

▶ **FILE #:** 1-K-08-RZ

AGENDA ITEM #: 69

AGENDA DATE: 1/10/2008

▶ **APPLICANT:** **GODDARD PROPERTIES**
 OWNER(S): GODDARD PROPERTIES LLC

TAX ID NUMBER: 136 076, 076.01

JURISDICTION: County Commission District 9

▶ **LOCATION:** **Southeast side Crenshaw Rd., west side W. Martin Mill Pike**

▶ **APPX. SIZE OF TRACT:** **2.13 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Martin Mill Pike, a minor arterial street with 20' of pavement width within 50' of right of way or Crenshaw Rd., a local street with 17' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Knob Creek and Stock Creek

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

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

▶ **EXISTING LAND USE:** **Two duplexes**

▶ **PROPOSED USE:** **Residential development**

EXTENSION OF ZONE: Yes, extension of RA zoning from the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Crenshaw Rd. - Dwelling / A (Agricultural)

South: Vacant parcel / A (Agricultural)

East: W. Martin Mill Pike - Dwellings / RA (Low Density Residential)

West: Vacant parcel / A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located within a low density residential area zoned A, RA and RB.

STAFF RECOMMENDATION:

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

RA zoning is compatible with the surrounding development and zoning pattern, is consistent with the sector plan and is an extension of zoning from the east.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. There are several low density residential subdivisions in the vicinity of this site, zoned RA and RB.
3. If sanitary sewer is provided, the RA zoning will allow the 2.13-acre property to be subdivided into lots of no less than 10,000 square feet in area for detached dwellings. In order to establish separate lots for each duplex currently located on site, the minimum lot size will be 12,000 square feet. If sewer is not provided, the

minimum lot size is 20,000 square feet, subject to approval from the Knox County Health Department.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along the two streets, as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 30 feet from the centerline of the right of way in this section of W. Martin Mill Pike and 25 feet from the centerline of Crenshaw Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South 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 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 final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/25/2008. 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.

