



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 5-A-07-RZ

AGENDA ITEM #: 70

AGENDA DATE: 5/10/2007

▶ **APPLICANT:** **WORLEY SAVAGE**

OWNER(S): WORLEY SAVAGE

TAX ID NUMBER: 79 J A 027

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Southeast side of Schaad Rd., southwest side of Tecoy Ln.**

▶ **APPX. SIZE OF TRACT:** **0.5 acres**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Schaad Rd., a minor arterial street with 21' of pavement width within a 60' right of way and Tecoy Ln., a local street with 12' of pavement within a 35' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** **A (Agricultural) & CA (General Business)**

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

▶ **EXISTING LAND USE:** **Residences**

▶ **PROPOSED USE:** **Residences**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned to RA and RB in the last several years.

SURROUNDING LAND USE AND ZONING: North: Business & Golf Course / CA (General Business) & OS-1 (Open Space)

South: Residence & Quarry / A (Agricultural) & CB (Business & Manufacturing)

East: Residence / A (Agricultural) & CA (General Business)

West: Residence / A (Agricultural) & CA (General Business)

NEIGHBORHOOD CONTEXT: This area is developed with commercial businesses under CA zoning, residential uses under A, RB and PR zoning and a golf course under OS-1 zoning.

STAFF RECOMMENDATION:

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

RA zoning is compatible with the surrounding development and zoning. The sector plan proposes office uses for this site; however, since it adjoins a low density residential designation to the south and west, a sector plan amendment was not required as part of this request.

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. Residential use of this site is compatible with adjacent properties to the south and west that are zoned A

and RA.

3. RA is a logical extension of zoning from the south and west along with the RB zoning located across Shaad Rd. to the north.

4. The RA zone will permit the applicant to bring the existing residences into compliance with the zoning regulations.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.

2. The proposal will have no impact on schools and minimal impact on the street system.

3. The recommended RA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. RA zoning will be compatible with the Northwest County Sector Plan which proposes office uses, since it adjoins a low density residential designated area.

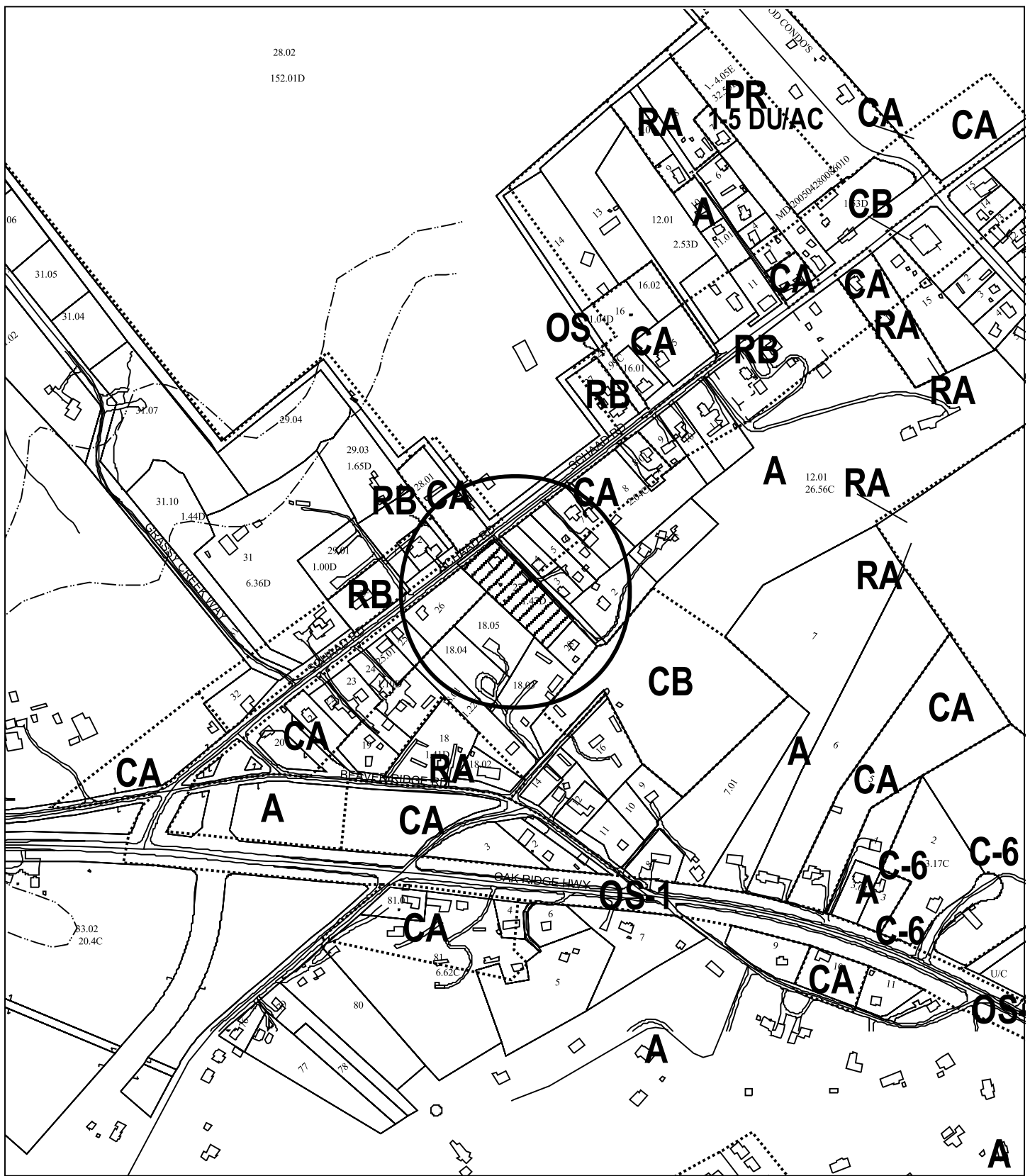
2. This site is located within the Planned Growth Area on the Growth Policy Plan map.

3. This request may lead to future rezoning requests in the immediate area.

If approved, this item will be forwarded to Knox County Commission for action on 6/25/2007 and 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.

28.02
152.01D



**5-A-07-RZ
REZONING**

Petitioner: Worley Savage
 Map No: 79
 Jurisdiction: County



From: A (Agricultural) & CA (General Business)
 To: RA (Low Density Residential)

Original Print Date: 04/26/07 Revised: 04/26/07
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

