

▶ **FILE #:** 9-L-06-RZ

AGENDA ITEM #: 86

AGENDA DATE: 9/14/2006

▶ **APPLICANT:** **MARC UNDERWOOD**

OWNER(S): UNDERWOOD MARK A & LESA J & LYNN B UNDERWOOD &

TAX ID NUMBER: 72 D C 002

JURISDICTION: County Commission District 8

▶ **LOCATION:** **West side Brakebill Rd., south of Suncrest Ln.**

▶ **APPX. SIZE OF TRACT:** **2.11 acres**

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Brakebill Rd., a minor arterial street with 18' of pavement width within 60' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

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

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

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **Residential development**

EXTENSION OF ZONE: Not an extension of RA, but RP-1 zoning is to the north

HISTORY OF ZONING: None noted for this site. The property to the north was rezoned within the last seven years for medium density residential development.

SURROUNDING LAND USE AND ZONING:
 North: Apartments / RP-1 (Planned Residential) @ 1-12 du/ac
 South: Dwelling and vacant land / A (Agricultural)
 East: Brakebill Rd. - Vacant land / A (Agricultural)
 West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural, low and medium density residential uses under A, PR and RP-1 zoning. There is a commercial shopping center with out parcels located to the north at the intersection of Brakebill Rd. and Asheville Hwy., zoned C-6.

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 and medium density residential developments in the vicinity of this site, zoned PR and RP-1, including an adjacent apartment development to the north.
3. The RA zoning will allow the 2.11-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 about 7 lots for single family residential

development. About 6 lots would be possible for duplex development, which would require use on review approval by MPC.

THE EFFECTS OF THE PROPOSAL

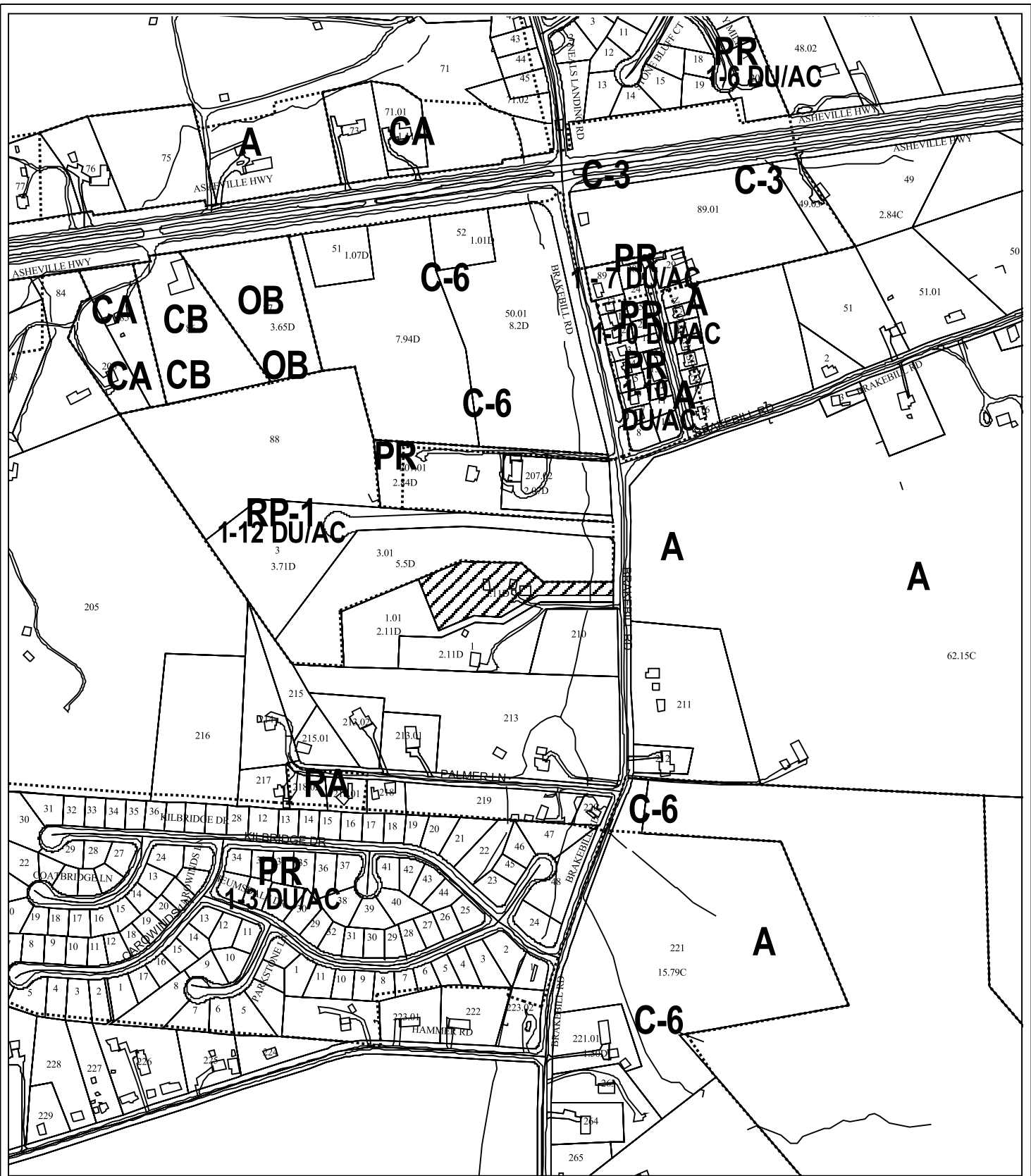
1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along Brakebill Rd., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 35 feet from the centerline of the right of way in this section of Brakebill Rd., if it is not already available. This requirement may eliminate some of the acreage from the site, which may reduce the number of possible lots on the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East 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.

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-L-06-RZ
REZONING**

Petitioner: Marc Underwood

Map No: 72

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

0 500'

