

▶ **FILE #:** 6-Q-07-RZ

AGENDA ITEM #: 92

AGENDA DATE: 6/14/2007

▶ **APPLICANT:** DAVID MORIN

OWNER(S): DAVID MORIN

TAX ID NUMBER: 122 L D 005, 006, 007, 013 & 014

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northwest & southeast sides of Walter Reed Ln., southwest side of Joe Lewis Rd.

▶ **APPX. SIZE OF TRACT:** 4 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Joe Lewis Rd., a local street with 18' to 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

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

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Provide individual lots for existing 14 dwelling units and 2 additional future units.

DENSITY PROPOSED: 5

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 and R-2 Residential

South: Residences / A Agricultural

East: Joe Lewis Rd., and apartments / R-2 Residential

West: Apartments / R-2 Residential

NEIGHBORHOOD CONTEXT: This site is in the midst of residential housing, including apartments, that has developed under A, R-1 and R-2 zones.

ESTIMATED STUDENT YIELD: 6 (public and private school children, ages 5-18 years)

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning**
APPROVE a maximum density up to 5 du/ac.

PR zoning at up to 5 du/ac. will allow consideration of a subdivision of the property to create lots for the established dwellings. The sector plan proposes low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. PR zoning at up to 5 du/ac. of this site is consistent with the residential use of the single family dwellings

located on the site, as well as the surrounding development and zoning.

3. The proposed PR zoning will allow the subdivision of the site for continued low density residential use.

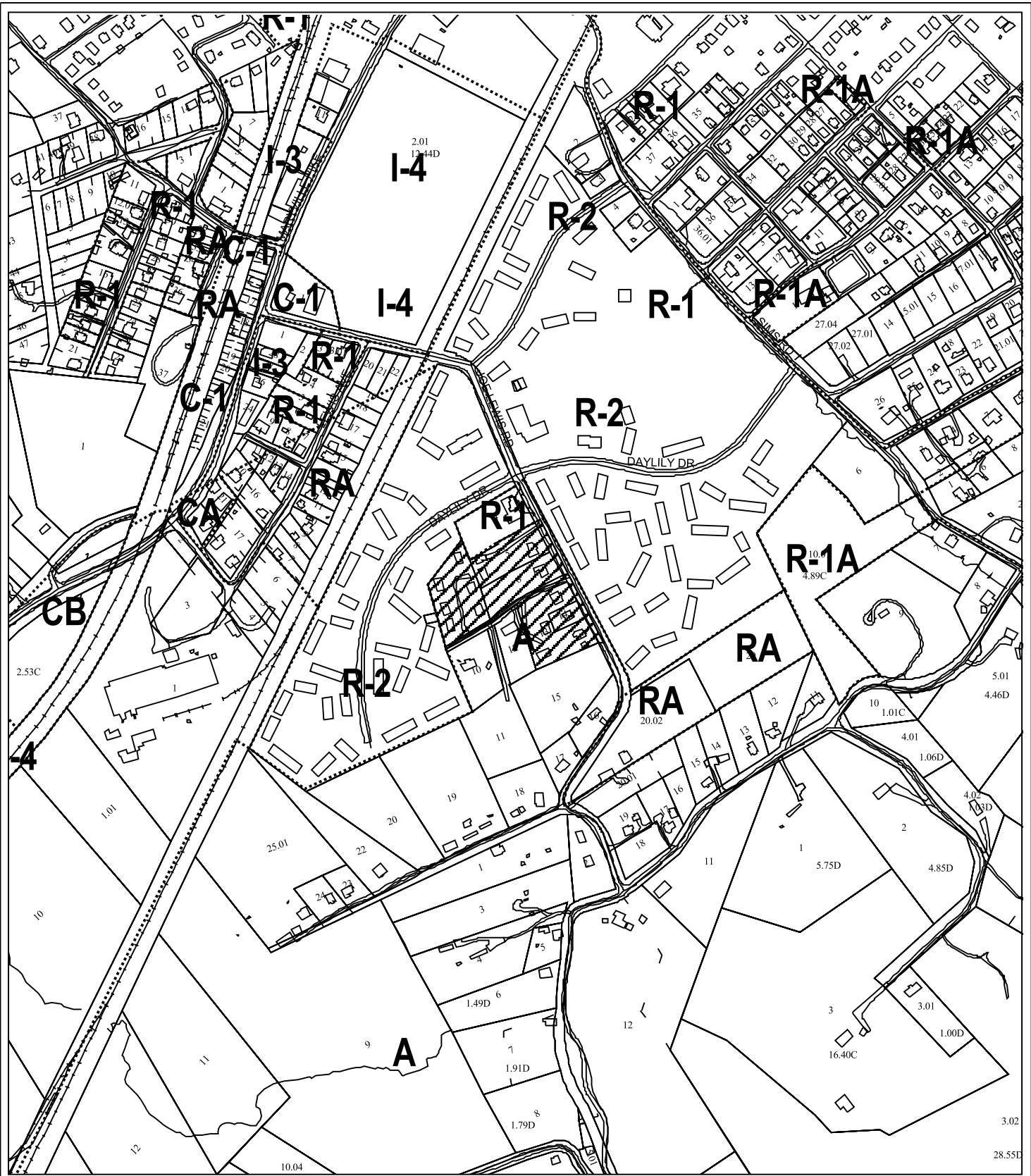
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have little additional impact on streets or schools.
3. The request is compatible with surrounding development and will have no impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan proposes LDR (Low Density Residential) use for this site, consistent with the proposal.
2. This site is located within the Urban Growth Area on the Knoxville-Knox County Growth Policy Plan map.
3. This request could lead to future PR rezoning requests for surrounding properties in the area, consistent with the LDR designation on the MPC plans. This would especially apply to properties that are developed with residential dwellings, but do not have residential zoning.

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-Q-07-RZ
REZONING**

Petitioner: David Morin

Map No: 122

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 05/30/07

Revised:

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



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