

▶ **FILE #:** 6-V-06-RZ

AGENDA ITEM #: 84

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** SADDLEBROOK DEVELOPMENT

OWNER(S): B & J ENTERPRISES

TAX ID NUMBER: 144 127 AND 154CD019 (PORTIONS ZONED A)

JURISDICTION: County Commission District 4

▶ **LOCATION:** South side Popejoy Rd., southeast of Bluegrass Rd.

▶ **APPX. SIZE OF TRACT:** 1.2 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Current access is via Popejoy Rd., a local deadend street with 40' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

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

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

▶ **EXISTING LAND USE:** One residence

▶ **PROPOSED USE:** Two residences

EXTENSION OF ZONE: Not an extension of RA, but site is surrounded by PR residential zoning.

HISTORY OF ZONING: None noted for this property, but all other surrounding property has been rezoned to PR in recent years. The remainder of this site was zoned PR at 1-3 du/ac in November 2005 (10-E-05-RZ).

SURROUNDING LAND USE AND ZONING: North: Residential subdivision under development / PR (Planned Residential) @ 1-3 du/ac

South: Residential subdivision / PR (Planned Residential) @ 1-4 du/ac

East: Residential subdivision / PR (Planned Residential) @ 1-4 du/ac

West: Residential subdivision under development / PR (Planned Residential) @ 1-3 du/ac

NEIGHBORHOOD CONTEXT: This site is surrounded by existing and developing residential subdivisions that are zoned PR at up to 4 du/ac.

STAFF RECOMMENDATION:

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

RA zoning is compatible with surrounding development and is consistent with the sector plan proposal 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. The site is surrounded by PR zoned property at up to 4 du/ac.
3. The RA zoning will allow the 1.2-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 into up to 5 lots for residential development.

THE EFFECTS OF THE PROPOSAL

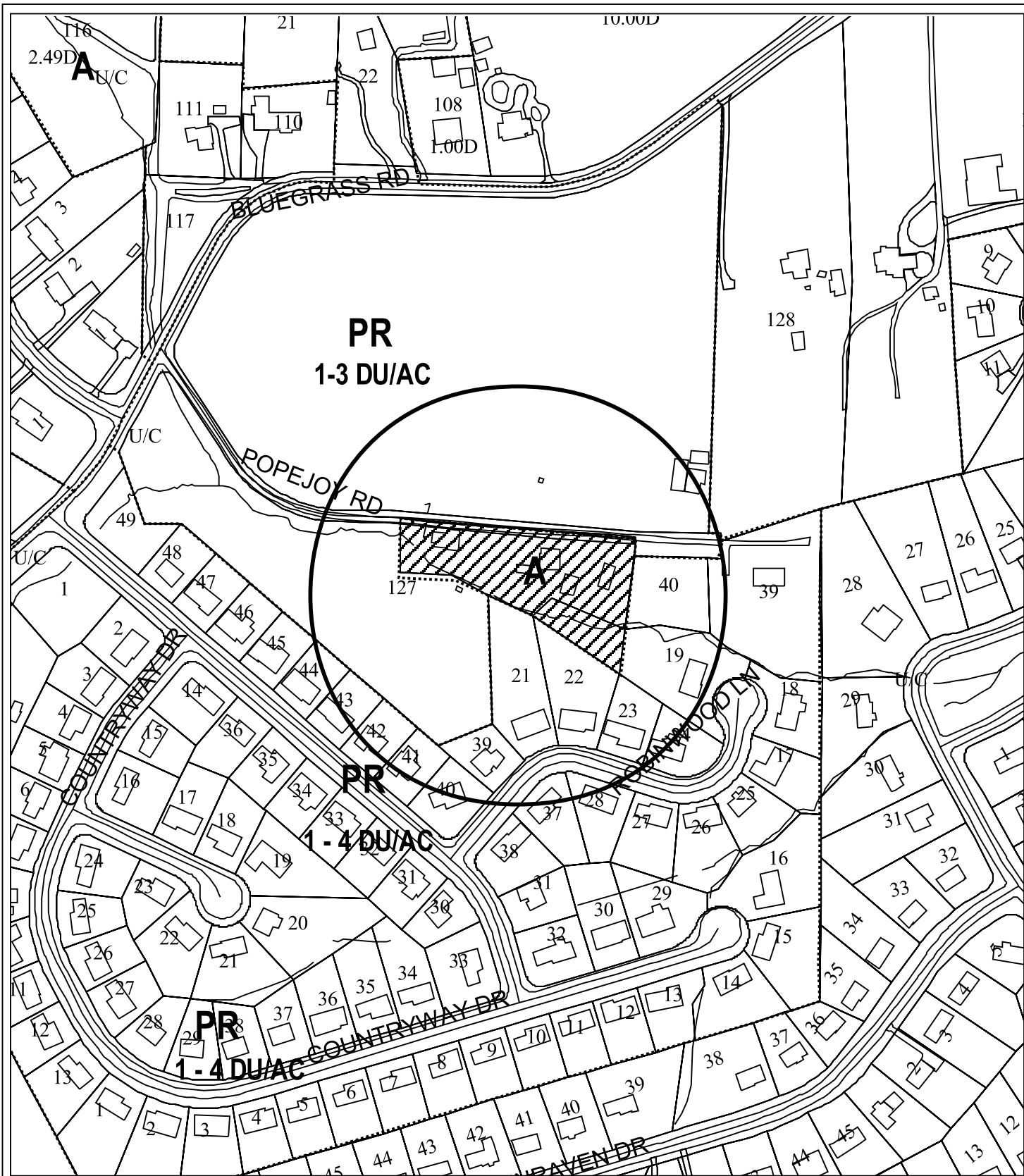
1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest 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 for 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 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-V-06-RZ
REZONING**

Petitioner: Saddlebrook Development

Map No: 144

Jurisdiction: County

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

Original Print Date: 05/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

