

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 5-G-18-RZ

**Related File Number:**

**Application Filed:** 4/2/2018

**Date of Revision:**

**Applicant:** WILLBANKS, LLC

## PROPERTY INFORMATION

**General Location:** Southwest side Keck Rd., west side Lacy Rd.

**Other Parcel Info.:**

**Tax ID Number:** 68 H A 01201

**Jurisdiction:** County

**Size of Tract:** 3.17 acres

**Accessibility:** Access is via Keck Rd., a local street with 19' pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:**

**Proposed Use:** Residential

**Density:**

**Sector Plan:** Northwest City

**Sector Plan Designation:** LDR

**Growth Policy Plan:** Urban Growth Area (Outside City Limits)

**Neighborhood Context:** This area south of Callahan Dr., is developed with residential uses under A, RA and RB zoning. To the north, along Callahan Dr., are commercial uses, zoned C-6.

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

**Street:** 6339 Lacy 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:** Yes, extension of RA from the northeast

**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.:

## **PLANNING COMMISSION 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 is consistent with the sector plan designation, is an extension of zoning from the east, 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 Northwest City 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 requested RA zoning will allow minimum lot sizes of 10,000 sq. ft., if connected to sanitary sewer.

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 applicant intends to subdivide the subject property into more than one residential lot for construction of detached housing. The current A zoning requires a minimum lot size of one acre. RA zoning will allow this site to be subdivided into lots smaller than one acre in size.
2. The impact to the street system will be minimal as far as trips per day. With the plat submitted to subdivide the property, right-of-way dedications of 25 feet from the centerlines of Keck Rd. and Lacy Rd. will be required. Both the City and County Engineering Departments have indicated that improvements will be needed to the intersection of Keck Rd. and Lacy Rd. in order to provide a safe and legal access point to the development. The reason for this is that the property along has about 75 feet of frontage on Keck Rd., which would not allow proper intersection spacing from the proposed development entrance to Lacy Rd. The applicant will be expected to work with the applicable Engineering Departments to address this issue prior to any subdivision plat approval. After review of possible options for this property in order to meet the MPC Subdivision Regulations, City of Knoxville ordinances and Knox County Ordinances, the review team has reached the conclusion there are 3 options for access of this property. They are the following: 1.) Either the City or County improves the intersection, which is unlikely due to the number of projects and available funding for both jurisdictions. Knox County's Strategic Transportation Plan does not show Keck Rd or Lacy Rd within the top 25 list for road improvements; 2.) The applicant improves the intersection to the City and County standards, which may include the purchasing of right-of-way from an adjacent property owner for a potential roundabout at the intersection of Lacy Rd. and Keck Rd.; or 3.) The applicant can purchase adjoining property to allow for better access and meet the intersection spacing requirements (there appears to be unused property directly north, which would allow for access along Keck Rd. to meeting intersection spacing.
3. 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 Northwest City 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:** 6/14/2018

**Details of Action:**

**Summary of Action:** Recommend the Knox County Commission APPROVE RA (Low Density Residential) zoning.

**Date of Approval:** 6/14/2018 **Date of Denial:** **Postponements:** 5/10/2018

**Date of Withdrawal:** **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 7/23/2018

**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:**