



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

▶ **FILE #:** 12-G-07-RZ

**AGENDA ITEM #:** 83

**AGENDA DATE:** 12/13/2007

▶ **APPLICANT:** **BARBARA M. LEE**

OWNER(S): LEE BARBARA M

TAX ID NUMBER: 56 M C 003.01

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northeast side Oakmeade Rd., northwest side Irwin Dr.**

▶ **APPX. SIZE OF TRACT:** **1 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oakmeade Rd., and Irwin Dr., both local streets with 18-20' pavement widths within 40' rights-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

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

▶ **PROPOSED USE:** **Residence with horse**

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but adjoining property to the northeast was recently recommended for PR zoning.(11-H-07-RZ)

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land /RA Residential

South: Residences / A Agricultural

East: Vacant land / PR (Pending)

West: Residences / RA Residential

NEIGHBORHOOD CONTEXT: This residential property is part of an older, large lot neighborhood that has developed under RA and Agricultural zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE A (Agricultural) zoning**

Agricultural zoning of this site is consistent with the A zoning found across Irwin Dr. to the south.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Agricultural zoning of the site would be consistent with the surrounding single family residential development and zoning, which includes RA and A zoning.

2. This site and other adjacent properties along this section of Irwin Rd. have been zoned RA and Agricultural for years and proposed for low density residential uses. The applicant's request for Agricultural zoning to keep her horse on the property is consistent with the established development and zoning pattern..

3. Public water and sewer are available to serve the site.

#### THE EFFECTS OF THE PROPOSAL

1. Agricultural zoning of this site will have no impact on school enrollment or the street network.
2. Agricultural rezoning of this site is not expected to lead to additional requests from surrounding property owners for Agricultural zoning.

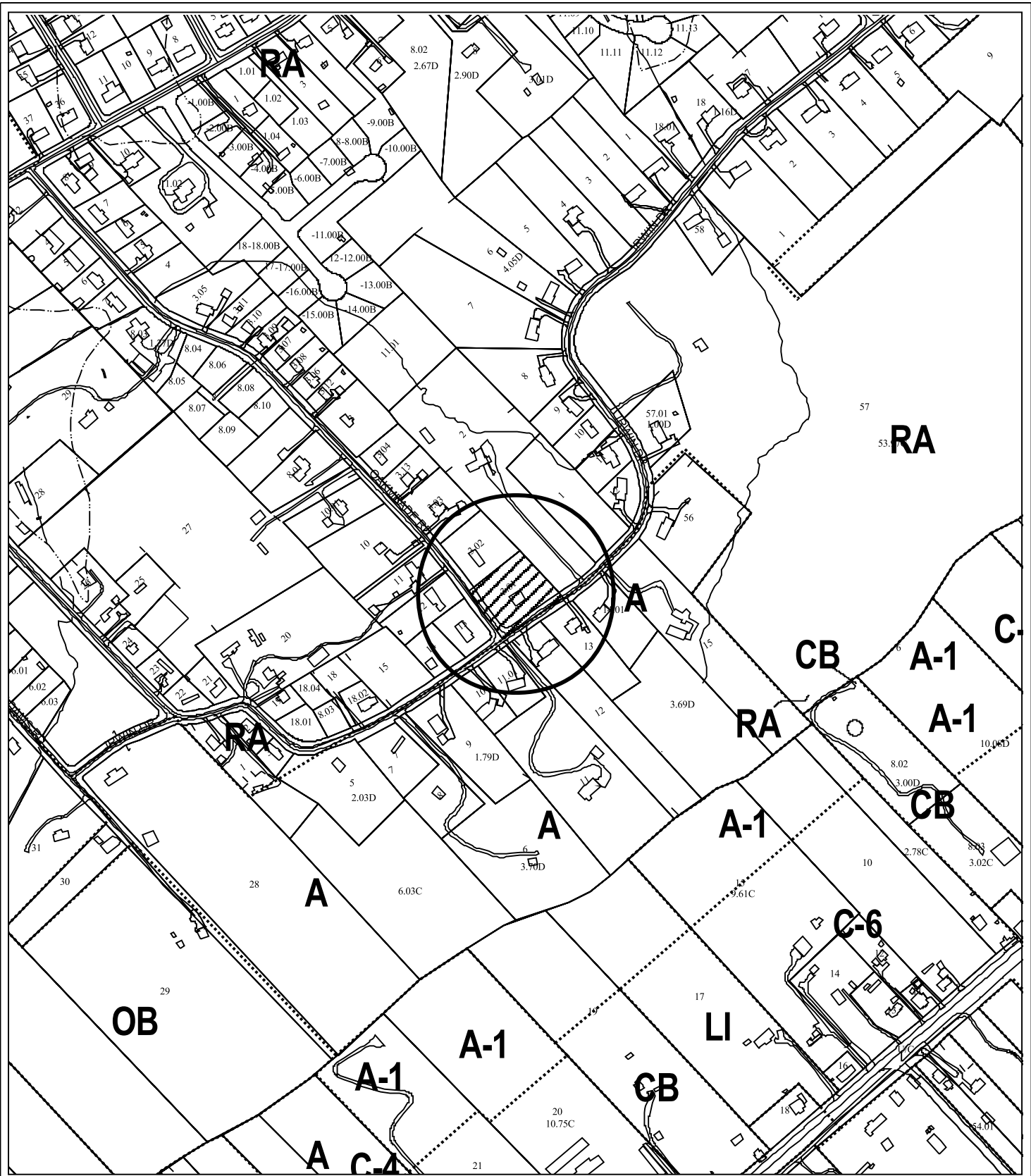
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Agricultural zoning is allowed within LDR designated areas on the North County Sector Plan.
2. This request is consistent with the goal of the General Plan of protecting low density residential development.
3. The Growth Policy plan includes the site in the Planned Growth area, and the North County Sector Plan designates the site and surrounding area for low density residential development.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/28/2008. 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.



**12-G-07-RZ  
REZONING**

Petitioner: Barbara M. Lee

Map No: 56

Jurisdiction: County



From: RA (Low Density Residential)

To: A (Agricultural)

Original Print Date: 11/26/07 Revised:

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