

▶ **FILE #:** 3-C-06-RZ

AGENDA ITEM #: 60

AGENDA DATE: 3/9/2006

▶ **APPLICANT:** DAVID BEASLEY

OWNER(S): BEASLEY DAVID H & DONNA H

TAX ID NUMBER: 20 O A 020 (PORTION ZONED INDUSTRIAL)

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southeast side Hidden Brook Ln., southwest side Bell Rd.

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Bell Rd., a major collector street with 19' of pavement width within 40' of right of way, or Hidden Brook Ln., a local street with 26' of pavement width within 50' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** I (Industrial)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential construction

EXTENSION OF ZONE: Yes, extension of A zoning from the northwest.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Hidden Brook Ln. - Dwelling / A (Agricultural)

South: Vacant land / I (Industrial)

East: Bell Rd. - Vacant land and subdivision under construction / PR (Planned Residential) @ 1-3 du/ac and RA (Low Density Residential)

West: Dwelling / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential dwellings. Surrounding zoning includes Industrial, Agricultural, PR and RA. A new single family residential subdivision is under construction to the east of this site under PR zoning.

STAFF RECOMMENDATION:

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

Agricultural zoning is consistent with surrounding land uses and more appropriate for the proposed residential use of the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This vacant site is located adjacent to residential uses and zoning and is more appropriate for rural residential development than industrial uses.
2. The applicant proposes to construct a house on the property, which requires Agricultural or another

residential zone. The current Industrial zoning does not allow residential uses.

3. Approval of this request will establish Agricultural zoning for the entire parcel, rather than having split zoning
4. The proposal is compatible with the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water utilities are available to serve the site. The site may or may not be connected to sewer available in the area. If not, the Knox County Health Department will have to approve the dwelling site for a septic system.
2. The recommended Agricultural zoning allows residential uses with a minimum lot size of 1 acre, as well as agricultural/farming uses.
3. The applicant is proposing to develop one single family dwelling on the site. Further subdivision of this site into additional residential lots is possible under the recommended Agricultural zoning, if the lots have a minimum size of one acre.
4. The proposal is compatible with the surrounding zoning and there will be no impact on adjacent properties. The subject property is adjacent to 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 Northeast County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for Agricultural or other residential zones on Industrial zoned properties in this area in the future, consistent with the sector plan proposal.

If approved, this item will be forwarded to Knox County Commission for action on 4/24/2006. 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.

