



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 9-D-06-RZ

AGENDA ITEM #: 78

AGENDA DATE: 9/14/2006

▶ **APPLICANT:** **MARILYNN SURRETT**

OWNER(S): MARILYNN SURRETT

TAX ID NUMBER: 68 I B PART OF 001 PORTION ZONED A)

JURISDICTION: County Commission District 6

▶ **LOCATION:** **North side Clinton Hwy., west of Murray Dr.**

▶ **APPX. SIZE OF TRACT:** **16.3 acres**

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Clinton Hwy., a five lane, major arterial street.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

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

▶ **ZONING REQUESTED:** **RB (General Residential)**

▶ **EXISTING LAND USE:** **Mobile homes**

▶ **PROPOSED USE:** **Mobile home park**

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / RB Residential

South: Businesses / CA and C-3 Commercial

East: Vacant land / A Agricultural

West: Vacant land and residences / A and RB Residential

NEIGHBORHOOD CONTEXT: This partly developed site is located between commercial uses along Clinton Hwy. within CA and C-3 zones, and residential uses developed off that arterial street within R-1, RB and A zones

STAFF RECOMMENDATION:

▶ **APPROVE RB (General Residential) zoning**

RB zoning will permit use on review consideration of the redevelopment of this site as a mobile home park and is consistent with the adjoining residential zoning. The sector plan proposes medium density use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. RB zoning is compatible with other properties in the immediate area that are also zoned RB for residential use. The RB zoning will require MPC use on review approval of a mobile home park plan prior to the development of the property. During this review, potential issues such as traffic, street improvements, drainage, access, topography, lot layout and other development concerns can be addressed.
3. RB is a logical extension of residential zoning from the northwest.
4. The applicant's property fronts on Clinton Hwy., a 5-lane major arterial street that has been developed as

a commercial corridor, although the CA portion of the site is not being requested for rezoning to RB.

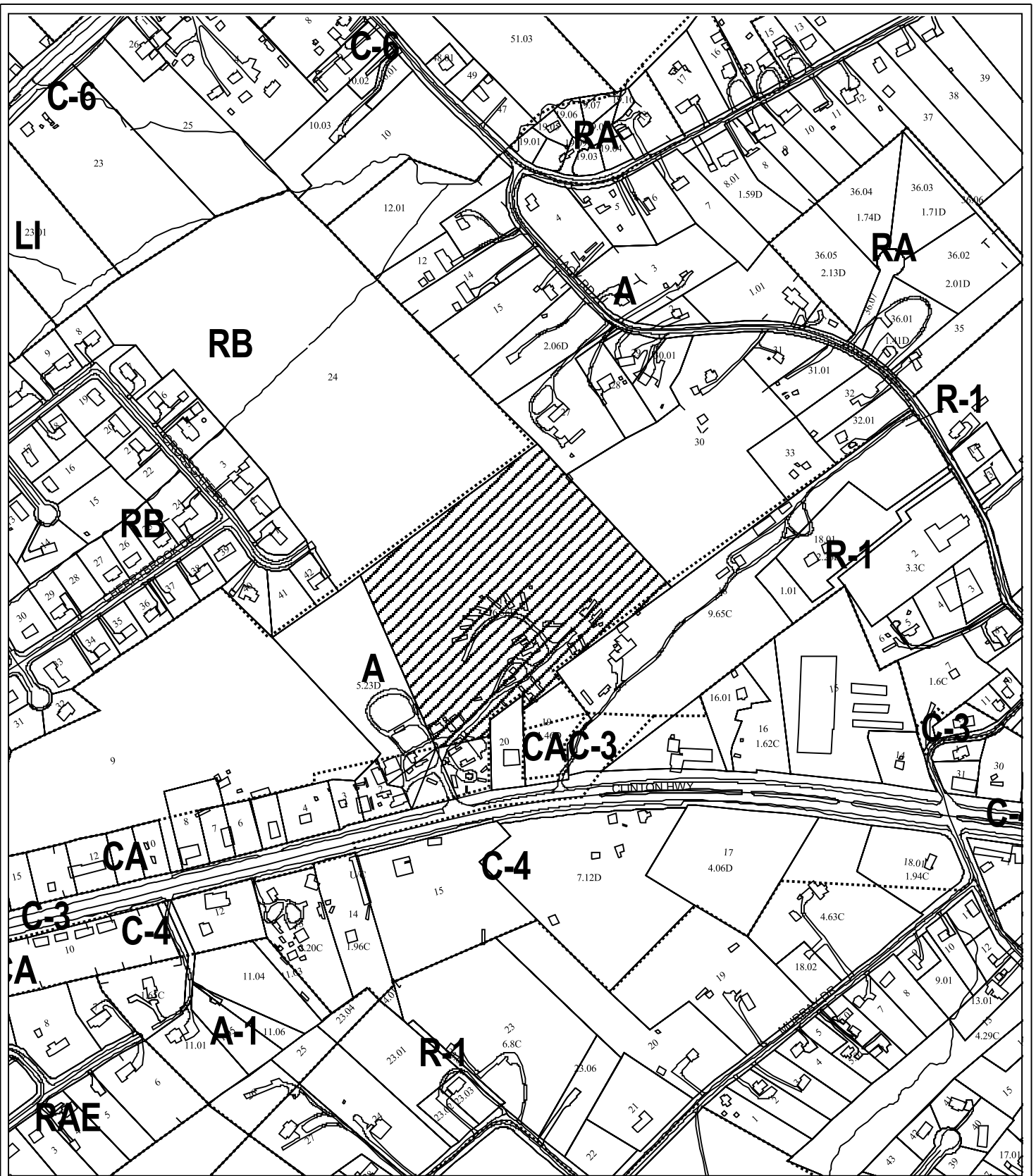
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will impact Clinton Hwy with more turning movements and will add school age children to the area population.
3. The recommended RB zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.
4. The proposed site plan will need to address the property's moderate slopes, which will need to be preserved to the extent possible.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes medium density use for the site, consistent with the requested RB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for RB zoning on other properties in the area which front on, or have direct access to, Clinton Hwy.

