

▶ **FILE #:** 4-J-09-RZ

AGENDA ITEM #: 49

AGENDA DATE: 4/9/2009

▶ **APPLICANT:** SOUTH HEIGHTS, ARTELLA SUBDIVISION/MPC

OWNER(S):

TAX ID NUMBER: 123 O A 032,33,34,35,36,37,38
 123OE006,7,8,9,10,11,12,13,14,16,16.01,17.01,18,19,20,21
 123PA021,28,29,30,31,32,33,34,35

JURISDICTION: County Commission District 9

▶ **LOCATION:** North side Artella Dr., north and south sides of Marmor Dr., and east and west sides of Fontaine Rd. and Randonell Rd.

▶ **APPX. SIZE OF TRACT:** 22 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Randonell Rd., Marmor Dr., and Fontaine Rd., all local streets with 26' pavements within 50 rights-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Knob Creek

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

▶ **ZONING REQUESTED:** RAE (Exclusive Residential)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Same as existing

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / RAE Residential (Pending)

South: Artella Dr., residences and vacant land / A Agricultural

East: Residences and vacant land / A Agricultural

West: Vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: These lots are part of the residential subdivisions that have developed in the area under RB and Agricultural zoning.

STAFF RECOMMENDATION:

▶ **Recommend that County Commission APPROVE RAE (Exclusive Residential) zoning**

RAE zoning is consistent with the established single family housing developed within this subdivision. Changing the zoning to RAE will protect the subdivision from incompatible uses permitted under the Agricultural zone. The RB zoned portion of this subdivision was recommended for RAE zoning at the March 2009 MPC meeting.

COMMENTS:

REZONING REQUIREMENTS:

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

1. RAE zoning is supported by the adopted plan for the area and would be compatible with established single family uses located within the subdivision.
2. The RAE zoning is compatible with the scale and intensity of the current surrounding land uses and zoning pattern.
3. RAE rezoning of the subject area would not create any non-conforming established uses.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. RAE zoning is consistent with the existing A, RA and RB zoning and development pattern within the area and supports maintaining a stable single family residential neighborhood.
2. The area is appropriate for development allowed under RAE zoning.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools.
3. The proposed rezoning to RAE will have minimal impact on vehicular traffic.

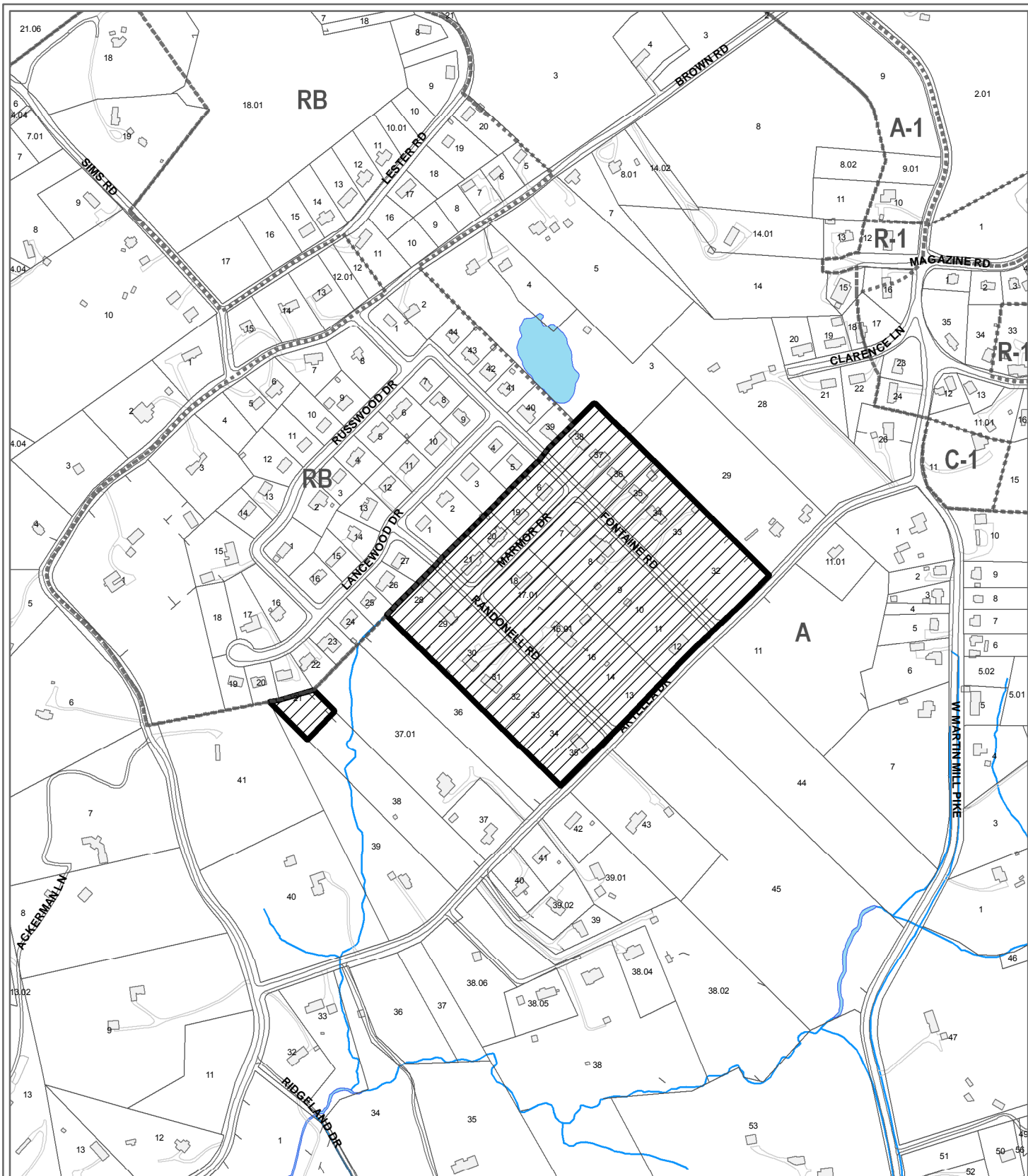
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The current South City Sector Plan proposed low density residential uses and slope protection for this area and includes RAE as an appropriate zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

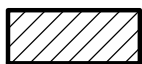
ESTIMATED STUDENT YIELD: Not applicable.

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-J-09-RZ
REZONING**

From: A (Agricultural)
To: RAE (Exclusive Residential)



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

Petitioner: South Heights, Artella
Subdivision/MPC

Map No: 123
Jurisdiction: County

