

▶ **FILE #:** 2-C-11-RZ

AGENDA ITEM # 26

AGENDA DATE: 2/10/2011

▶ **APPLICANT:** TOMMY JOHNSON

OWNER(S): Tommy Johnson

TAX ID NUMBER: 48 E C PORTION OF 017 MAP ON FILE AT MPC

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southeast side Brown Gap Rd., southeast of Bakersfield Way

▶ **APPX. SIZE OF TRACT:** 0.724 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Brown Gap Rd., a minor arterial street with 20' of pavement width within 60' of 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:** Residences

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Brown Gap Rd. - Condominiums / PR (Planned Residential) at 1-12 du/ac

South: Vacant land / A (Agricultural)

East: Dwelling and vacant land / A (Agricultural)

West: Dwelling and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential uses at rural, low and medium densities, under A, PR and RB zoning.

STAFF RECOMMENDATION:

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

RA zoning allows compatible uses with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.

COMMENTS:

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

1. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. There are large residential developments to the north and east of the site, zoned PR and RB, that permit higher densities.

3. The proposed RA zoning is consistent with the North City Sector Plan proposal for the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Based on the above description, this site is appropriate for RA zoning.
3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by Knox County Health Department.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
2. The impact to the street system will be minimal. When a plat is submitted to subdivide the property, a right-of-way dedication will be required. In this section of Brown Gap Rd., this dedication will be 35 feet from the right-of-way centerline.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal, as the two residential structures are already in place.
4. The applicant intends to subdivide this parcel into 2 lots to provide separate lots for the two residential structures on site.

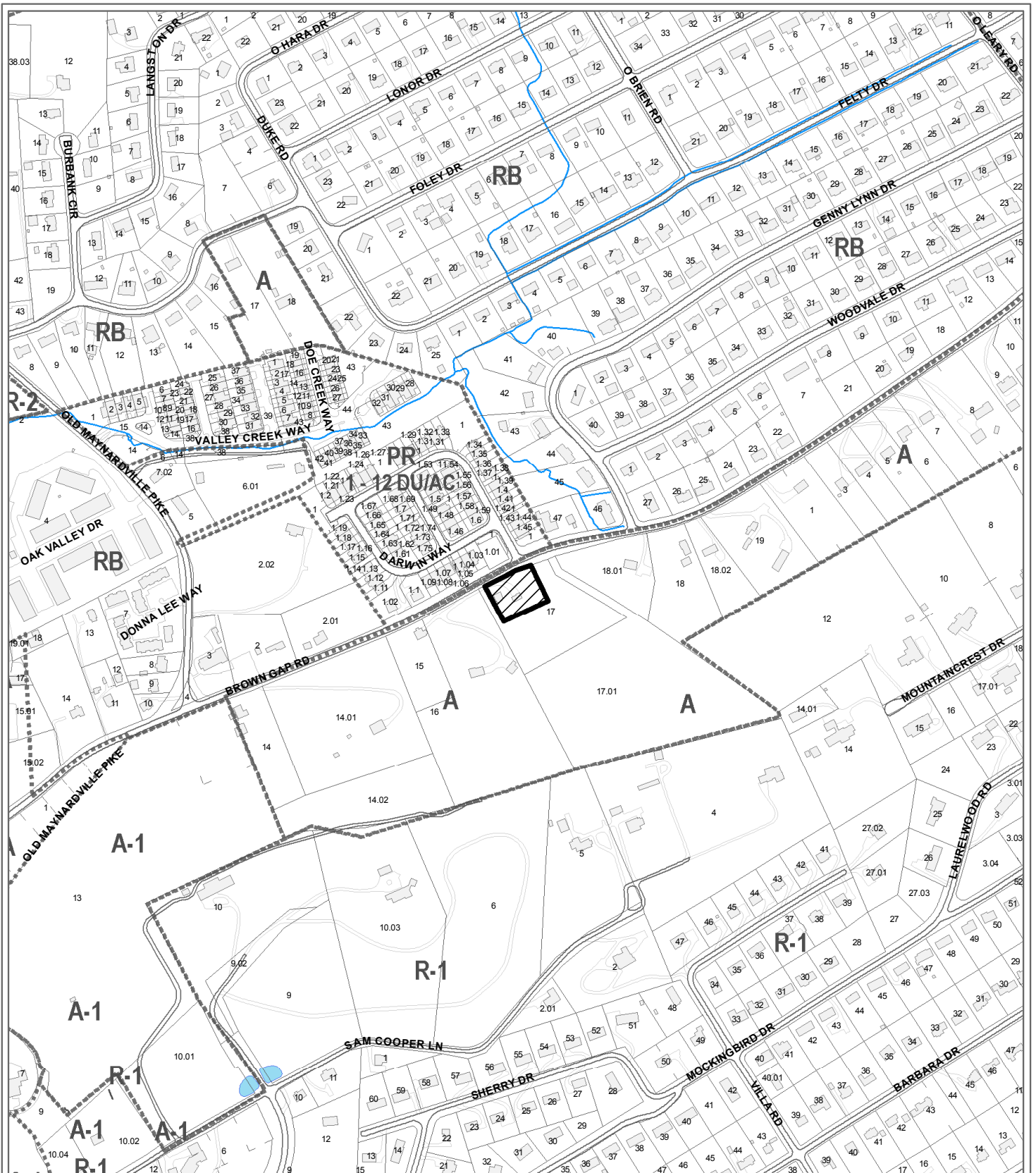
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 3/28/2011. 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.



**2-C-11-RZ
REZONING**

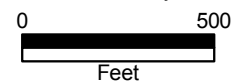
From: A (Agricultural)
To: RA (Low Density Residential)



Petitioner: Johnson, Tommy

Map No: 48

Jurisdiction: County



Original Print Date: 1/26/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902