

▶ **FILE #:** 5-C-08-RZ

**AGENDA ITEM #:** 49

**AGENDA DATE:** 5/8/2008

▶ **APPLICANT:** GERALD B. SWEENEY

OWNER(S): GERALD B. AND JOYCE M. SWEENEY

TAX ID NUMBER: 118 127

JURISDICTION: County Commission District 5

▶ **LOCATION:** South side Dutchtown Rd., east side Manis Ln.

▶ **APPX. SIZE OF TRACT:** 30000 square feet

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Dutchtown Rd., a minor arterial street that is currently being improved to 4 lanes within 60-65' of right of way, or Manis Ln., a local street with 26' of pavement width within 50' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, extension of RA from the north

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dutchtown Rd. - Houses / RA (Low Density Residential)

South: House / A (Agricultural)

East: House / A (Agricultural)

West: Manis Ln. - House / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed mainly with residential uses under various residential zones. Webb School is located just south and west of the site.

**STAFF RECOMMENDATION:**

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

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

**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 other low density residential developments in the vicinity of this site, zoned PR, RA and RB.
3. With connection to sanitary sewer, the requested RA zoning will allow the approximately 30,000 square foot property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided into up to 3 lots for residential development.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available 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. The site's topography map (attached) shows what may be two sinkholes on the site, which may restrict the developable area, as well as the number of lots that will be possible.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

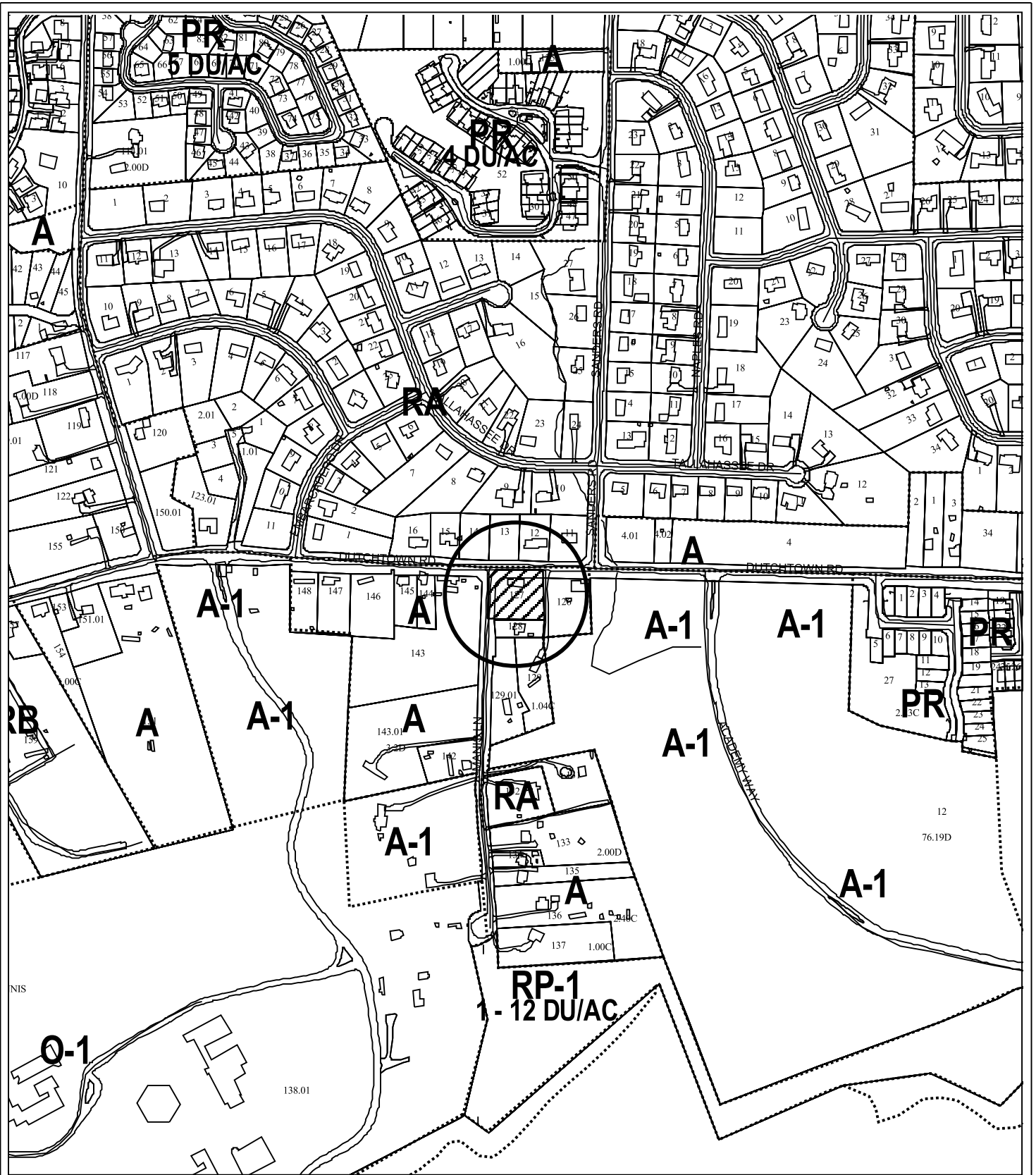
1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate similar requests for RA 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 6/23/2008. 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.



