

▶ **FILE #:** 2-H-07-RZ

AGENDA ITEM #: 71

AGENDA DATE: 2/8/2007

▶ **APPLICANT:** JAMES KERNELL

OWNER(S): SPEEKS LESTER H & KATHERYN

TAX ID NUMBER: 46 212

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side Heiskell Rd., northwest of Windstone Blvd.

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Heiskell Rd., a minor arterial street with 20' of pavement width within 70' 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:** Vacant land

▶ **PROPOSED USE:** Two lot subdivision

EXTENSION OF ZONE: Yes, extension of RA from the southeast (parcel 214.06), across Heiskell Rd., which was rezoned RA in Sept. 2006 (9-E-06-RZ).

HISTORY OF ZONING: Parcel 214.06 to the southeast was rezoned RA in Sept. 2006 (9-E-06-RZ).

SURROUNDING LAND USE AND ZONING:
 North: Dwelling and vacant land / A (Agricultural)
 South: Heiskell Rd. - Vacant land and dwellings / A (Agricultural) and RA (Low Density Residential)
 East: Dwelling and vacant land, paved area / CA (General Business)
 West: Dwelling / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A, PR and RA zoning. There is a CA zoned property to the southeast that does not have a business, but has a large paved area with a construction vehicle being stored on the site.

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 and RA.
3. The RA zoning will allow this 1-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 2 lots for residential development.

THE EFFECTS OF THE PROPOSAL

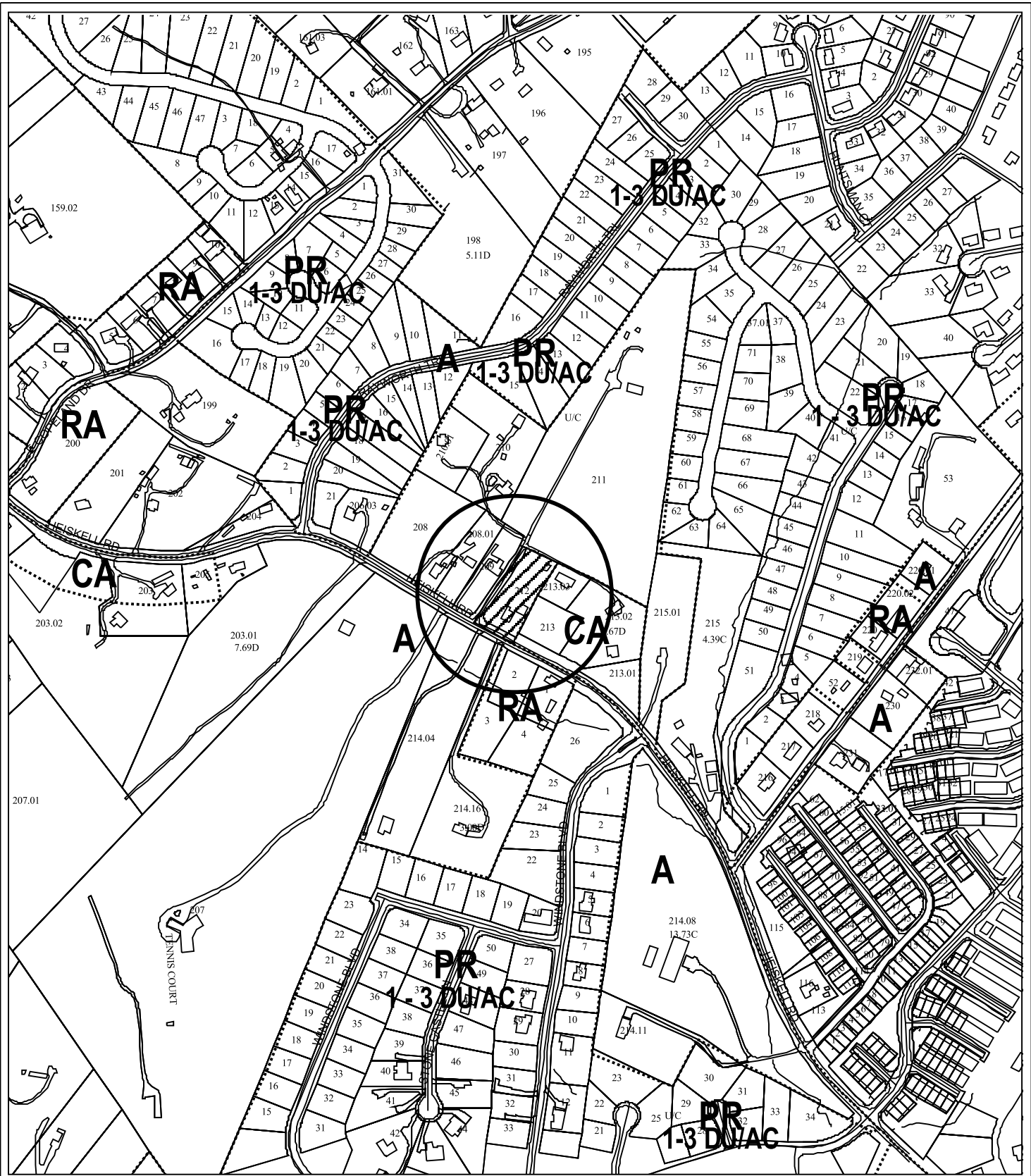
1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along Heiskell Rd., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 44 feet from the centerline of the right of way in this section of Heiskell 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 3/26/2007. 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.



**2-H-07-RZ
REZONING**



From: A (Agricultural)
To: RA (Low Density Residential)

Original Print Date: 01/22/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: James Kernell

Map No: 46

Jurisdiction: County

