

▶ **FILE #:** 11-C-07-RZ

AGENDA ITEM #: 60

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** MICHAEL ROMINES
 OWNER(S): UNIVERSITY OF TENNESSEE

TAX ID NUMBER: 148 114

JURISDICTION: County Commission District 9

▶ **LOCATION:** South end of Signal Station Rd., southeast of Tipton Station Rd.

▶ **APPX. SIZE OF TRACT:** 18.37 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Signal Station Rd., a local street with 26' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District
 Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

▶ **PRESENT ZONING:** PR (Planned Residential) and F (Floodway)

▶ **ZONING REQUESTED:** A (Agricultural) and F (Floodway)

▶ **EXISTING LAND USE:** None noted

▶ **PROPOSED USE:** Mini-farm residence with horses

EXTENSION OF ZONE: Yes, extension of A zoning from the south, east and west.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached residential subdivision / PR (Planned Residential) @ 5 du/ac

South: Floodway and vacant land / A (Agricultural) and F (Floodway)

East: Vacant land / A (Agricultural)

West: South Doyle High School and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A and PR zoning. South Doyle High School is located to the west of this site.

STAFF RECOMMENDATION:

▶ **APPROVE A (Agricultural) and F (Floodway) zoning.**

Agricultural is a logical extension of zoning from three sides, is compatible with surrounding development and is consistent with the sector plan proposal for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended Agricultural zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Agricultural is a logical extension of zoning from the south, east and west.
3. Agricultural zoning will allow the proposed mini-farm with horses, the same as would be permitted on most surrounding properties in the area.
4. The proposal is consistent with the sector plan designation for the site.

5. The remainder of the subdivision to the north, developed with 50 lots, which will remain zoned PR, is approximately 19.33 acres. That development will still fall well within the allowable PR density of up to 5 du/ac.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools and reduce the potential impact on streets.
3. The recommended Agricultural zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. There are plans for a greenway along Stock Creek in the southern portion of the site. Staff encourages the owner to work with the Knox County Greenway Coordinator regarding future greenway plans that include this site.

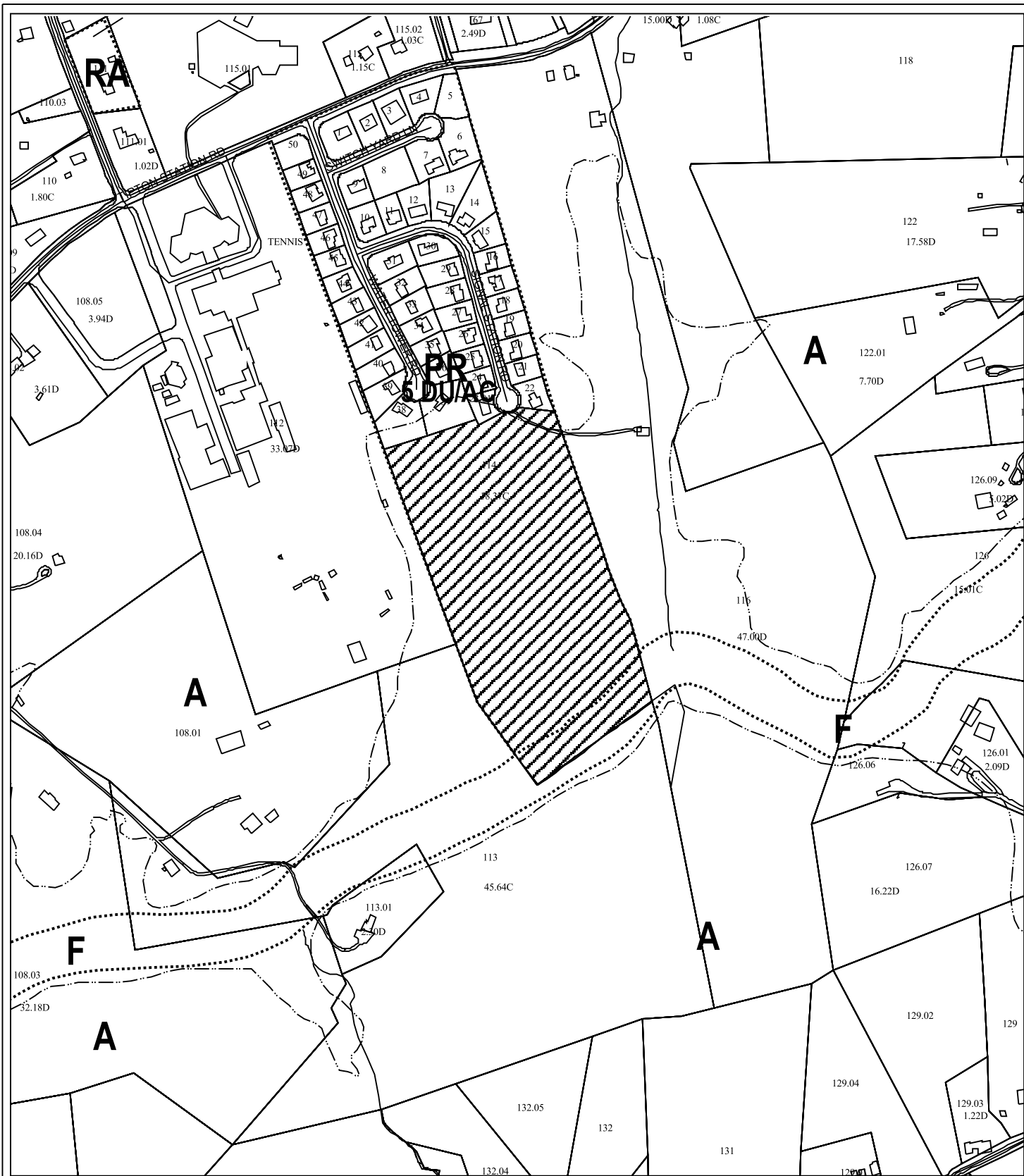
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for this site, consistent with the proposal.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal is unlikely to generate any future requests for similar rezonings in the future, as most surrounding properties are already zoned Agricultural.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/17/2007. 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.



**11-C-07-RZ
REZONING**

Petitioner: Michael Romines

Map No: 148

Jurisdiction: County



From: PR (Planned Residential) and F (Floodway)

To: A (Agricultural) and F (Floodway)

Original Print Date: 10/30/07 Revised:

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

