

▶ **FILE #:** 3-C-09-RZ

AGENDA ITEM #: 55

AGENDA DATE: 3/12/2009

▶ **APPLICANT:** REBECCA ANN STEWART

OWNER(S): REBECCA ANN STEWART

TAX ID NUMBER: 59 J A 045, 046

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side Beverly Rd., northwest of Greenway Dr.

▶ **APPX. SIZE OF TRACT:** 2.97 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Beverly Rd., a major collector street with 23' of pavement width within 50' of right of way.

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

WATERSHED: Whites Creek

▶ **PRESENT ZONING:** I (Industrial)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / I (Industrial)

South: Beverly Rd. - TVA offices / I-3 (General Industrial)

East: House / A (Agricultural)

West: Vacant land / I (Industrial)

NEIGHBORHOOD CONTEXT: This area is developed with primarily residential uses on the north side of Greenway Dr. and light industrial uses on the south side.

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, while the current Industrial zoning is not.

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 Greenway Dr. is also developed with residential uses.
3. Several properties along the north side of Greenway Dr. are zoned Industrial, but 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 about 3 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 requested RA zoning is much less intense than the current I zoning.
3. The effects of this proposal on adjacent properties will be minimal.

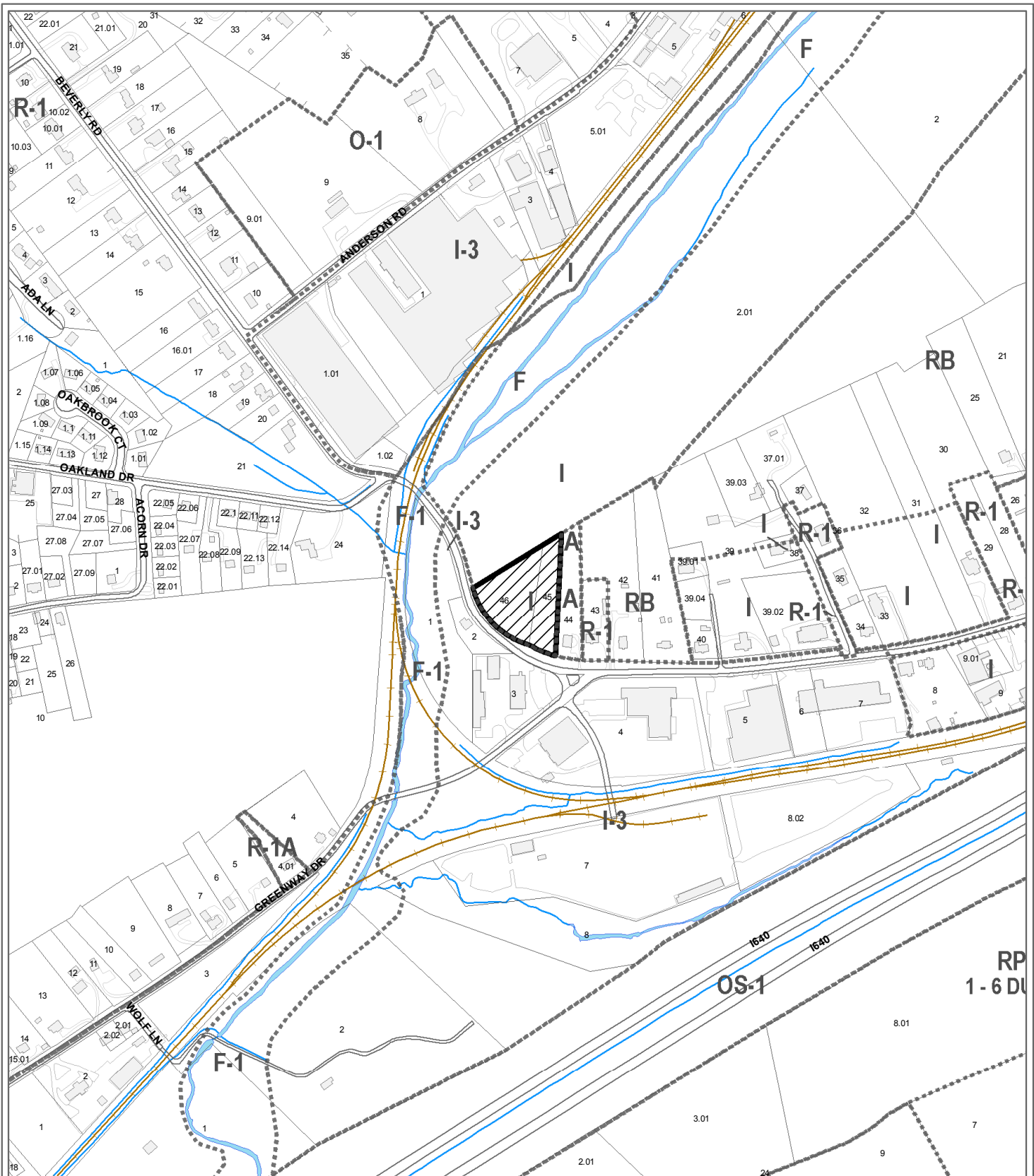
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. On the North City Sector Plan, this site is located within an area designated as a mixed use special district (MU-NC8). RA zoning is consistent with the sector plan proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

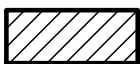
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 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-C-09-RZ
REZONING**

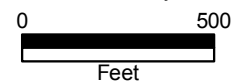
From: I (Industrial)
To: RA (Low Density Residential)



Petitioner: Stewart, Rebecca Ann

Map No: 59

Jurisdiction: County



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