

▶ **FILE #:** 2-E-06-RZ

AGENDA ITEM #: 55

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** MARGARET BAKER
 OWNER(S): KERR MELVIN C & DELPHINE L

TAX ID NUMBER: 59 J A 044

JURISDICTION: County Commission District 7

▶ **LOCATION:** North side Greenway Dr., east of Beverly Rd.

▶ **APPX. SIZE OF TRACT:** 1.15 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Beverly Rd., a major collector street with 21' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** I (Industrial)

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

▶ **EXISTING LAND USE:** Single family residential

▶ **PROPOSED USE:** Single family residential

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
 North: Vacant land / I (Industrial)
 South: Beverly Rd. - TVA facilities / I-3 (General Industrial)
 East: Dwelling / R-1 (Single Family Residential)
 West: Vacant land / I (Industrial)

NEIGHBORHOOD CONTEXT: The north side of Beverly Rd./Greenway Dr. in this area is developed with residential uses under I, R-1 and RB zoning. The south side is developed with business/industrial uses under I and I-3 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE A (Agricultural) zoning.**

Agricultural zoning is compatible with surrounding land uses and more appropriate for the current use of the site as a residential dwelling. The requested zoning is less intense than what would be allowed under the current sector plan designation.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site meets the minimum one acre lot area requirement for Agricultural zoning and is currently developed with a residence.
2. The applicant proposes to continue the current residential use of the property, consistent with the requested zoning. The current Industrial zoning would not allow any addition or reconstruction of the existing residential use.
3. The proposal is compatible with the surrounding land uses and zoning pattern.

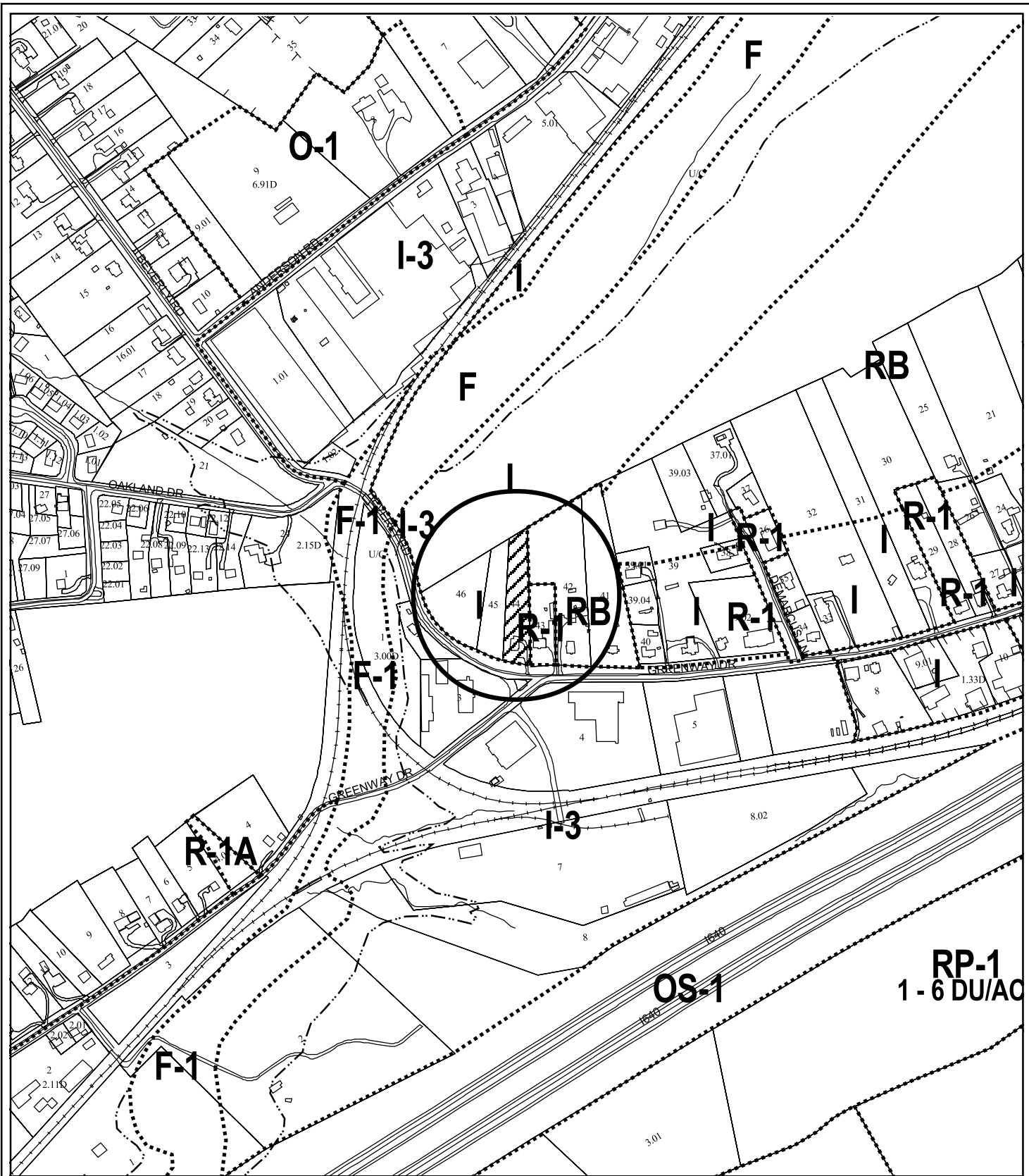
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The recommended Agricultural zoning allows residential uses with a minimum lot size of 1 acre, as well as agricultural/farming uses.
3. The proposal is compatible with the surrounding zoning and there will be no impact on adjacent properties. The subject property is surrounded by I (Industrial) zoning, which could be developed with uses that would have a negative impact on the proposed residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes medium density residential and slope protection for the site. The proposed zoning is less intense than what would be allowed under the sector plan proposal and should help to minimize the impact on the sloped rear portion of the site.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests in the future on other Industrial zoned residential properties in this area.

If approved, this item will be forwarded to Knox County Commission for action on 3/27/2006. 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.



**2-E-06-RZ
REZONING**

Petitioner: Margaret Baker

Map No: 59

Jurisdiction: County



From: I (Industrial)
To: A (Agricultural)

Original Print Date: 01/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902