

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-G-17-RZ

Related File Number:

Application Filed: 8/28/2017

Date of Revision:

Applicant: STUART BOYER

PROPERTY INFORMATION

General Location: West side Shipetown Rd., south side B Dr., north side C Dr.

Other Parcel Info.:

Tax ID Number: 42 J E 001-003

Jurisdiction: County

Size of Tract: 0.8 acres

Accessibility: Access is Shipetown Rd, a local street with 20 feet of pavement width within 30 feet of right-of-way; B Dr, a local street with 16 feet of pavement width within 30 feet of right-of-way; and C Dr, a local street with 16 feet of pavement width within 30 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential

Surrounding Land Use:

Proposed Use: Residential uses per zoning

Density:

Sector Plan: Northeast County Sector Plan Designation: LDR with HP

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed in a grid street layout with small lot residential uses currently zoned A and RA.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2327 Shipetown Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

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

Staff Recomm. (Full):

RA zoning is consistent with the LDR (low density residential) sector plan designation for the site and will allow uses compatible with the surrounding land uses and zoning pattern.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/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 Northeast County Sector Plan proposal for the site.
3. If approved, the applicant would have the potential to subdivide the property into lots of less than 1 acre. The minimum lot size is 1 acre under the current A zoning and the combined lot size for the 3 existing lots is .8 acres.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The current lots are non-conforming under the current A zoning, which requires a minimum lot size of 1 acre. The RA zone will allow lots to be created that conform to minimum lot size standards.
2. The impact to the street system will be minimal. If a plat is submitted to resubdivide the property, the right-of-way widths for the three surrounding streets must conform to the requirements of the Knoxville-Knox County Subdivision Regulations unless a variance is approved by the planning commission at that time.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse effect to any other part of the County.

Action:

Approved

Meeting Date: 10/12/2017

Details of Action:

Summary of Action:

Recommend the Knox County Commission approve RA (Low Density Residential) zoning.

Date of Approval:

10/12/2017

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/20/2017

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: