

▶ **FILE #:** 9-G-06-RZ

AGENDA ITEM #: 81

AGENDA DATE: 9/14/2006

▶ **APPLICANT:** PAULA C. TOMPKINS

OWNER(S): PAULA C. TOMPKINS

TAX ID NUMBER: 39 075

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side Bob Varner Rd., northwest of Brown Gap Rd.

▶ **APPX. SIZE OF TRACT:** 2.07 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bob Varner Rd., a local street with 14-15' of pavement width within 30-35' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Subdivide into 4 lots

EXTENSION OF ZONE: Not an extension of RA, but PR zoning is to the southeast

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
 North: Dwellings and vacant land / A (Agricultural)
 South: Residential subdivision / PR (Planned Residential) @ 1-5 du/ac
 East: Dwellings and vacant land / A (Agricultural)
 West: Bob Varner Rd. - Dwellings and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A, PR, RA and RB 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, RA and RB.
3. The RA zoning will allow the 2.07-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 the proposed 4 lots for residential development.

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 minimal impact on schools and the street system, although this section of Bob Varner Ln. has only 14-15' of pavement width. The street has 20' of pavement width from Brown Gap Rd. to

the south up to about 100 feet short of the subject property.

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 Bob Varner Rd., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 25 feet from the centerline of the right of way in this section of Bob Varner Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

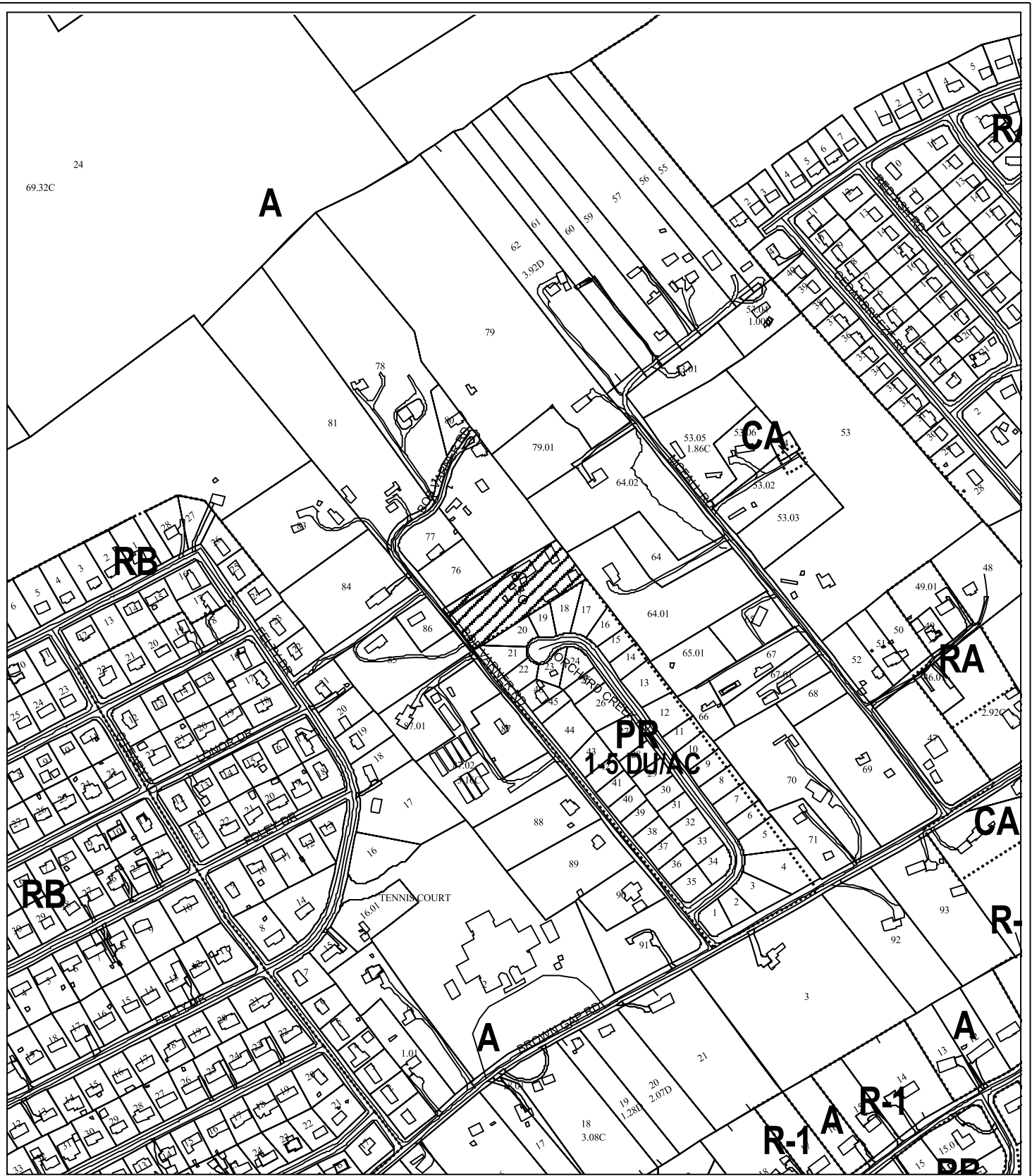
1. The North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.

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 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-G-06-RZ
REZONING**

Petitioner: Paula C. Tompkins

Map No: 39

Jurisdiction: County



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 08/23/06 Revised:

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

