

▶ **FILE #:** 7-B-07-RZ

AGENDA ITEM #: 64

AGENDA DATE: 7/12/2007

▶ **APPLICANT:** LEIGH ANN EVANS

OWNER(S): EVANS LEIGH ANN

TAX ID NUMBER: 42 194, 194.01

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northeast side Mine Rd., southeast of Fox Creek Way

▶ **APPX. SIZE OF TRACT:** 3.28 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mine Rd., a two lane, minor arterial street with 32' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

WATERSHED: Flat Creek

▶ **PRESENT ZONING:** I (Industrial)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned to A for residential use in recent years.

SURROUNDING LAND USE AND ZONING: North: Residences / I and Agricultural

South: Mine Rd., and vacant land / I Industrial

East: East Bridge Industrial Park / I Industrial

West: Mine Rd., vacant land and residences / A and Industrial

NEIGHBORHOOD CONTEXT: This site is within an area of Mascot that has had both residential and non-residential development occurring within A and I zones.

STAFF RECOMMENDATION:

▶ **APPROVE A (Agricultural) zoning**

Agricultural zoning of this site is consistent with other recent Agricultural rezoning for residential development that has occurred in the area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Agricultural zoning is needed to construct a residence on this site.
2. The Agricultural zoning of the site will accommodate the proposed residential use by the applicant, in a manner consistent with other residential uses in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water is available to serve the site, while public sewer is not.
2. The request will not have any impact on the school system.
3. The impact to the streets in this area will be minimal.
4. The zoning of the site from Industrial to Agricultural will have minimal impact on adjacent properties or the East Bridge Industrial Park, which is located to the east.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. The recommended sector plan propose industrial use for this property and other residential uses along the east side of Mine Rd. and low density residential use for the west side. Allowing both sides of this section of Mine Rd. to have residential uses is consistent with the policies of the General Plan to allow similar, compatible uses facing each other along streets.
2. If approved, this request could lead to additional Agricultural requests for existing housing within this area contrary to the Northeast County Sector Plan recommendation, but in a manner consistent with adjacent residential uses.

ESTIMATED TRAFFIC IMPACT 15 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)

If approved, this item will be forwarded to Knox County Commission for action on 8/27/2007. 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.



**7-B-07-RZ
REZONING**

Petitioner: Leigh Ann Evans

Map No: 42

Jurisdiction: County



From: I (Industrial)
To: A (Agricultural)

Original Print Date: 06/27/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902