5-C-08-RZ  
REZONING



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

Original Print Date: 04/22/08

Revised:

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

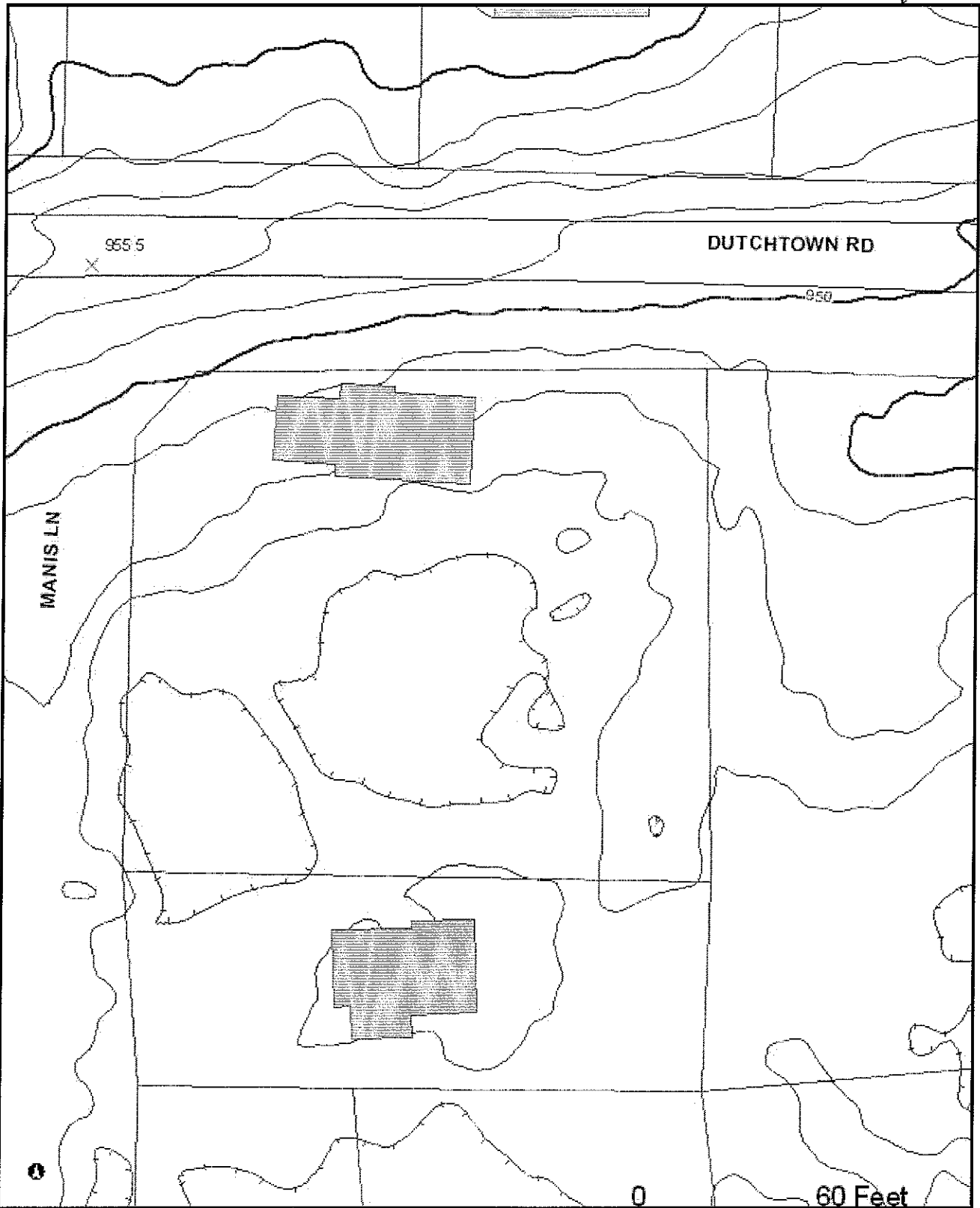
Petitioner: Gerald B. Sweeney

Map No: 118

Jurisdiction: County



5-C-08 RZ Item #49



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### KGIS Map

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