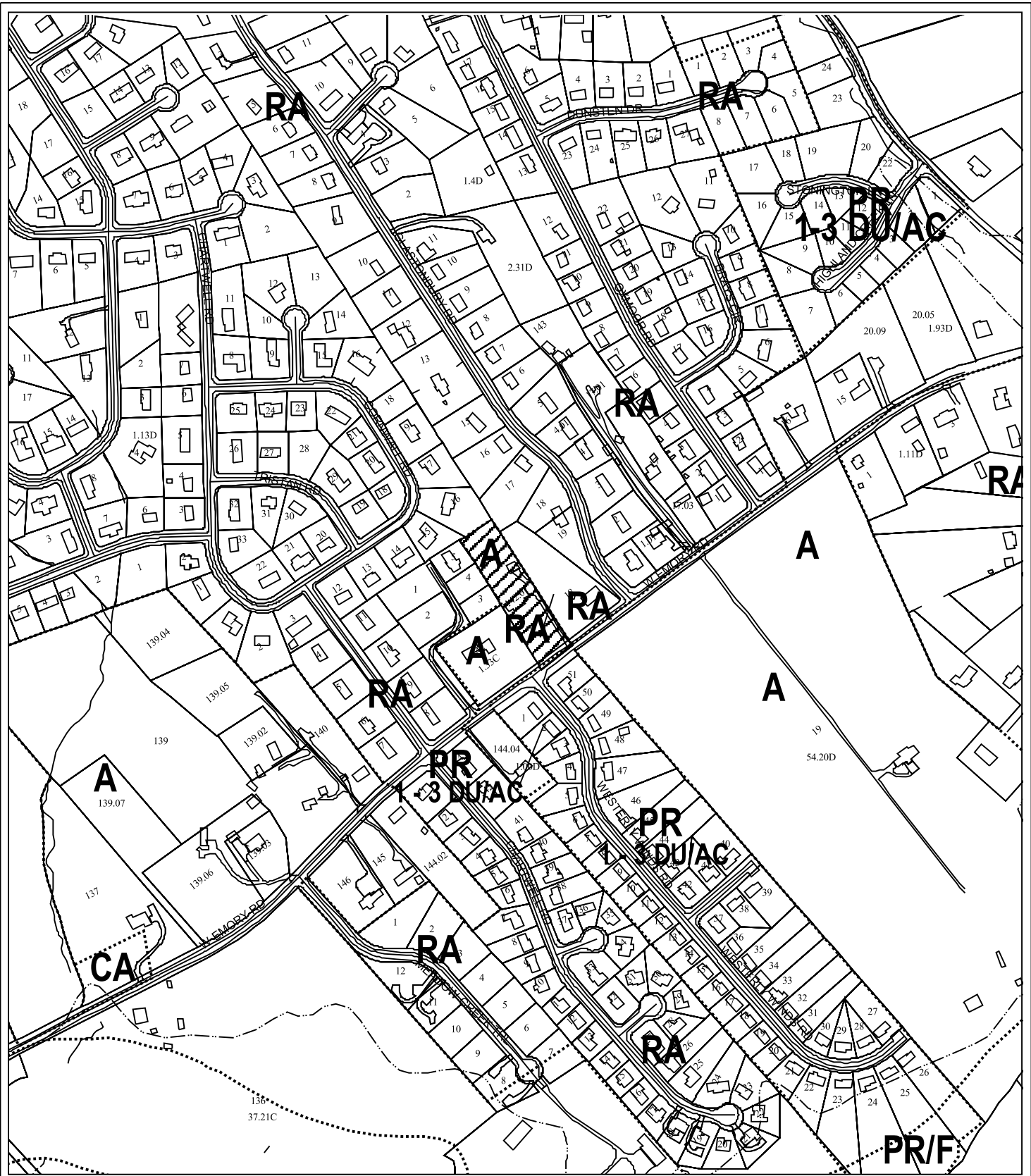
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along W. 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 W. Emory Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest 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 1/22/2007. 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.



**12-C-06-RZ
REZONING**

Petitioner: Lowell and Judy Thomas

Map No: 77

Jurisdiction: County



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 11/20/06 Revised:

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

