CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 6-G-13-RZ Related File Number: 6-B-13-SP

Application Filed: 4/26/2013 Date of Revision:

Applicant: DARRELL BRADEN



Suite 403 • City County Building 4 0 0 Main Street 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: East side Clear Springs Rd., north of Arnold Ln.

Other Parcel Info.:

Tax ID Number: 43 PART OF 003 OTHER: MAP ON FILE AT MPC Jurisdiction: County

Size of Tract: 26475 square feet

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residential

Surrounding Land Use:

Proposed Use: Residential Density:

Sector Plan: Northeast County Sector Plan Designation: Light Industrial

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 2522

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:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: LDR (Low Density Residential)

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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 is consistent with the sector plan recommendation and will allow uses compatible with the

surrounding land uses. The majority of the surrounding development is residential.

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 in the area.
- 2. The proposed RA zoning is consistent with the recommended Northeast County Sector Plan proposal for the site.
- 3. RA zoning is appropriate for this site and will bring the zoning into consistency with the current residential use.

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 establish an additional residence at this site. The proposed site is not large enough to be subdivided off under the current A zoning, which requires a minimum lot size of one acre. RA zoning will allow this 26,475 square foot site to be subdivided from the larger tract for the development of a residence.
- 2. The impact to the street system will be minimal. If a plat is submitted to subdivide the property, a right-of-way dedication may be required. In this section of Clear Springs Rd., this dedication will be 30 feet from the right-of-way centerline.
- 3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse effect 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. With the recommended amendment to LDR, the proposed RA zoning is consistent with the Northeast County Sector Plan.
- 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 or Industrial.
- 4. The proposal does not present any apparent conflicts with any other adopted plans.

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Action: Approved Meeting Date: 6/13/2013

Details of Action:

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

Date of Approval: 6/13/2013 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: 7/22/2013 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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