

▶ **FILE #:** 5-B-09-RZ

**AGENDA ITEM #:** 53

**AGENDA DATE:** 5/14/2009

▶ **APPLICANT:** RALPH SMITH / PROFESSIONAL LAND SURVEY

OWNER(S): ROBIN STOOKSBURY

TAX ID NUMBER: 20 126.02,128

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northeast of Brackett Rd., northwest of E. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 1.62 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Brackett Rd., a local street with 20' of pavement within a 50' 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:** Residences

▶ **PROPOSED USE:** Additional residential lot

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / A Agricultural

South: Residences / A Agricultural

East: Vacant land and residences / A and RA Residential

West: Brackett Rd., and residences / RA Residential

NEIGHBORHOOD CONTEXT: This site is part of scattered single family residential and subdivision development that has occurred in the area under A, RA and PR zoning.

**STAFF RECOMMENDATION:**

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

RA zoning is compatible with the scale and intensity of surrounding development and zoning in the area. The proposed RA zoning is consistent with the sector plan proposal of Low Density Residential uses for the area, and the site is within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**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 E. Emory Rd. is also developed with residential uses.

3. Several properties along the west side of Brackett Rd. are zoned 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 parcels include only 1.6 acres and are 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.

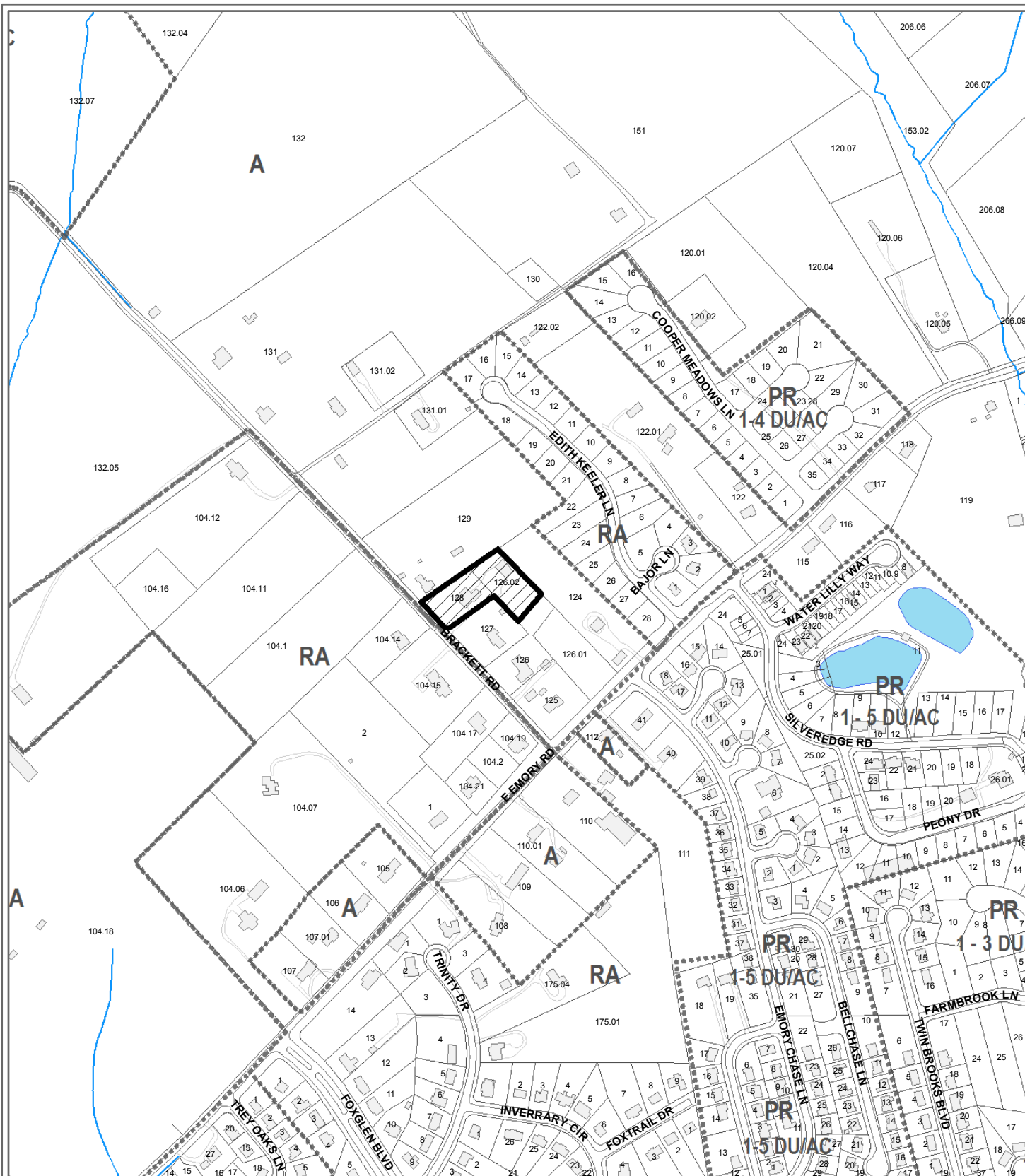
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast 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.

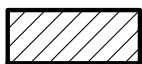
**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/22/2009. 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.



**5-B-09-RZ  
REZONING**

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



Original Print Date: 4/17/2009      Revised: 5/5/2009  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Ralph Smith / Professional Land Survey

Map No: 20  
Jurisdiction: County

