

▶ **FILE #:** 12-B-06-RZ

AGENDA ITEM #: 72

AGENDA DATE: 6/14/2007

▶ **APPLICANT:** **GEORGE WADSWORTH**

OWNER(S): WADSWORTH GEORGE W

TAX ID NUMBER: 68 I B 001.01 (PORTION ZONED A)

JURISDICTION: County Commission District 6

▶ **LOCATION:** **North side Clinton Hwy., west of Murray Dr.**

▶ **APPX. SIZE OF TRACT:** **4 acres**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Clinton Hwy., a major arterial street, with a five lane section in this area.

UTILITIES: Water Source: KUB

Sewer Source: KUB

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

▶ **ZONING REQUESTED:** **RB (General Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Residential**

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but adjoining property was recently rezoned RB. (9-D-06-RZ)

SURROUNDING LAND USE AND ZONING: North: Residences / RB Residential

South: Businesses / CA, C-3 and C-4 Commercial

East: Mobile homes / RB Residential

West: Vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This partly developed site is located between commercial uses along Clinton Hwy. within CA and C-3 zones, and residential uses developed off that arterial street within R-1, RB and A zones

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

STAFF RECOMMENDATION:

▶ **APPROVE RB (General Residential) zoning**

RB zoning will permit the development of this site in a manner that is consistent with the adjoining residential and commercial zoning and development. The sector plan proposes medium density use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The RB zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. RB zoning is compatible with other properties in the immediate area that are also zoned RB for residential use. The RB zoning will require MPC use on review approval of a development plan showing greater than 12 du/ac., prior to the development of the property. During this review, potential issues such as traffic, street improvements, drainage, access, topography, lot layout and other development concerns can be addressed.

3. RB is a logical extension of residential zoning from the north and northeast.
4. The applicant's property fronts on Clinton Hwy., a 5-lane major arterial street that has been developed as a commercial corridor, although the CA portion of the site is not being requested for rezoning to RB.

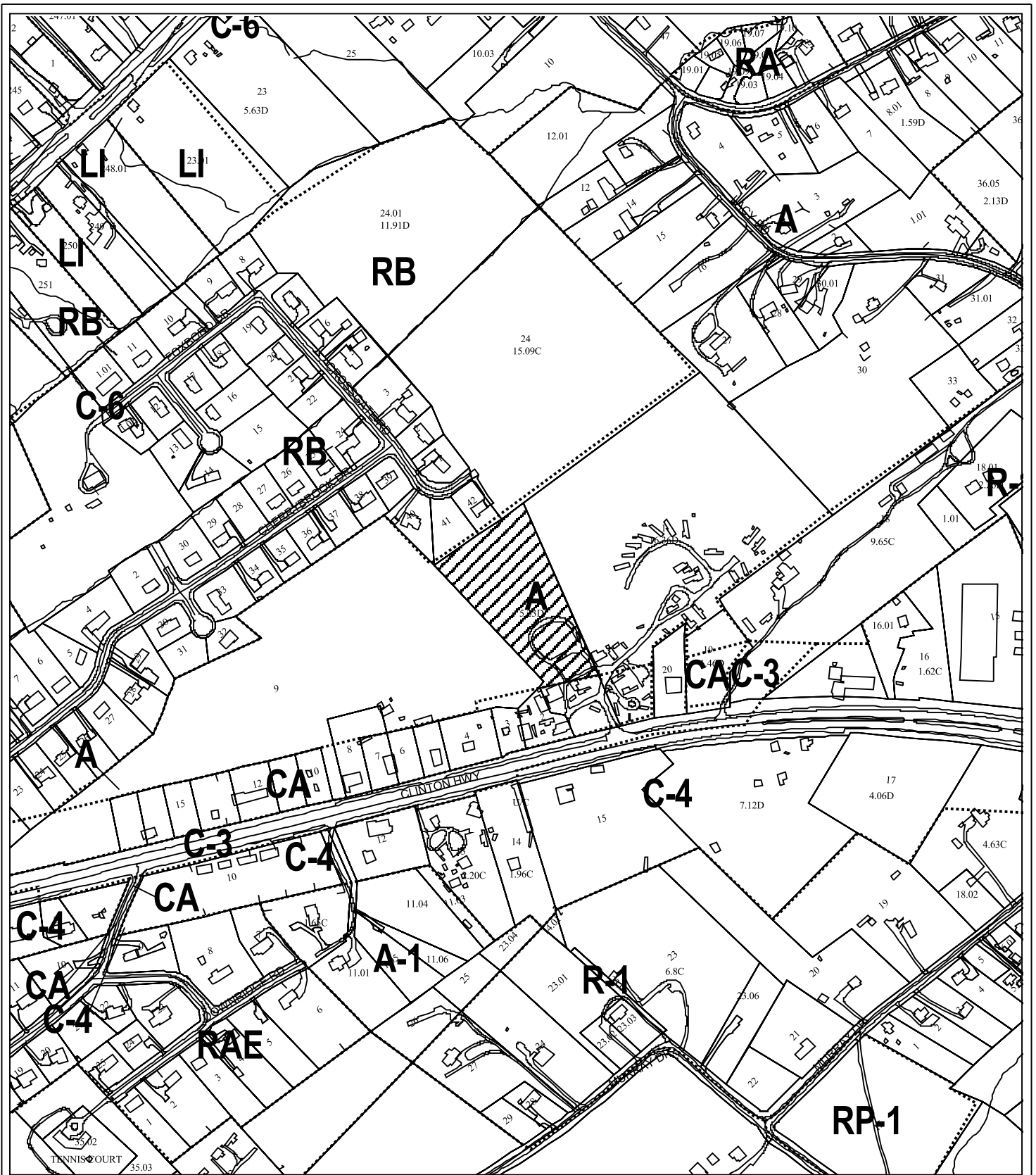
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will impact Clinton Hwy with more turning movements and will add school age children to the area population.
3. The recommended RB zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.
4. The proposed site plan will need to address the property's slope issues, slope analysis shows about half the site to be 15% or greater, which will need to be preserved to the extent possible.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes medium density use and slope protection for 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 lead to future rezoning requests for RB zoning on other properties in the area which front on, or have direct access to, Clinton Hwy.

