CASE SUMMARY

APPLICATION TYPE: REZONING



File Number:12-H-17-RZApplication Filed:10/30/2017Applicant:VALERIY ALIY

Related File Number: Date of Revision: Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location:	Northeast side Heiskell Rd., southeast of W. Copeland Dr.		
Other Parcel Info.:			
Tax ID Number:	46 201	Jurisdiction:	County
Size of Tract:	2.02 acres		
Accessibility:	Access is via Heiskell Rd., a minor arterial street with 20' of paway.	vement width wi	thin 55-90' of right-of-

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Residential		Density:
Sector Plan:	North County	Sector Plan Designation: LDR & SLPA	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area is developed primarily with agricultural and rural to low density residential uses, under A, PR and RA zoning. There is a strip of CA commercial zoning to the southwest, on the opposite side of Heiskell Rd., but it is undeveloped except for a child day care center on the corner of E. Copeland Dr. and Heiskell Rd.		

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

Street:

8312 Heiskell Rd

Location:

8312 Heiskell R

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:	Yes, extension of RA zoning from the northwest
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

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 is a logical extension of zoning from the northwest, is consistent with the sector plan designation 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 nation in the area
	pattern in the area.2. The proposed RA zoning is consistent with the North 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 under the current A zoning would be 1 acre.
	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.
	 Based on the above description, this site is appropriate for RA zoning. 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 applicant intends to subdivide the subject property into more than two residential lots. Under the current A zoning, which requires a minimum lot size of one acre, only 1 lot could be accommodated. RA zoning will allow this 2.02 acre site to be subdivided into more than 2 lots for detached residential uses.
	 The impact to the street system will be minimal. If a plat is submitted to subdivide the property, a right-of-way dedication of 44 feet from the centerline of Heiskell Rd. will be required. The proposed zoning is compatible with surrounding development, and there should be minimal
	impact to the surrounding area and no adverse affect to any other part of the County.4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
	5. 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 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. 4. The proposal does not present any apparent conflicts with any other adopted plans.			
Action:	Approved		Meeting Date:	12/14/2017
Details of Action:				
Summary of Action:	Recommend the Knox County Commission approve RA (Low Density Residential) zoning.			
Date of Approval:	12/14/2017	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:	1/22/2018	Date of Legislative Action, Second Reading: 2/26/2018	
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:	Postponed	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	