

# 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:** 5-D-10-RZ  
**Application Filed:** 3/25/2010  
**Applicant:** MITCHELL FORD

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** Northwest side Hammer Rd., west of Brakebill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 224 **Jurisdiction:** County  
**Size of Tract:** 0.76 acres  
**Accessibility:** Access is via Hammer Rd., a minor collector street with 17' of pavement width within 50' 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:** MDR/O  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is developed with rural to low density residential uses under A, RA and PR zoning.

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

**Street:** 7411 Hammer 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:** Not an extension of RA, but is an extension of residential zoning from the north.  
**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. The land directly to the north of the site is developed with a residential subdivision under PR zoning at a density of up to 3 du/ac. This is similar density to what would be permitted under the requested RA zoning.
- 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.
- 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 for detached residential dwellings, which requires RA zoning. The current A zoning of the property will not permit the 0.76 acre property to be subdivided, as the A zone requires a one acre minimum lot size.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East County Sector Plan proposes medium density residential/office uses for the site. The requested RA zoning is a less intense zoning district than what could be requested within this plan designation.
- 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/medium density residential and office uses in the area.

Action:

Approved

Meeting Date: 5/13/2010

Details of Action:

Summary of Action:

RA (Low Density Residential)

Date of Approval:

5/13/2010

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:** 6/28/2010

**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:**