If approved, this item will be forwarded to Knox County Commission for action on 7/23/2007. 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.



**12-B-06-RZ
REZONING**

Petitioner: George Wadsworth

Map No: 68

Jurisdiction: County

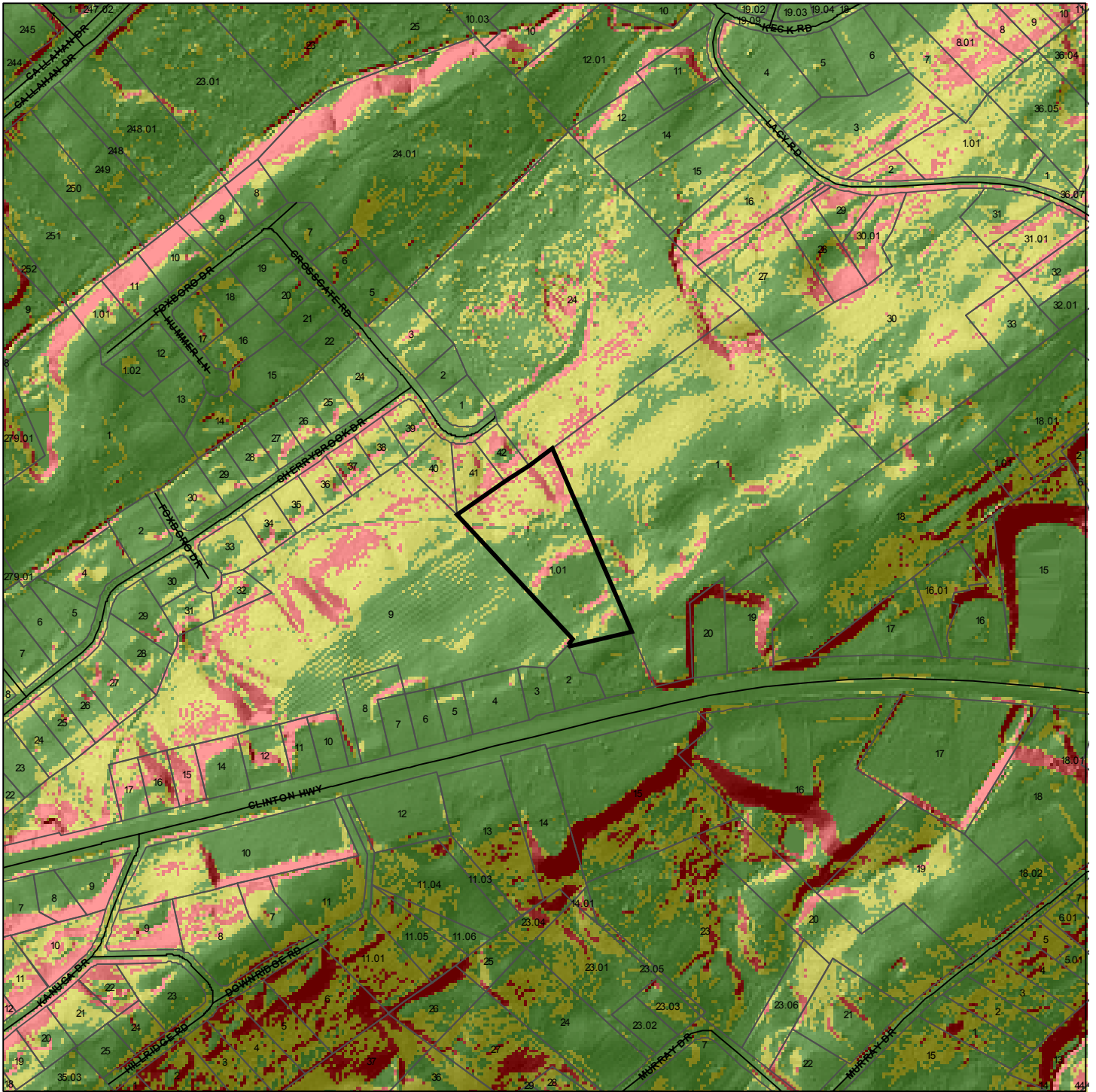
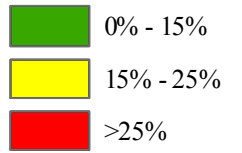


From: A (Agricultural)
To: RB (General Residential)

Original Print Date: 11/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

12-B-06-RZ Slope Analysis

Percent Slope



12-B-06-RZ REZONING



From: A (Agricultural)
To: RB (General Residential)

Original Print Date: 11/28/2006 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: George Wadsworth

Map No: 68

Jurisdiction: County



12-B-06-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	3760	2.1579	50.07%
15%-25%	2	2442	1.4015	32.52%
> 25%	3	1307	0.7501	17.41%
Total Acres			4.3096	100.00%