

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: 8-C-11-RZ **Related File Number:**
Application Filed: 6/24/2011 **Date of Revision:**
Applicant: STEVEN D. YOUNG

PROPERTY INFORMATION

General Location: Northwest side Yarnell Rd., southwest of Armiger Ln.
Other Parcel Info.:
Tax ID Number: 117 100 **Jurisdiction:** County
Size of Tract: 1 acres
Accessibility: Access is via Yarnell Rd., a major collector street with 21' of pavement width within 75-80' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with residential uses under A and PR zoning.

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

Street: 11005 Yarnell Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: RA (Low Density Residential) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: No
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) / TO (Technology Overlay) zoning.

Staff Recomm. (Full): RA/TO 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/TO 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 PR zoning already in place to the south of this site, which allows a density of up to 4 du/ac, similar to the requested RA zoning. There are also tracts of land less than a half-mile to the east or west that are zoned PR at densities of 3 and 3.5 du/ac respectively.
3. The proposed RA/TO 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. This would allow for this property to be subdivided into 2 to 4 lots for residential development.

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 Yarnell 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 should be minimal.

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 would be consistent with the current sector plan proposal for low density residential uses in the area.
4. Because of the property's location within the TO (Technology Overlay), the Tennessee Technology Corridor Development Authority (TTCDA) will need to approve a Certificate of Appropriateness for this rezoning. This item is scheduled to be heard by TTCDA on Monday, August 8, 2011 (8-C-11-TOR).

Action: Approved

Meeting Date: 8/11/2011

Details of Action:

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

Date of Approval: 8/11/2011

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: 9/26/2011

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: