

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-B-16-RZ **Related File Number:**
Application Filed: 4/22/2016 **Date of Revision:**
Applicant: SHIRLEY M. SMITH

PROPERTY INFORMATION

General Location: Southeast side Irwin Dr., southeast of Beelertown Rd.
Other Parcel Info.:
Tax ID Number: 67 D A 005 **Jurisdiction:** County
Size of Tract: 2.05 acres
Accessibility: Access is via Irwin Dr., a local street with 17' of pavement width within 45' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Four residential lots **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR & HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed agricultural, rural and low density residential uses under A, RA and PR zoning.

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

Street: 1318 Irwin Dr
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 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, subject to 2 conditions.

Staff Recomm. (Full):

1. No more than four detached dwelling units on individual lots may be developed over the entire parcel.
2. No land disturbance may occur within the rear 100 feet of the property, as measured from the south property line.

With the conditions noted, RA zoning is consistent with the sector plan and growth plan designations for the area, is consistent with the policies of the Hillside and Ridgetop Protection Plan (HRPP) and is consistent with other low density residential development in the area.

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 RA zoning is consistent with the North County Sector Plan proposal for the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. The subject property contains one house, and is slightly greater than 2 acres in size. The applicant wishes to subdivide the property into four separate lots for detached dwellings. The requested RA zoning will allow the property to be split. The current Agricultural zoning requires a 1 acre minimum lot size, which makes it impossible to create four lots on the two acre parcel under the current zoning.

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. Approval of RA zoning will allow this parcel to be subdivided for development of detached dwellings on individual lots of less than one acre.
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. The impact to the street system will be minimal. If a plat is submitted to subdivide or record the property, a right-of-way dedication may be required. Along this section of Irwin Dr., this dedication will be 25 feet from the right-of-way centerline.
5. The majority of the site is designated for hillside protection by the sector plan. The rear portion of the site contains slopes of greater than 25%. Staff is recommending the two conditions to insure that the steepest portion of the site remain undisturbed and to limit the number of dwellings that may be constructed on the site. These conditions are necessary in order to address the residential density and land disturbance guidelines of the HRPP. See the attached slope map, analysis and calculations.
6. 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 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:** 6/9/2016

Details of Action:

1. No more than four detached dwelling units on individual lots may be developed over the entire parcel.
2. No land disturbance may occur within the rear 100 feet of the property, as measured from the south property line.

Summary of Action: Recommend the Knox County Commission approve RA (Low Density Residential) zoning, subject to 2 conditions.

Date of Approval: 6/9/2016 **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: 7/25/2016 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**