

▶ **FILE #:** 7-C-08-RZ

AGENDA ITEM #: 47

AGENDA DATE: 7/10/2008

▶ **APPLICANT:** RODDY KIRBY

OWNER(S): RODDY KIRBY

TAX ID NUMBER: 105 219.04

JURISDICTION: County Commission District 3

▶ **LOCATION:** Southeast side Robinson Rd., southwest of Dana Ln.

▶ **APPX. SIZE OF TRACT:** 1.79 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Robinson Rd., a minor collector street with 20' of pavement width within 50' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residences

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

HISTORY OF ZONING: Adjacent RA zoning was approved in 1995 (5-J-95-RZ).

SURROUNDING LAND USE AND ZONING: North: Robinson Rd. - Houses / PR (Planned Residential) and A (Agricultural)

South: Vacant land / A (Agricultural)

East: House and subdivision / RA (Low Density Residential), A (Agricultural) and PR (Planned Residential)

West: House - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under A, PR and RA zoning.

STAFF RECOMMENDATION:

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

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

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 numerous low density residential subdivisions in the vicinity of this site, zoned RA and PR.
3. With sewer, the RA zoning will allow this 1.79-acre property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided for additional detached residential development.

4. It appears that the adjacent 1.03 acre property, already zoned RA, is also owned by the applicant. These two properties will likely be combined for one residential development.

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 on adjacent properties should be minimal.
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along Robinson Rd., 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 Robinson Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

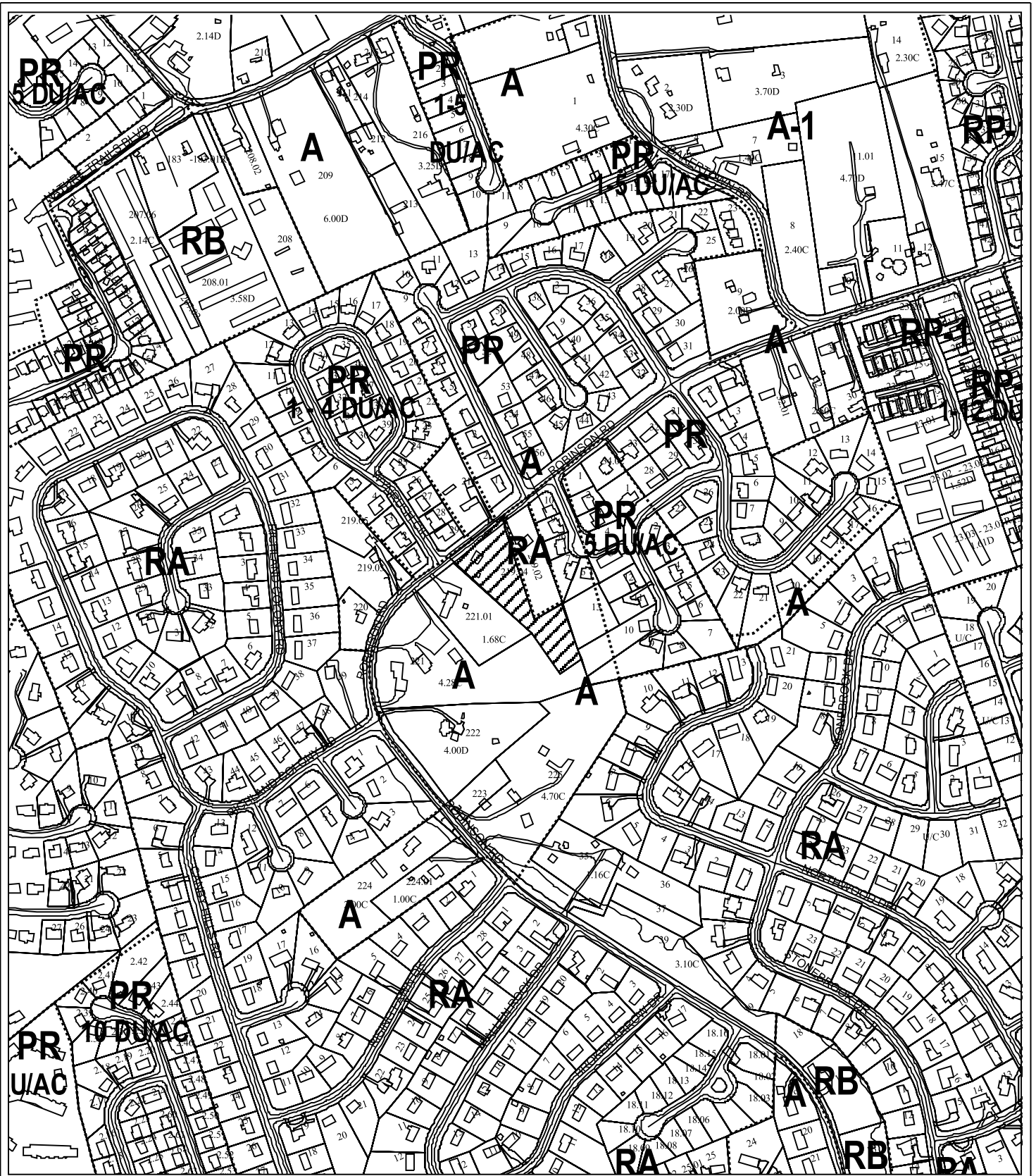
1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate similar requests for RA or other residential 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 8/25/2008. 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.



**7-C-08-RZ
REZONING**

Petitioner: Roddy Kirby

Map No: 105

Jurisdiction: County



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

Original Print Date: 06/19/08

Revised:

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

