

▶ **FILE #:** 4-C-06-RZ

**AGENDA ITEM #:** 59

**AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** GLENN AND KIMBERLY HAASE

OWNER(S):

TAX ID NUMBER: 39 H A 002

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side Crippen Rd., northeast of Rival Ln.

▶ **APPX. SIZE OF TRACT:** 1.34 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Crippen Rd., a minor collector street with 18' of pavement width within 55' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** One duplex

▶ **PROPOSED USE:** Three duplexes

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family dwelling / A (Agricultural)

South: Crippen Rd. - Vacant land / A (Agricultural)

East: Single family dwelling / A (Agricultural)

West: Single family dwelling / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A, RA, RB and PR zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE RA (Low Density Residential) zoning.**

RA zoning is compatible with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. There are numerous low density residential subdivisions in the vicinity of this site, zoned RA, RB and PR.
3. The RA zoning will allow the 1.34-acre property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided into up to 5 lots for single family residential development. For the proposed duplexes, the minimum lot size would be 12,000 square feet for each, which would allow for up to 4 lots. Any square footage that is used only for access, such as an easement, does not count toward the minimum lot size requirements. Duplexes require use on review approval from MPC within the RA zoning district. With the exception of the duplex currently located on this site, there are no apparent

duplexes in the immediate vicinity of this site.

#### THE EFFECTS OF THE PROPOSAL

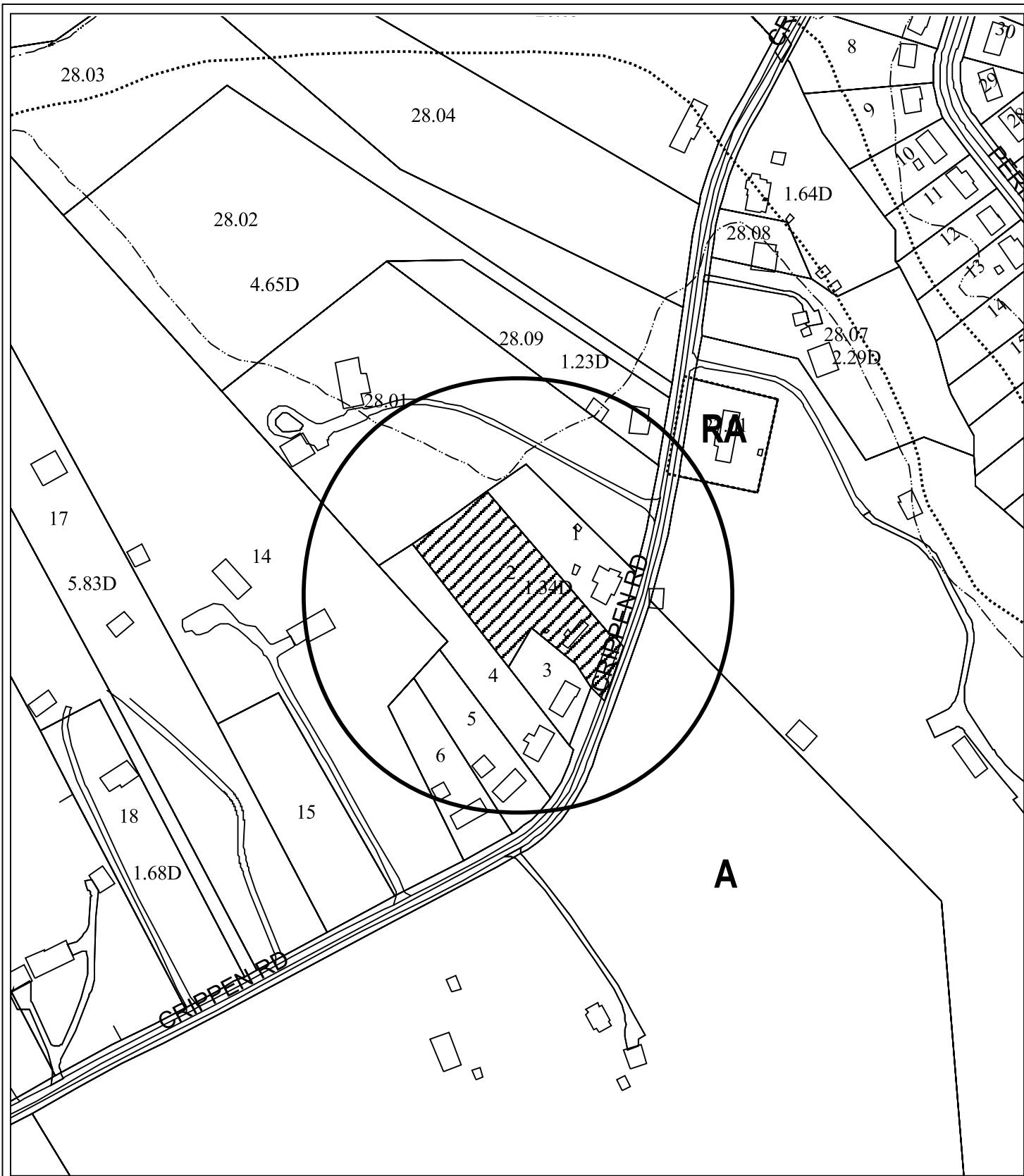
1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along Crippen Rd., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 30 feet from the centerline of the right of way in this section of Crippen Rd. Legal access from Crippen Rd. will have to be provided for each proposed lot as part of the platting process. Sight distance appears questionable to the southwest along Crippen Rd. Any subdivision of the property will require certification of required sight distance on Crippen Rd.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access. The proposed duplexes will require use on review approval from MPC.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-C-06-RZ  
REZONING**

Petitioner: Glenn and Kimberly Haase

Map No: 39

Jurisdiction: County



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 03/23/06    Revised: 03/29/06

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

