

▶ **FILE #:** 3-B-09-RZ

AGENDA ITEM #: 54

AGENDA DATE: 3/12/2009

▶ **APPLICANT:** SOUTH HEIGHTS AND ARTELLA SUBDIVISIONS

OWNER(S): APPLICATION ON FILE AT MPC

TAX ID NUMBER: 999 999 MAP ON FILE AT MPC

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northeast and southeast sides Brown Rd., southeast of Sims Rd., northwest of Artella Dr.

▶ **APPX. SIZE OF TRACT:** 25.1 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via two-lane local streets developed within the subdivision.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Knob Creek

▶ **PRESENT ZONING:** RB (General Residential)

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

▶ **EXISTING LAND USE:** Single dwelling detached residential

▶ **PROPOSED USE:** Single dwelling detached residential

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property has been zoned RB for years.

SURROUNDING LAND USE AND ZONING: North: Brown Gap Rd. and residences / A Agricultural

South: Residences and vacant land / A Agricultural

East: Vacant land / A Agricultural

West: Vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This established single family subdivision was developed under RB zoning and is surrounded by scattered single family housing built within A 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 multi-dwelling redevelopment permitted under the RB zone.

COMMENTS:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN THE CITY 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 down-zoning to RAE will have minimal impact on vehicular traffic.

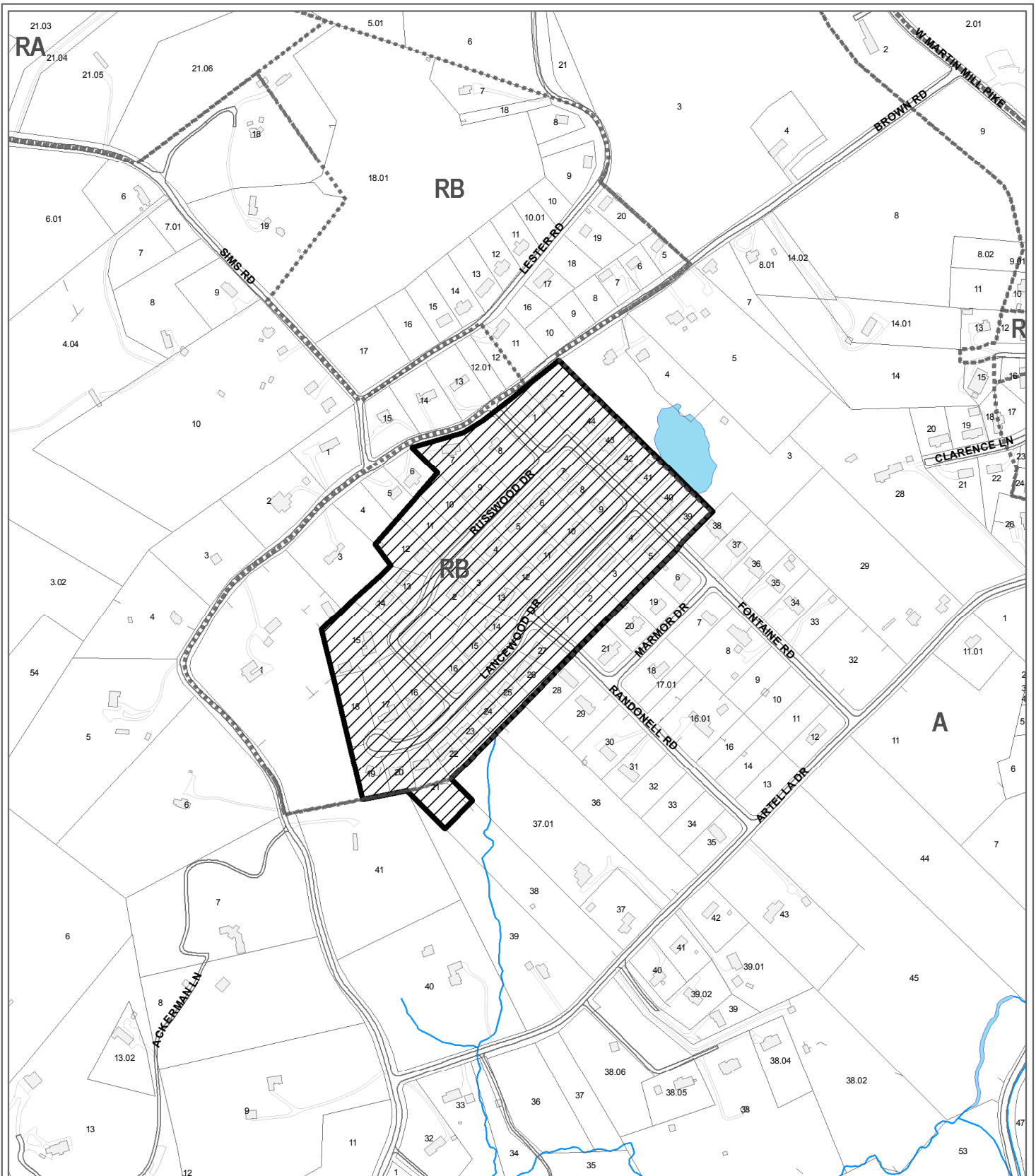
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

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 4/27/2009. 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.



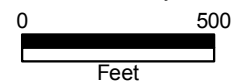
**3-B-09-RZ
REZONING**

From: RB (General Residential)
To: RAE (Exclusive Residential)



Petitioner: South Heights and Artella Subdivisions

Map No: 999
Jurisdiction: County



Original Print Date: 2/26/2009
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902