

▶ **FILE #:** 11-D-08-RZ

AGENDA ITEM #: 65

AGENDA DATE: 11/13/2008

▶ **APPLICANT:** JAMES ALLEN JOHNSON

OWNER(S): JOHNSON JAMES ALLEN & ANGELA KAYE

TAX ID NUMBER: 92 N A 002

JURISDICTION: County Commission District 3

▶ **LOCATION:** Southeast side Cain Rd., northeast of Amherst Rd

▶ **APPX. SIZE OF TRACT:** 1.2 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Cain Rd., a local street with 17' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** I (Industrial)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwelling

EXTENSION OF ZONE: Not an extension of RA, but there is similar R-1 zoning located to the southeast.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Cain Rd. - Residence / A (Agricultural)
 South: Residential subdivision / R-1 (Low Density Residential)
 East: Residence / A (Agricultural) and I (Industrial)
 West: Residence / I (Industrial)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A, I, RA, R-1 and RP-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA zoning is compatible with the surrounding development and zoning pattern and consistent with the sector plan proposal for the property.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. This area around the subject property that is currently zoned Industrial is developed with residential uses, so the proposal is appropriate to bring the zoning into closer conformance with the land use.
3. Other properties that are located in the immediate area are developed with residential uses under A, RP-1, R-1 and RA zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The RA zone, as described in the zoning ordinance, provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential development.
2. The site is appropriate for residential development under RA zoning. However, it should be noted that Industrial zoning still exists in the area, which if developed with industrial uses, could have a negative impact on this site.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The potential impact to the street system is lessened with the proposed rezoning to residential, rather than industrial zoning.
3. The proposal is compatible with surrounding development and zoning.

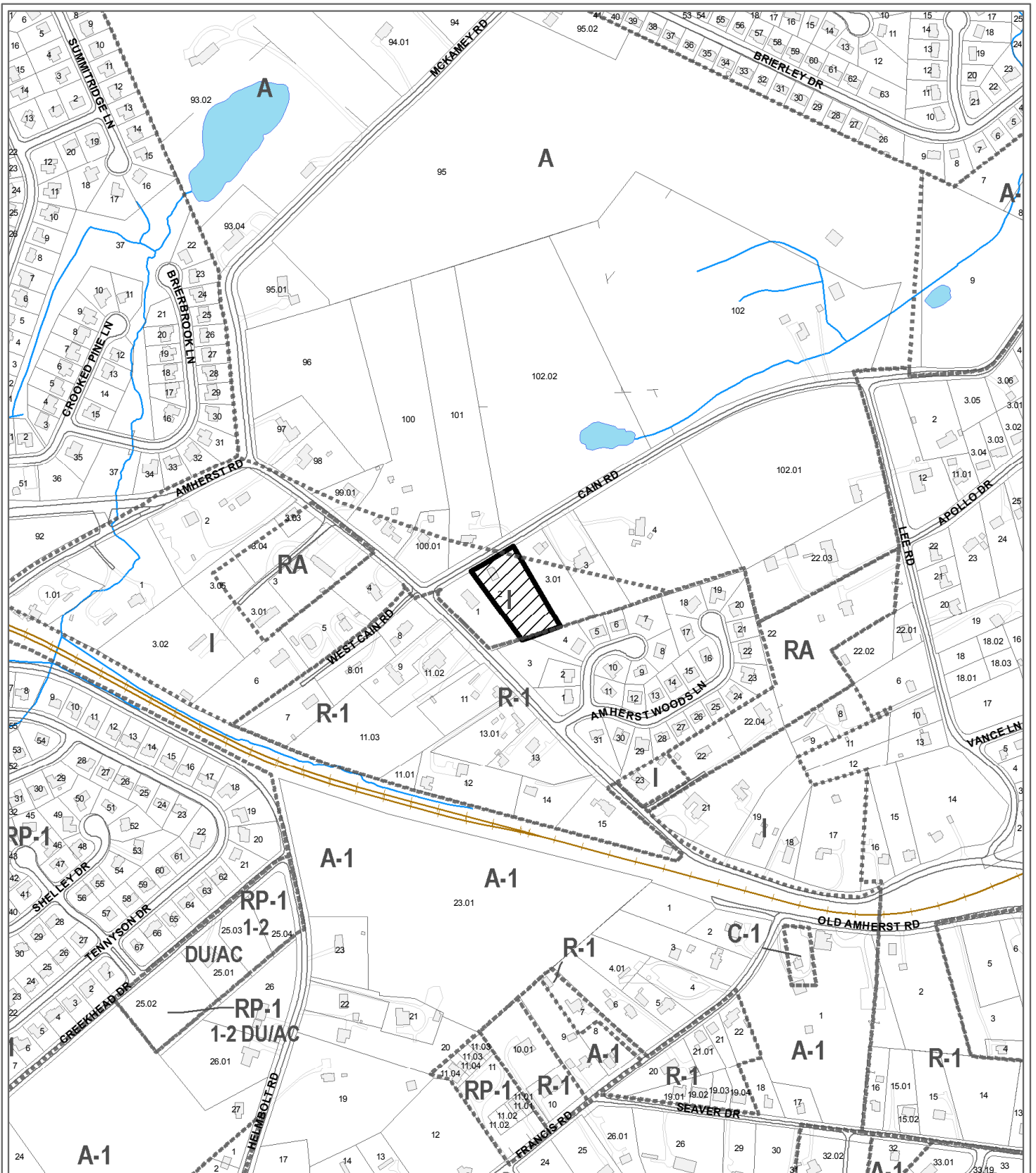
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The Northwest County Sector Plan proposes low density residential uses for this site, consistent with the proposed RA zoning.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for residential in the immediate area, which would be consistent with the majority of the zoning in the area, as well as consistent with the sector plan proposal for the area..

ESTIMATED TRAFFIC IMPACT: Not calculated.

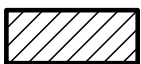
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/15/2008. 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.



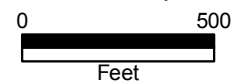
**11-D-08-RZ
REZONING**

From: I (Industrial)
To: RA (Low Density Residential)



Petitioner: Johnson, James Allen

Map No: 92
Jurisdiction: County



Original Print Date: 10/28/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902