

▶ **FILE #:** 5-B-07-RZ

AGENDA ITEM #: 71

AGENDA DATE: 5/10/2007

▶ **APPLICANT:** ERIC J. SALAGE

OWNER(S): SAME

TAX ID NUMBER: 133 021

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southwest side S. Gallaher View Rd., north of Highlark Ln.

▶ **APPX. SIZE OF TRACT:** 1.1 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Gallaher View Rd., a two lane, major collector street with 19' of pavement within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

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

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

▶ **EXISTING LAND USE:** Two residences

▶ **PROPOSED USE:** Residential subdivision of three lots

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this site, but adjoining property was rezoned PR for residential development.

SURROUNDING LAND USE AND ZONING: North: Condo development / LDR/ PR Residential
 South: Residential subdivision / LDR/PR Residential
 East: Residences / LDR/A Agricultural
 West: Residential subdivision /LDR/PR Residential

NEIGHBORHOOD CONTEXT: This site is located within an established residential development area that has occurred under PR and Agricultural.

STAFF RECOMMENDATION:

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

RA zoning is compatible with surrounding residential uses and PR zoning. The sector plan proposes low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is consistent with the sector plan designation for the site and the Planned Growth designation on the Growth Policy Plan.
2. There are residential subdivisions in the area that have been developed under RA and PR zoning.
3. RA zoning will allow approval of subdivision of the property into two or three lots, which would be compatible with surrounding residential uses.

THE EFFECTS OF THE PROPOSAL

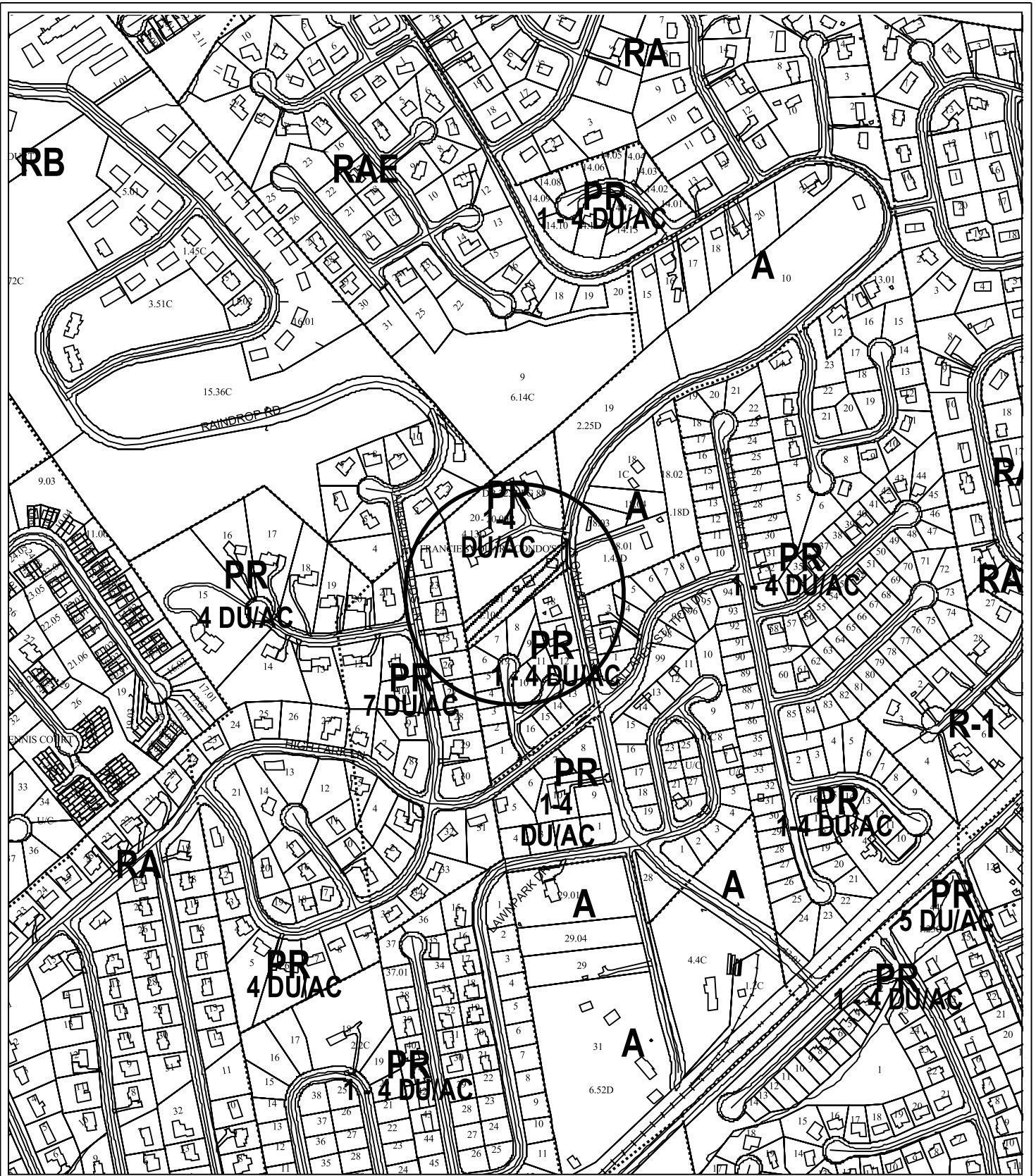
1. Public water and sewer utilities are available in the area to serve the site.
2. The site has two residences on it, and the development of a third dwelling would not substantially impact the area.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan map.

Upon final approval of the rezoning, the developer will be required to submit a final subdivision plat of the property.

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



**5-B-07-RZ
REZONING**



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

Original Print Date: 04/25/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Eric J. Salage

Map No: 133

Jurisdiction: County

