

▶ **FILE #:** 10-E-06-RZ

AGENDA ITEM #: 76

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** CHAD HANSEL

OWNER(S): CHAD HANSEL

TAX ID NUMBER: 61 A B 025

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side Old Rutledge Pike, northeast of C St.

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Current access is via a driveway along the north side of the site within 20' of public right of way. The property also has frontage on Old Rutledge Pike, a local street with 24' of pavement width within a large railroad right of way to the south.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** I (Industrial)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: Not an extension of RA, but is an extension of residential zoning from the north.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Church / RB (General Residential)

South: Old Rutledge Pike - Railroad yard / I (Industrial)

East: Church sign and vacant land / I (Industrial)

West: Dwelling / I (Industrial)

NEIGHBORHOOD CONTEXT: The area north of Old Rutledge Pike is developed with residential uses and a church under RB and I zoning. The area south of Old Rutledge Pike is developed with a large railroad yard and warehouses under I zoning.

STAFF RECOMMENDATION:

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

RA zoning is compatible with surrounding development and zoning on the north side of Old Rutledge Pike and is consistent with the current use and 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. RA zoning will make the current residential use of the property conform with the zoning.
3. RA zoning is consistent with the sector plan proposal for the property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have no impact on schools and the street system, because the zoning change will not allow any additional residential development of the site.
3. The proposal is compatible with the surrounding development, and there will be no impact to adjacent properties.
4. The proposed zoning change to RA will prevent this site from being developed with inappropriate industrial uses, which would have a detrimental impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
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 could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

If approved, this item will be forwarded to Knox County Commission for action on 11/20/2006. 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.



**10-E-06-RZ
REZONING**

Petitioner: Chad Hansel

Map No: 61

Jurisdiction: County



From: I (Industrial)

To: RA (Low Density Residential)

Original Print Date: 09/26/06

Revised:

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

