

▶ **FILE #:** 10-F-11-RZ

AGENDA ITEM # 32

AGENDA DATE: 10/13/2011

▶ **APPLICANT:** ERIN A. PRESLEY

OWNER(S): Erin Presley

TAX ID NUMBER: 56 P B 023 & 02301

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side Stamps Ln., southwest of Camberley Dr.

▶ **APPX. SIZE OF TRACT:** 2.51 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Stamps Ln., a local street with 17' of pavement width within 50' 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:** Two residences

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, extension of RA from the southwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / A (Agricultural)
 South: Residences / RA (Low Density Residential)
 East: Residences / RB (General Residential)
 West: Stamps Ln. - Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under RA, RB and A 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 is a large area of RA zoning already in place to the southwest of this site. This proposal is an extension of that RA zoning. There is also a large RB zoned area to the southeast and northeast. RB zoning allows more intense residential development than RA.
3. The proposed RA zoning is consistent with the North County 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 the 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.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.
4. The applicant intends to further subdivide this 2.51 acre tract into additional lots for residential development.

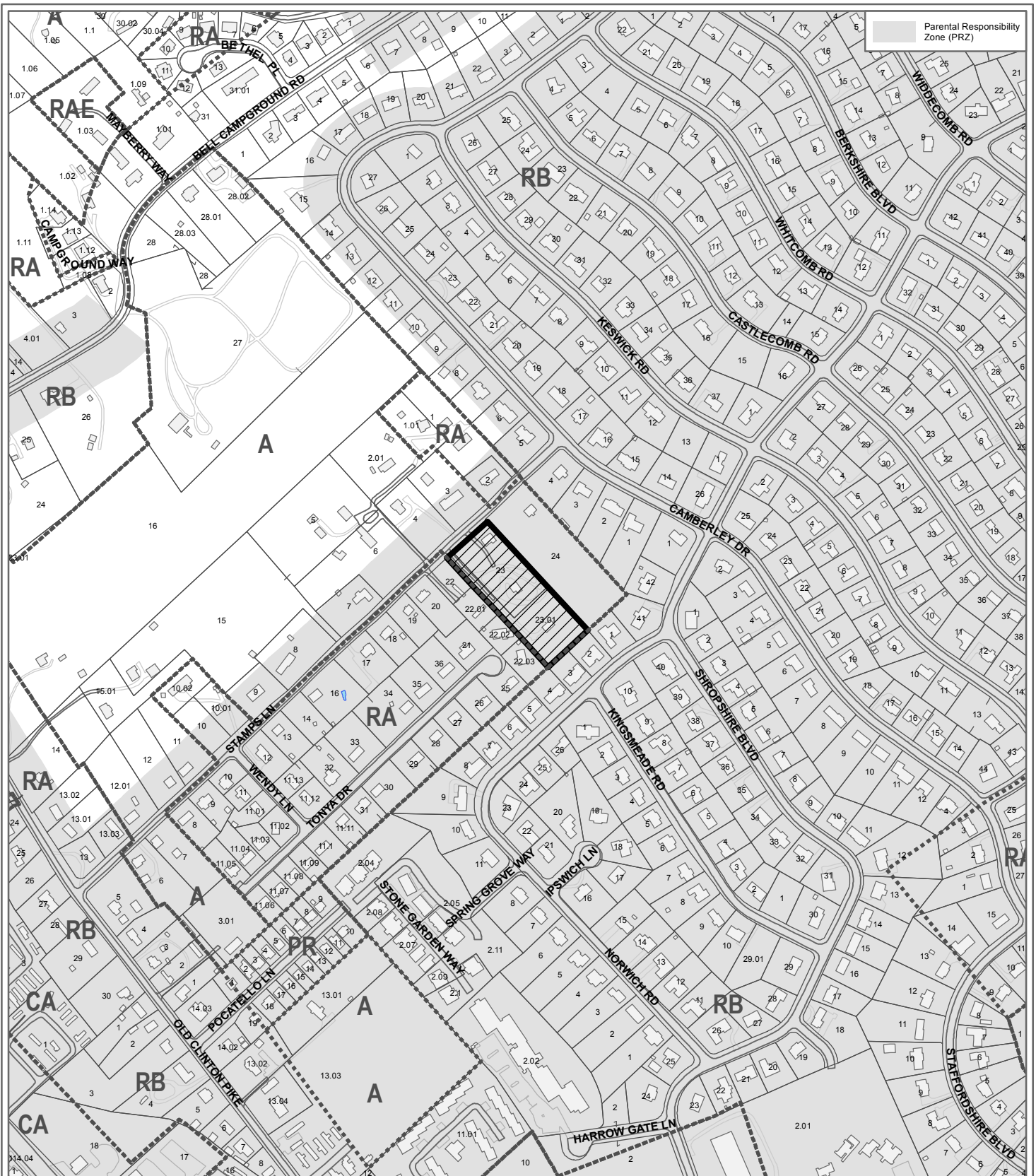
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County 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.

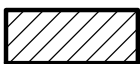
If approved, this item will be forwarded to Knox County Commission for action on 11/21/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



Parental Responsibility Zone (PRZ)

**10-F-11-RZ
REZONING**

Petitioner: Presley, Erin A.



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

Map No: 56
Jurisdiction: County



Original Print Date: 9/28/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902