

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-C-14-RZ **Related File Number:**
Application Filed: 10/21/2014 **Date of Revision:**
Applicant: NADEAN M. KERR

PROPERTY INFORMATION

General Location: Northwest an southeast sides Murray Dr., northeast of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 68 P A 032,033,034, PT 03401,035 **OTHER:** 068PB003,03 **Jurisdiction:** City and County
Size of Tract: 9 acres
Accessibility: Access is via Murray Dr., a major collector street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR and SLPA
Growth Policy Plan: Urban Growth Area (Inside and Outside City Limits)
Neighborhood Context: This area is developed with agricultural, rural residential and low density residential uses under A, A-1, R-1, R-1A, RAE and A zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural) & A (Agricultural)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential) & RA (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of R-1 and of similar RAE zoning.
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 City Council APPROVE R-1 (Low Density Residential) zoning for portion currently zoned A-1.
RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning for portion currently zoned A.

Staff Recomm. (Full): The R-1 and RA zones are compatible with the surrounding development and zoning pattern and consistent with the sector and One Year Plan proposals for the site.

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. The proposed R-1 and RA zones are consistent with the Northeast City Sector Plan and Knoxville One Year Plan proposals for the site.
2. The site is located within the Planned or Urban Growth Areas on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. There are two adjacent subdivisions with detached dwellings on individual lots and zoned R-1 and RAE, which are compatible with uses permitted under the proposed R-1 and RA zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The R-1 zone is a restrictive residential district intended for low density residential land uses. 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 R-1 and RA zoning.
3. The R-1 zone has a minimum lot size of 7,500 square feet. 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. Approval of R-1 and RA zoning will allow this site to be subdivided for development of detached dwellings on individual lots.
2. The proposed zoning is consistent with adopted plan designations, and there should be minimal impact to the surrounding area and no adverse effect to any other part of the County.
3. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
4. No other area of the County will be impacted by this rezoning request.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northeast City Sector Plan proposes low density residential use for the site, consistent with the requested R-1 and RA zoning.
2. The site is located within the Planned or Urban Growth Areas on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for R-1 or RA zoning on surrounding properties zoned Agricultural, which would be consistent with the sector plan designation for low density residential uses in the area.
4. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 12/11/2014

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission approve RA (Low Density Residential) zoning for portion currently zoned A

Date of Approval: 12/11/2014

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: 1/26/2015

Date of Legislative Action, Second Reading: 1/20/2015

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: