

▶ **FILE #:** 4-J-07-RZ

**AGENDA ITEM #:** 80

**AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** BRADLEY GAYER

OWNER(S): ROBERT C. SPRADLEN

TAX ID NUMBER: 56 C C 003, 00303

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side Granville Conner Rd., southwest side Helen Dr.

▶ **APPX. SIZE OF TRACT:** 6.5 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Granville Conner Rd. and Helen Dr., both two lane, local streets with 18' and 13' pavement widths, respectively, within 40' rights-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

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

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Single family subdivision development.

**DENSITY PROPOSED:** 3 du/ac.

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / LDR/A Agricultural

South: Residences / LDR/A and RA Residential

East: Residences / LDR/A Agricultural

West: Residences and vacant land / LDR/A Agricultural

NEIGHBORHOOD CONTEXT: This site is within a residential area that has developed under RA, RB and A zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.**  
**APPROVE a density up to 3 du/ac.**

PR zoning at up to 3 du/ac. is compatible with surrounding residential development and zoning. The sector plan proposes low density residential use for this site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Other properties in the immediate area are developed with residential uses under A, RA, RB and PR zoning.
2. PR zoning at up to 3 du/ac. is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property will be subdivided into lots under PR zoning.
3. PR zoning will require use-on-review, as well as subdivision, approval by MPC for any development

proposal for the property.

#### THE EFFECTS OF THE PROPOSAL

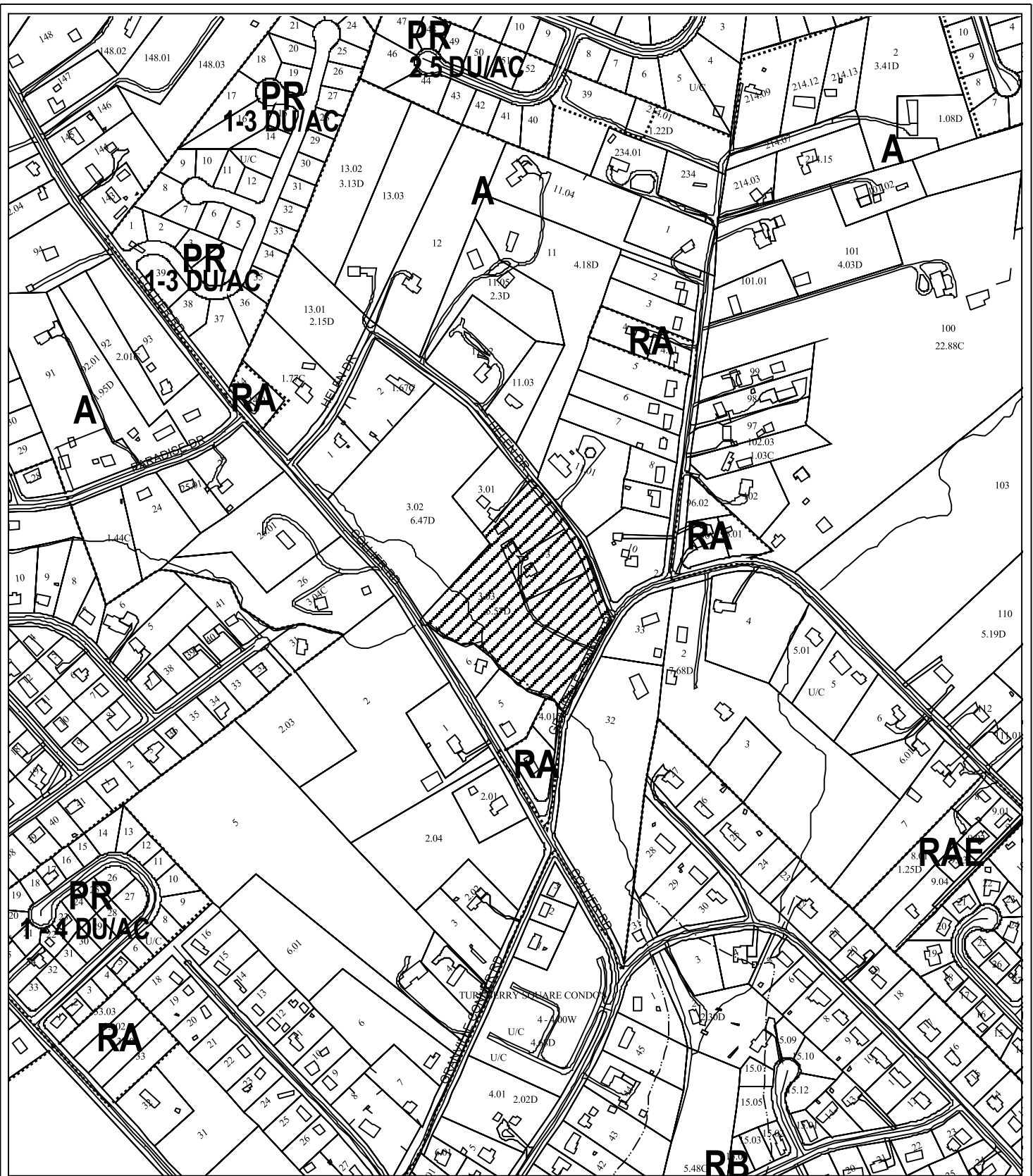
1. Public water and sewer utilities are available in the area to serve the site.
2. The development of 21 additional dwellings in this area will add 210 vehicle trips per day to area roads and have minimal impact on surrounding property.
5. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use-on-review and subdivision process.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for the site. The rezoning application is consistent with the LDR designation of the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on surrounding properties, which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

If approved, this item will be forwarded to Knox County Commission for action on 5/29/2007. 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.



**4-J-07-RZ  
REZONING**

Petitioner: Bradley Gayer

Map No: 56

Jurisdiction: County



From: A (Agricultural)  
To: PR (Planned Residential)

Original Print Date: 03/20/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902