

▶ **FILE #:** 9-I-06-RZ

**AGENDA ITEM #:** 83

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

▶ **APPLICANT:** JIM SULLIVAN  
 OWNER(S): SHARP FAMILY PROPERTIES

TAX ID NUMBER: 62 PART OF 271 MAP ON FILE AT MPC

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side Strawberry Plains Pike, southwest side McCubbins Rd.

▶ **APPX. SIZE OF TRACT:** 8.28 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a two lane minor arterial street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB  
 Sewer Source: KUB

▶ **PRESENT ZONING:** PR (Planned Residential)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family residence

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned PR in 1980's but never developed.

SURROUNDING LAND USE AND ZONING: North: Steel construction Co., and vacant land (future elementary school site)/ PR and PC Commercial

South: Vacant land / A Agricultural

East: Residences / A & PR Residential

West: Residences and vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This site is within a rural development area that has had some PC and CA commercial and PR urban residential rezoning occur but with limited new development.

**STAFF RECOMMENDATION:**

▶ **APPROVE A (Agricultural) zoning**

Agricultural zoning is consistent with adjacent zoning and uses in the vicinity of this site.

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The A zoning is compatible with the scale and intensity of the surrounding residential and open space land uses and zoning pattern.
2. The site is surrounded by residential and open space zoned PR, PC and A. Agricultural uses on this 8 acre site are compatible with the established and permitted uses allowed under PR and A zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the area.

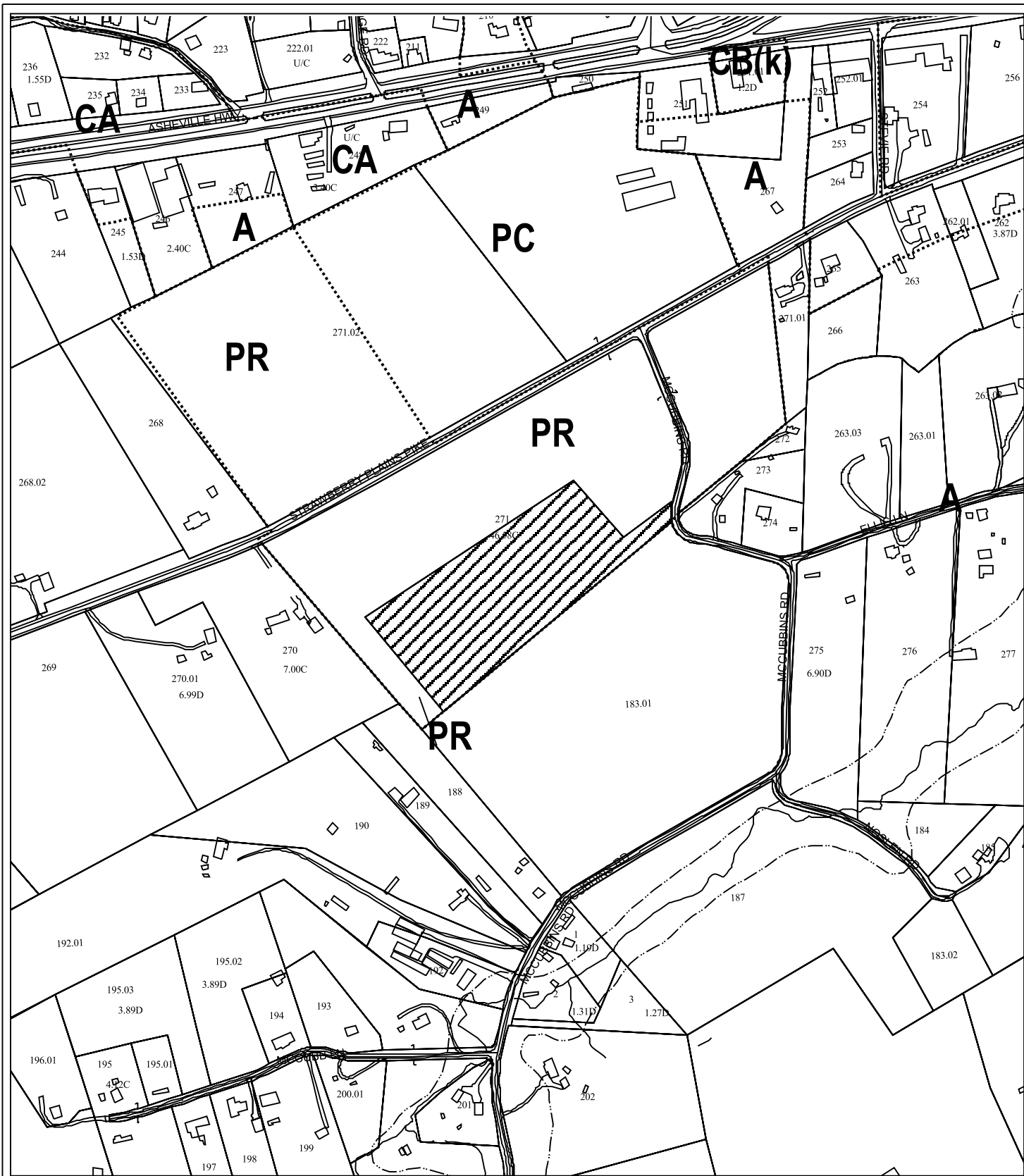
2. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.
4. Agricultural zoning will allow the applicant to construct his residence on the site.

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**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The requested A zoning is consistent with the East County Sector Plan .
2. The East County Sector Plan proposes low density residential uses for this site.
3. This site is located within the Planned Growth Area on the Knoxville-Knox County Growth Policy Plan map.

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-I-06-RZ  
REZONING**

Petitioner: Jim Sullivan

Map No: 62

Jurisdiction: County



From: PR (Planned Residential)

To: A (Agricultural)

Original Print Date: 08/24/06

Revised:

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