If approved, this item will be forwarded to Knox County Commission for action on 10/23/2006. 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.



**9-D-06-RZ
REZONING**

Petitioner: Marilynn Surret
 Map No: 68
 Jurisdiction: County



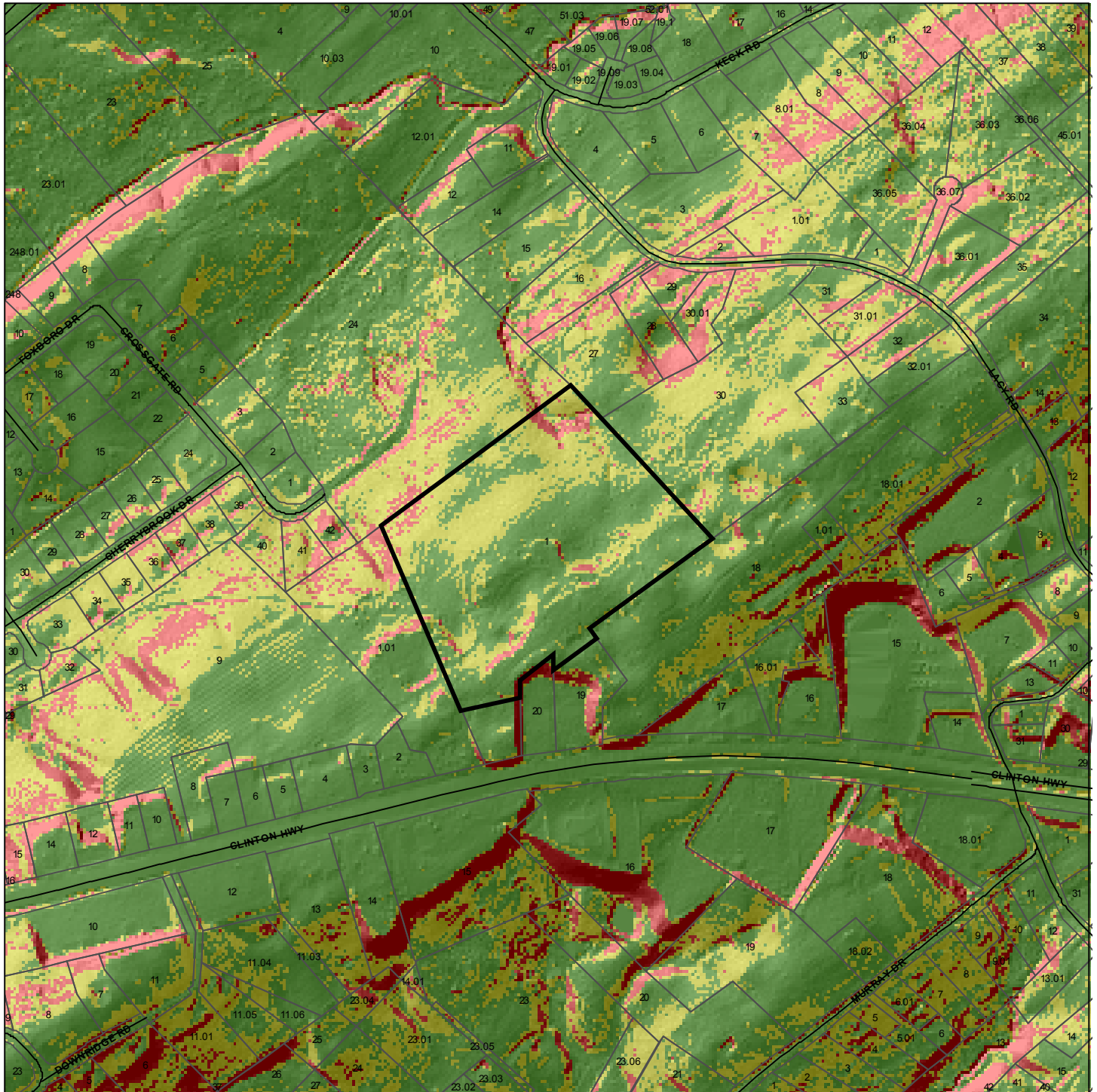
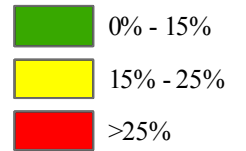
From: A (Agricultural)
 To: RB (General Residential)

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



9-D-06-RZ Slope Analysis

Percent Slope



9-D-06-RZ REZONING



From: A (Agricultural)
To: RB (General Residential)

Original Print Date: 8/24/2006 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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9-D-06-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	16156	9.2723	59.42%
15%-25%	2	9753	5.5975	35.87%
> 25%	3	1282	0.7358	4.71%
Total Acres			15.6055	100.00%