

# 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:** 12-B-10-RZ                      **Related File Number:**  
**Application Filed:** 10/21/2010              **Date of Revision:**  
**Applicant:** ROY L. AND MARIAN JO HAUN, JR.

### PROPERTY INFORMATION

**General Location:** Southeast side N. Ruggles Ferry Pike, southwest of N. Wooddale Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 61 04401                      **Jurisdiction:** County  
**Size of Tract:** 1.16 acres  
**Accessibility:** Access to the site is from a 20' wide easement off of N. Ruggles Ferry Pike, a minor collector street with 21' of pavement width within 90-95' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** One dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Two dwellings                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is developed with agricultural, and rural to low density residential uses under A and RA zoning.

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

**Street:** 7428 N Ruggles Ferry Pike  
**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:** Michael Brusseau

**Staff Recomm. (Abbr.):** RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

**Staff Recomm. (Full):** 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 subdivision to the west of the site and several other sites in the area that are currently zoned RA.
3. The proposed RA zoning is consistent with the East 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. The access drive to this site from N. Ruggles Ferry Pike may need to be improved as part of the plat review that would subdivide this property.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.
4. The applicant intends to subdivide this parcel into 2 lots to add another detached residential dwelling.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East 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.

**Action:** Approved

**Meeting Date:** 12/9/2010

**Details of Action:**

**Summary of Action:** RA (Low Density Residential)

**Date of Approval:** 12/9/2010

**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:** 1/24/2011

**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:**