

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: 7-E-11-RZ **Related File Number:**
Application Filed: 5/31/2011 **Date of Revision:**
Applicant: JOHN WM. MASE

PROPERTY INFORMATION

General Location: Northeast side Andes Rd., southeast of Fry Rd.
Other Parcel Info.:
Tax ID Number: 105 028 **Jurisdiction:** County
Size of Tract: 1.8 acres
Accessibility: Access is via Andes Rd., a major collector street with 21' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Detached dwellings **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

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

Street:
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 three sides
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. It is an extension of RA zoning from the north and east.

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. There is a large area of RA zoning already in place to the north and east of the site. This proposal is an extension of that RA zoning.
3. The proposed RA zoning is consistent with the Northwest 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. When a plat is submitted to subdivide the property, a right-of-way dedication will be required. In this section of Andes Rd., this dedication will be 30 feet from the right-of-way centerline.
- 3. The proposed zoning is compatible with surrounding development, and the impact on surrounding properties should be minimal.
- 4. The applicant intends to subdivide this 1.8 acre parcel into 2 or more residential lots.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest 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.

Action: Approved

Meeting Date: 7/14/2011

Details of Action:

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

Date of Approval: 7/14/2011

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: 8/22/2011

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: