

▶ **FILE #:** 6-G-06-RZ

**AGENDA ITEM #:** 69

**AGENDA DATE:** 6/8/2006

▶ **APPLICANT:** BEVERLY LINKOUS

OWNER(S):

TAX ID NUMBER: 78 P J 010, 011

JURISDICTION: County Commission District 6

▶ **LOCATION:** North side Windham Pointe Ln., north of Willowcreek Pointe Ln.

▶ **APPX. SIZE OF TRACT:** 7 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Windpointe Ln., a dead-end local street with 26' of pavement within a 50' right-of-way

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **PRESENT ZONING:** PR (Planned Residential) and F (Floodway)

▶ **ZONING REQUESTED:** A (Agricultural) and F (Floodway)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** To be allowed to keep a horse

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned PR in 2003 for residential subdivision development. (6-B 03-RZ)

SURROUNDING LAND USE AND ZONING: North: Beaver Creek / F Floodway

South: Residences / PR Residential

East: Beaver Creek / F Floodway

West: Vacant land and Beaver Creek / F and A Agricultural

NEIGHBORHOOD CONTEXT: This property is at the north end of a single family subdivision zoned PR and south of Beaver Creek.

**STAFF RECOMMENDATION:**

▶ **APPROVE A (Agricultural) limited to two horses for personal use, and F (Floodway)**

Agricultural and Floodway zoning are consistent with the flooding constraints of this property, while allowing it to be used for a horse pasture. The sector plan proposes low density residential use and stream protection for this site

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The A zoning limited to two horses for personal use is compatible with the scale and intensity of the surrounding residential and open space land uses and zoning pattern.
2. The site is surrounded by residential and open space zoned PR, A and F. Agricultural uses on this 7 acre site are compatible with the established and permitted uses allowed under PR, A and F zoning.

THE EFFECTS OF THE PROPOSAL

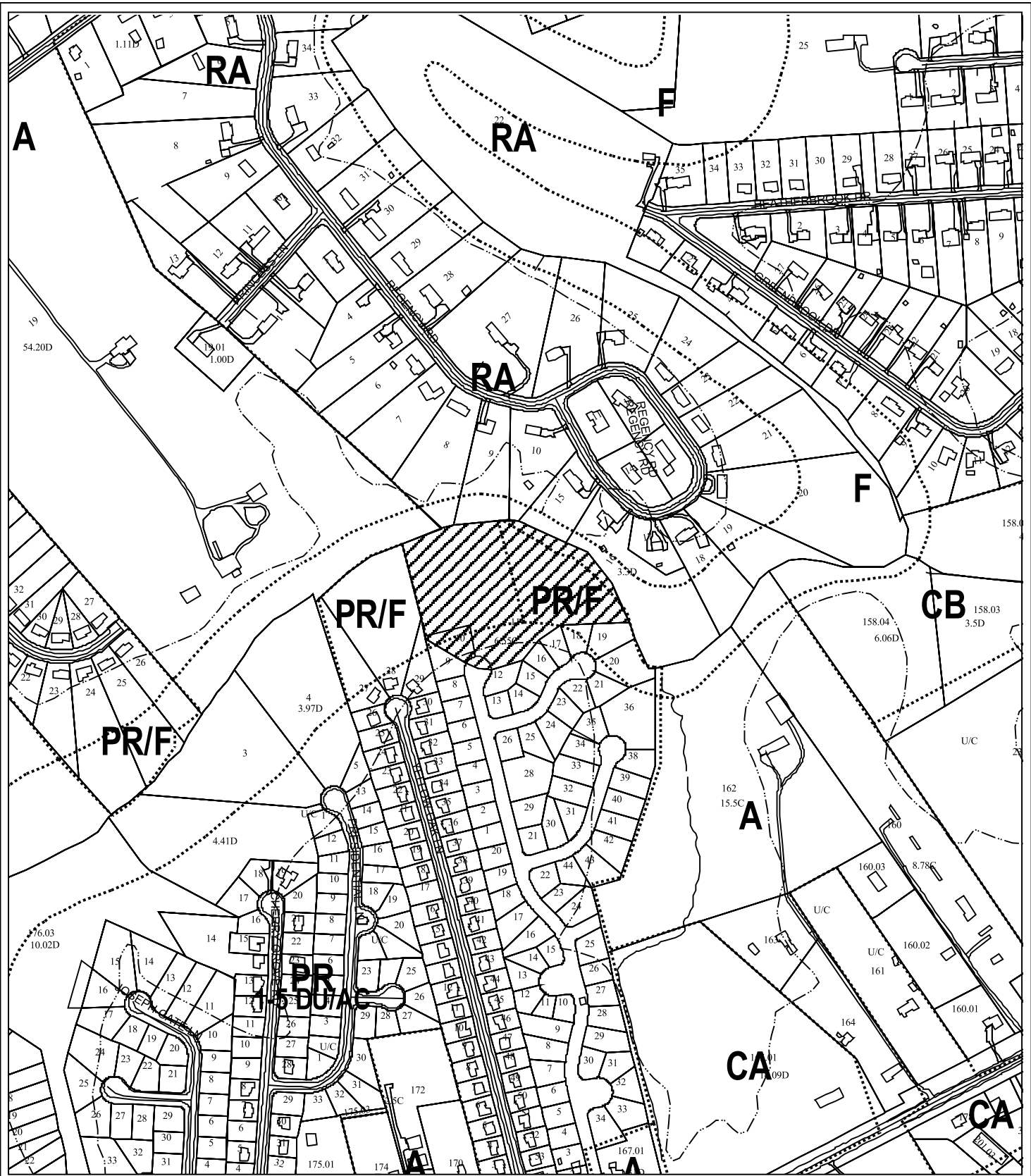
1. Public water and sewer utilities are available to serve the site.

2. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.
4. A zoning will allow the applicant to keep two horse's on the site, with the recommended conditions.

.  
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested A zoning is consistent with the Northwest County Sector Plan .
2. The Northwest County Sector Plan proposes low density residential uses and stream protection for this site.
3. This site is located within the Planned Growth Area on the Knoxville-Knox County Growth Policy Plan map.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2006. 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.



**6-G-06-RZ  
REZONING**

Petitioner: Beverly Linkous

Map No: 78

Jurisdiction: County



From: PR (Planned Residential) and F (Floodway)

To: A (Agricultural) and F (Floodway)

Original Print Date: 05/24/06

Revised:

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

