

▶ **FILE #:** 12-B-10-RZ

AGENDA ITEM # 34

AGENDA DATE: 12/9/2010

▶ **APPLICANT:** ROY L. AND MARIAN JO HAUN, JR.

OWNER(S): HAUN MARIAN JO & ROY LEE JR

TAX ID NUMBER: 61 04401

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side N. Ruggles Ferry Pike, southwest of N. Wooddale Rd.

▶ **APPX. SIZE OF TRACT:** 1.16 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access to the site is from a 20' wide easement off of N. Ruggles Ferry Pike, a minor collector street with 21' of pavement width within 90-95' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking East Creek

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

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

▶ **EXISTING LAND USE:** One dwelling

▶ **PROPOSED USE:** Two dwellings

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / A (Agricultural)

South: House and vacant land / A (Agricultural)

East: Vacant land, creek / A (Agricultural)

West: House and vacant land / A (Agricultural)

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

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA 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 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. There is a large subdivision to the west of the site and several other sites in the area that are currently zoned RA.

3. The proposed RA zoning is consistent with the East 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. The access drive to this site from N. Ruggles Ferry Pike may need to be improved as part of the plat review that would subdivide this property.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.
4. The applicant intends to subdivide this parcel into 2 lots to add another detached residential dwelling.

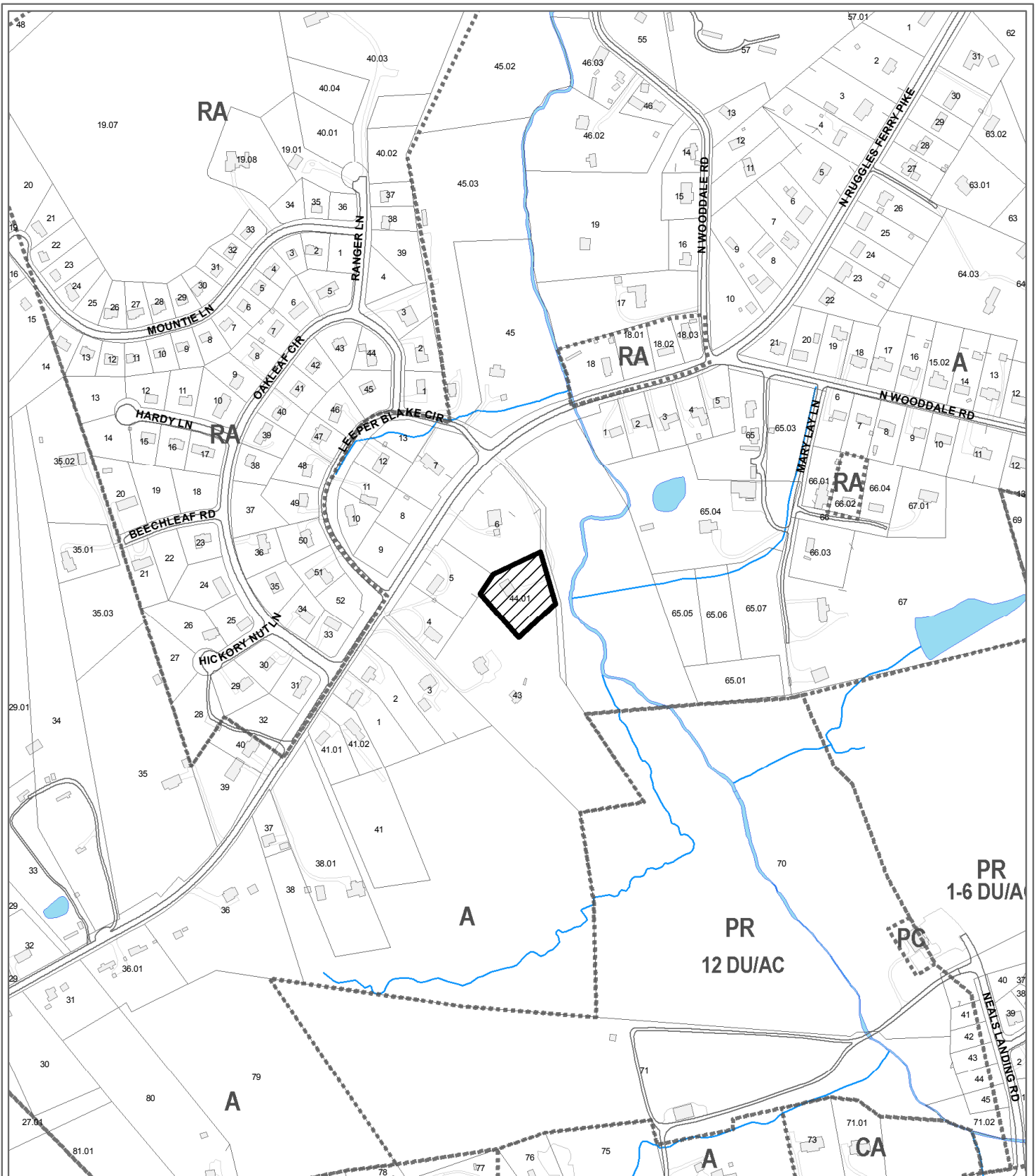
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East 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.

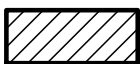
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/24/2011. 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.



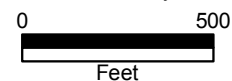
**12-B-10-RZ
REZONING**



From: A (Agricultural)
To: RA (Low Density Residential)

Petitioner: Haun, Jr., Roy L. and Marian Jo

Map No: 61
Jurisdiction: County



Original Print Date: 11/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902