

▶ **FILE #:** 3-E-06-RZ

AGENDA ITEM #: 62

AGENDA DATE: 3/9/2006

▶ **APPLICANT:** RUBY L. DUNN

OWNER(S): RUBY L. DUNN

TAX ID NUMBER: 143 035.01

JURISDICTION: County Commission District 5

▶ **LOCATION:** North side Woody Dr., southwest of Topview Ln.

▶ **APPX. SIZE OF TRACT:** 1.33 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Woody Dr., a minor collector street with 20' of pavement width within 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:** Single family dwelling

▶ **PROPOSED USE:** Subdivide property

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwellings / PR (Planned Residential) @ 1-4 du/ac
 South: Woody Dr. - Dwellings / PR (Planned Residential)
 East: Dwelling / A (Agricultural)
 West: Dwellings / PR (Planned Residential) @ 1-4 du/ac

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

STAFF RECOMMENDATION:

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

RA zoning is compatible with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.

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 PR and RA.
3. The RA zoning will allow the 1.33-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.

4 In order to subdivide the subject property, the applicant will be required to dedicate right of way along Woody Dr., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 30 feet from the centerline of the right of way in this section of Woody Dr.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

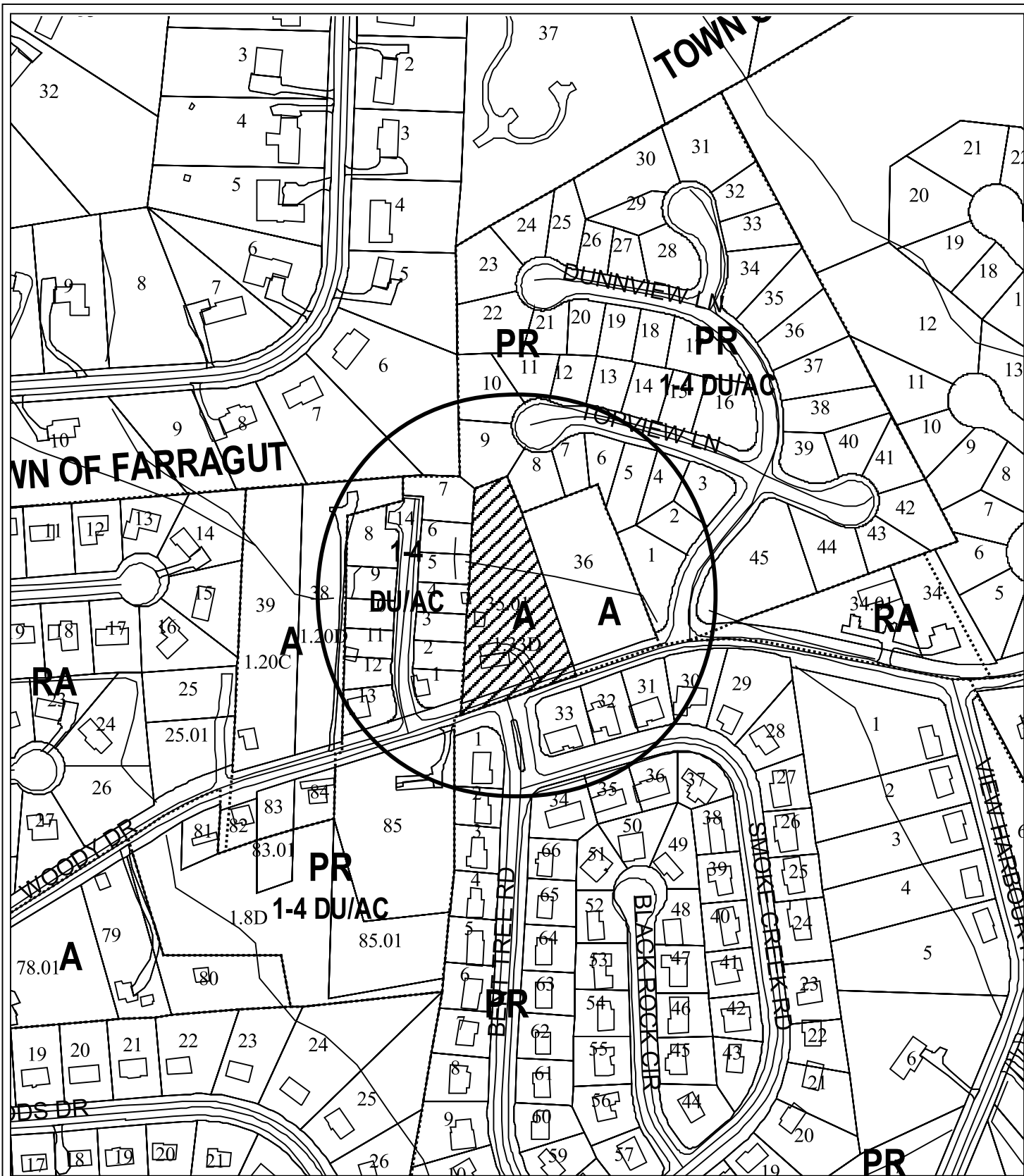
1. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.

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 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 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.



**3-E-06-RZ
REZONING**

Petitioner: Ruby L. Dunn

Map No: 143

Jurisdiction: County



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 02/24/06 Revised:

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