

▶ **FILE #:** 6-G-07-RZ

**AGENDA ITEM #:** 82

**AGENDA DATE:** 6/14/2007

▶ **APPLICANT:** CREEKSTONE, LLC

OWNER(S): CAGLE HARVE H & CALLIE FORD

TAX ID NUMBER: 73 172

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side Strawberry Plains Pike, west of S. Molly Bright Rd.

▶ **APPX. SIZE OF TRACT:** 12 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial street with 25' of pavement width within 100' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

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

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

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

▶ **PROPOSED USE:** Detached residential subdivision

EXTENSION OF ZONE: Yes, property to the west was rezoned to RA in 2004 (12-I-04-RZ)

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences & Businesses / A (Agricultural) & CB (Business & Manufacturing)

South: Residences & Church / A (Agricultural)

East: Residences / RA (Low Density Residential)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has been developed with residential uses under A and RA zoning. There are a few commercial uses in the area zoned CA, CB and PC.

ESTIMATED STUDENT YIELD: 14 (public and private school children, ages 5-18 years)

**STAFF RECOMMENDATION:**

▶ **APPROVE RA (Low Density Residential) zoning.**

RA zoning is compatible with the surrounding development and zoning. The sector plan proposes low density residential uses for this site. The adjoining property to the west was approved for RA zoning in 2004 (12-I-04-RZ).

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RA zoning is compatible with surrounding development and is consistent with the sector plan proposal for low density residential uses in the area.
2. The property adjoins an existing subdivision that was developed under RA zoning.

THE EFFECTS OF THE PROPOSAL

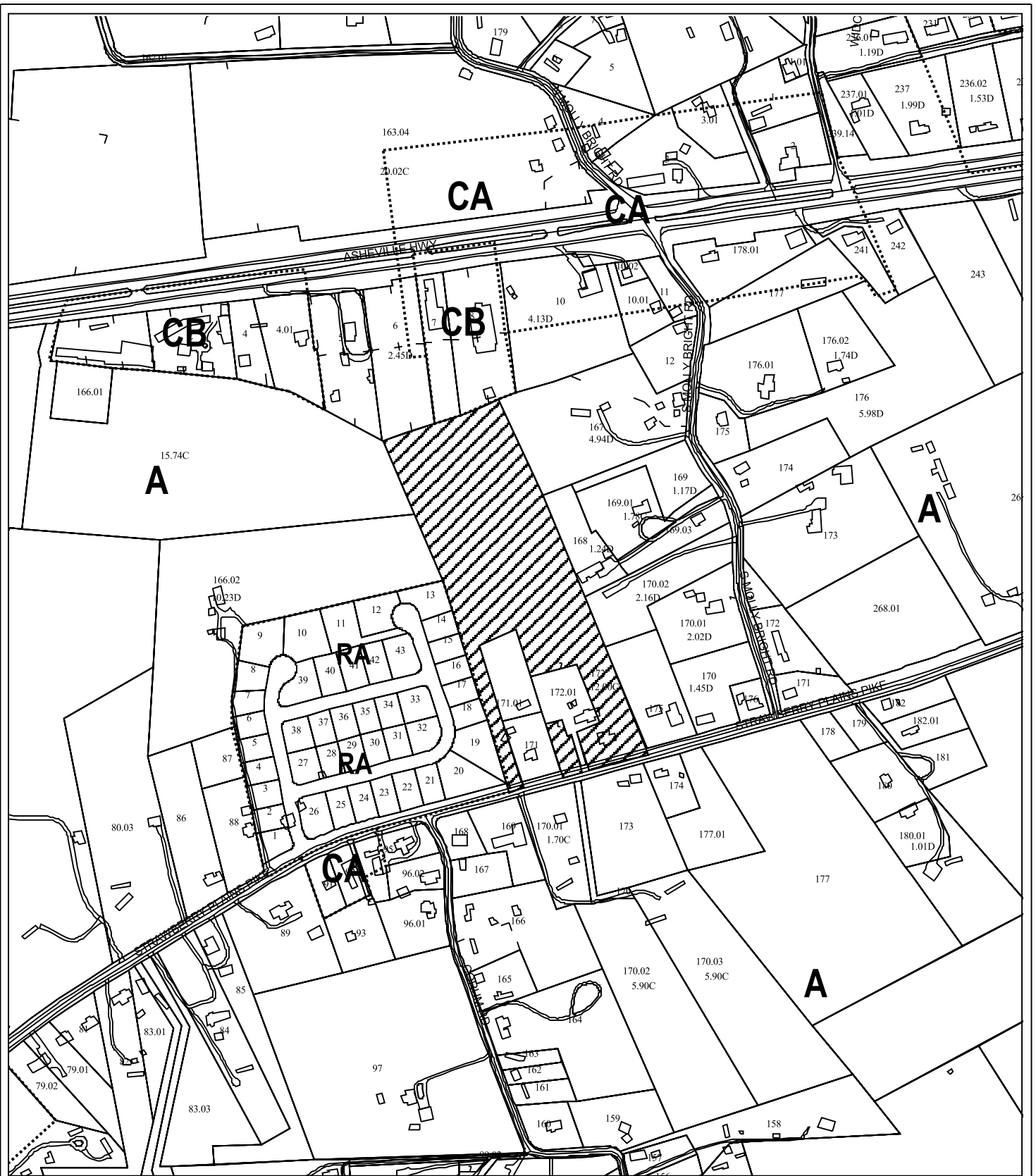
1. Public utilities are available to serve the site.
2. The RA zoning will allow the 12 acre site to be subdivided into lots of no less than 10,000 square feet in size with sewer.
3. The proposal is compatible with the surrounding residential development.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes low density residential uses for this site.
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 concept plan and final plat for MPC approval prior to subdivision and development of the property. These plans will show the property's proposed subdivision, lot layout and means of access.

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.



**6-G-07-RZ  
REZONING**

Petitioner: Creekstone, LLC

Map No: 73

Jurisdiction: County



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

Original Print Date: 05/30/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

