

▶ **FILE #:** 4-F-09-RZ

**AGENDA ITEM #:** 45

**AGENDA DATE:** 4/9/2009

▶ **APPLICANT:** NANCY S. FOSTER  
 OWNER(S): FOSTER FRED E & NANCY SUE

TAX ID NUMBER: 56 E B 006

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southwest side Granville Connor Rd., southeast of Shady Ln.

▶ **APPX. SIZE OF TRACT:** 1.23 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Granville Connor Rd., a local street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Additional residential lot

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Church / A Agricultural

South: Residence / A Agricultural

East: Granville Conner Rd. and residences / A Agricultural

West: Vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This residential site is within an older rural residential area that has developed under Agricultural zoning and has seen more intensive residential development under RA and PR zones in recent years.

**STAFF RECOMMENDATION:**

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

RA zoning is compatible with surrounding development and zoning in the area. The proposed zoning is consistent with the sector plan,.

**COMMENTS:**

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

1. The proposed RA zone is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The majority of the surrounding area north of W Emory Rd. is also developed with residential uses.
3. Several properties along the north side of Granville Connor Rd. are zoned PR and RA and developed

with residential uses.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:**

1. RA is the most common residential zone for smaller parcels in Knox County. The zoning district provides for residential areas with low population densities. The minimum lot size is 10,000 square feet, when sewer service is available.
2. The subject parcel is only 1.2 acres in size and is appropriate for the requested RA zoning.

**THE EFFECTS OF THIS PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The effects of this proposal on adjacent properties will be minimal.

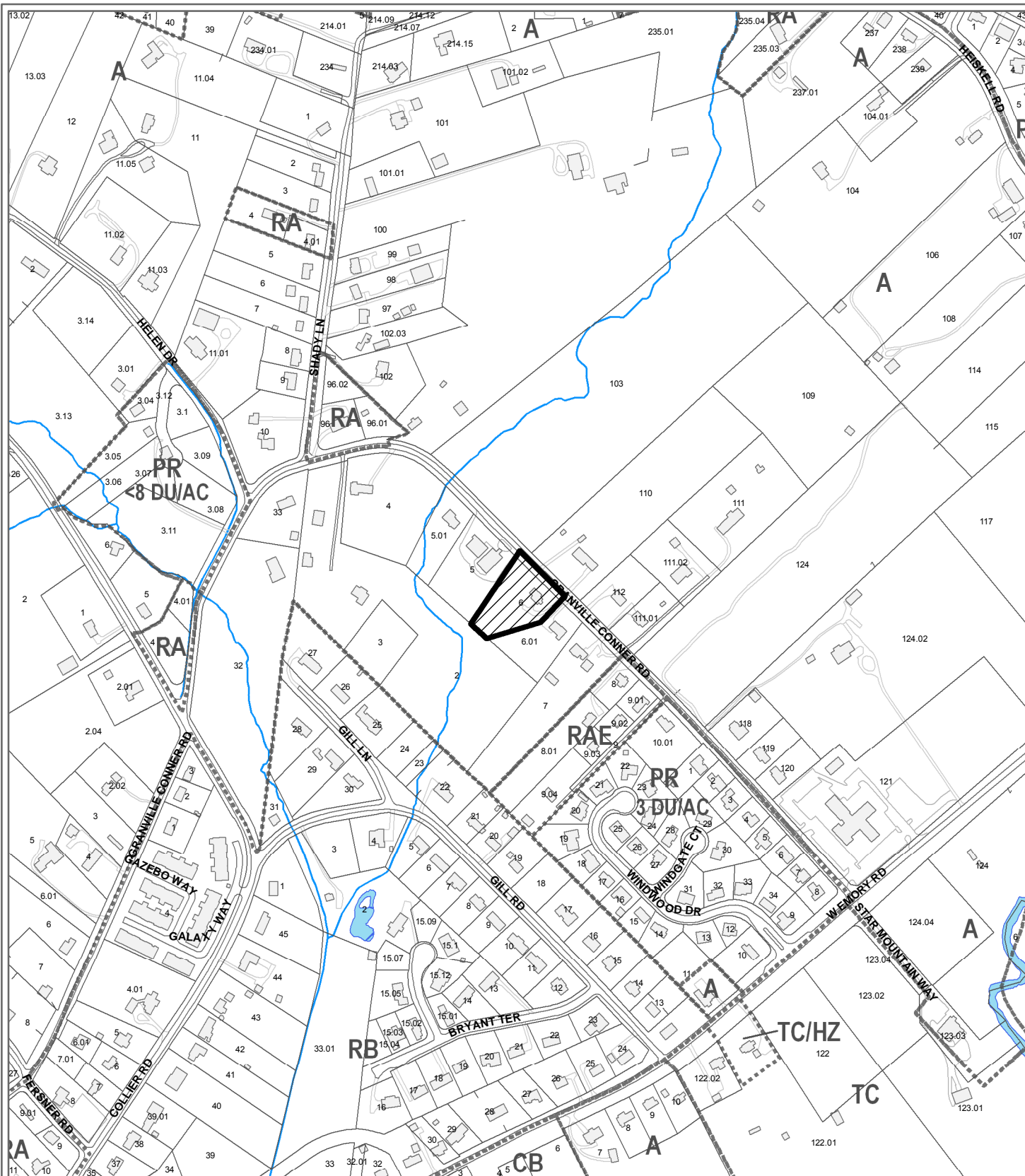
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan, designates this site for LDR (Low Density Residential) uses. RA zoning is consistent with the sector plan proposal.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** Not calculated.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/26/2009. 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.



**4-F-09-RZ  
REZONING**

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



Original Print Date: 3/30/2009  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Foster, Nancy S.

Map No: 56  
Jurisdiction: County

