

▶ **FILE #:** 1-A-12-RZ

AGENDA ITEM # 15

AGENDA DATE: 1/12/2012

▶ **APPLICANT:** **SAMUEL J. BARBRA**

OWNER(S): Samuel J. Barbra

TAX ID NUMBER: 137 25301

JURISDICTION: County Commission District 9

▶ **LOCATION:** **North side W. Marine Rd., west of Bush Ln.**

▶ **APPX. SIZE OF TRACT:** **2.19 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Marine Rd., a local street with 18-19' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District
 Sewer Source: Knoxville Utilities Board

WATERSHED: Stock Creek

▶ **PRESENT ZONING:** **A (Agricultural)**

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

▶ **EXISTING LAND USE:** **Residential**

▶ **PROPOSED USE:** **Residential**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant commercial land / C-3 (General Commercial)
 South: W. Marine Rd. - Residence / A (Agricultural)
 East: Residence and vacant land / A (Agricultural)
 West: Residences and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: The properties fronting on W. Marine Rd. are developed with residential and agricultural uses under Agricultural zoning. To the north is the developing South Grove commercial development.

STAFF RECOMMENDATION:

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

RA zoning allows compatible uses with the surrounding development and zoning 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. The proposed RA zoning is consistent with the South 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 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 W. Marine Rd., this dedication will be 25 feet from the right-of-way centerline.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.
4. The applicant intends to subdivide this 2.19 acre parcel into lots for residential development.

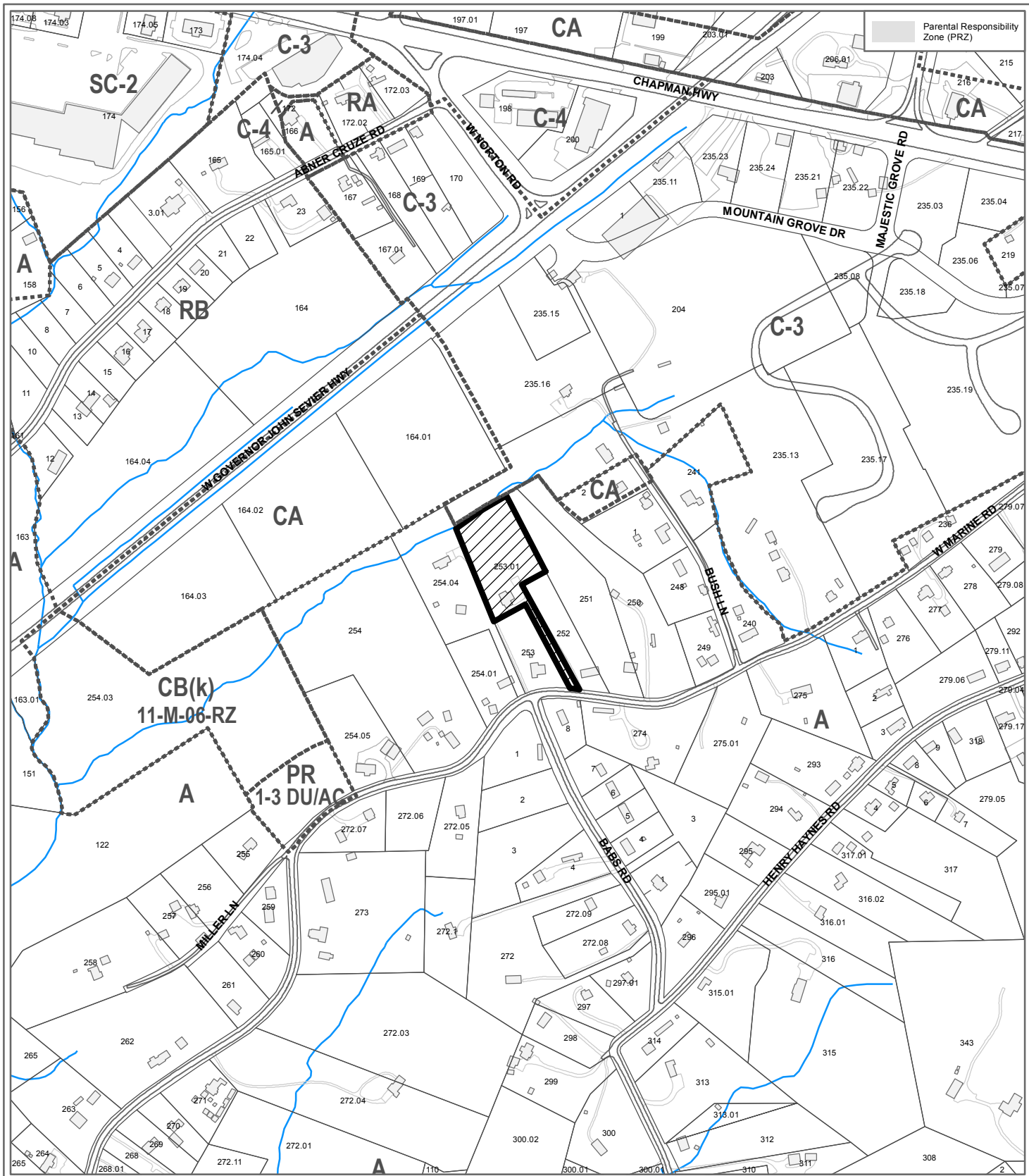
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South 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.

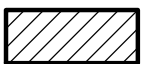
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/27/2012. 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.



**1-A-12-RZ
REZONING**

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



Original Print Date: 12/14/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Barbra, Samuel J.

Map No: 137
Jurisdiction: County

