

▶ **FILE #:** 9-B-06-RZ

**AGENDA ITEM #:** 76

**AGENDA DATE:** 9/14/2006

▶ **APPLICANT:** AARON ANDREW FARMER

OWNER(S): AARON ANDREW FARMER

TAX ID NUMBER: 93 I A 001.02

JURISDICTION: City Council District 3

▶ **LOCATION:** Northwest side Rucker St., southwest of Henson Rd.

▶ **APPX. SIZE OF TRACT:** 9000 square feet

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Rucker St., a deadend local street with 18' of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** RP-1 (Planned Residential)

▶ **ZONING REQUESTED:** R-1 (Single Family Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was one of several parcels rezoned RP-1 in 1970's, but not rezoned to I-3 later with those same parcels.

SURROUNDING LAND USE AND ZONING: North: Undeveloped land / I-3 Industrial

South: Residences / R-1 Residential

East: Business / I-3 Industrial

West: Vacant lot / RP-1 Residential

NEIGHBORHOOD CONTEXT: This vacant lot is part of an older residential area zoned R-1 and RP-1 that has been partly replaced by industrial uses under I-3 zoning

**STAFF RECOMMENDATION:**

▶ **APPROVE R-1 (Single Family Residential) zoning**

R-1 zoning will allow this lot to be developed with a residence, which is not possible under the RP-1 zoning without variances.

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is too small to be developed under the RP-1 zone without variances, and is located in a transitional area of commercial, industrial and single-family residential development where other R-1 zoning is found.
2. The residential use is consistent with the surrounding property uses.

THE EFFECTS OF THE PROPOSAL

1. The rezoning of the subject property to R-1 for a residence will have no significant impact on schools and

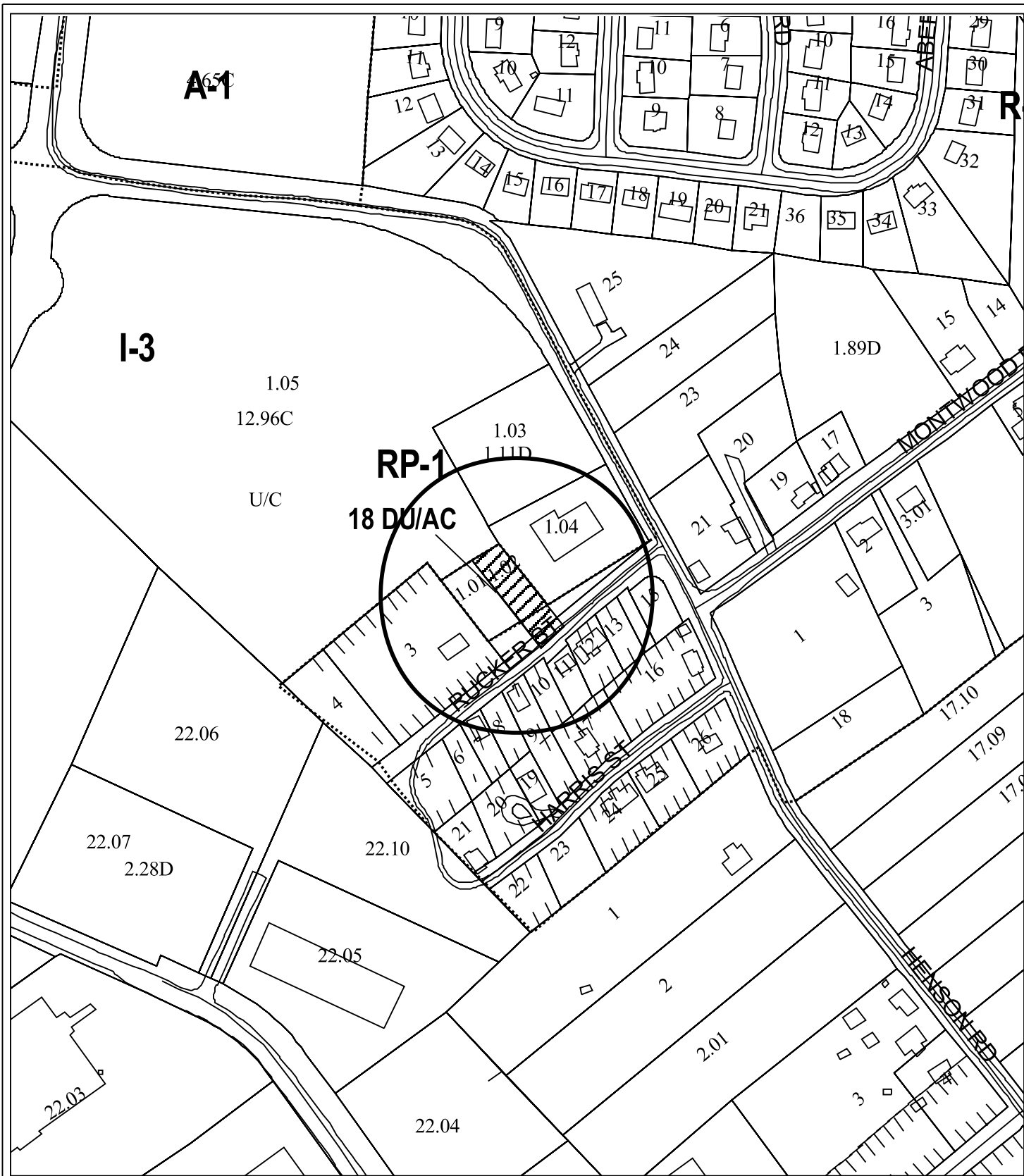
area streets. Public water and sewer are in place to serve this site.

2. This rezoning may lead to an additional request to convert the adjoining RP-1 zoned lot to R-1 for residential development.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The R-1 rezoning is compatible with the LDR Sector Plan proposal for this site
2. The Growth Policy Plan designates this property in the Urban Growth Area (Inside City Limits).

If approved, this item will be forwarded to Knoxville City Council for action on 10/10/2006 and 10/24/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**9-B-06-RZ  
REZONING**

Petitioner: Aaron Andrew Farmer

Map No: 93

Jurisdiction: City



From: RP-1 (Planned Residential)  
To: R-1 (Single Family Residential)

Original Print Date: 08/23/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902