

▶ **FILE #:** 6-B-10-RZ

**AGENDA ITEM #** 27

**AGENDA DATE:** 6/10/2010

▶ **APPLICANT:** TURNER HOMES, LLC

OWNER(S): TURNER HOMES, LLC C/O MIKE TURNER

TAX ID NUMBER: 105 159

JURISDICTION: County Commission District 3

▶ **LOCATION:** Southwest side Joe Hinton Rd., southeast of Hull Ln.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Joe Hinton Rd., a major collector street with 19' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District  
 Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential houses

EXTENSION OF ZONE: Yes, extension of RA from the northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Joe Hinton Rd. - Houses / A (Agricultural)  
 South: Apartments / PR (Planned Residential)  
 East: Vacant land / PR (Planned Residential)  
 West: House / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses at varying densities, under PR, 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. The land directly to the northwest of the site has been developed under RA zoning. The proposal is a logical extension of RA zoning from the northwest.
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.
3. The proposed zoning is compatible with surrounding development and the impact should be minimal.
4. The applicant intends to subdivide this parcel into lots for detached residential dwellings, which requires RA zoning. The current A zoning of the property will not permit the 1-acre property to be subdivided, as the A zone requires a one acre minimum lot size.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with the proposed 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 7/26/2010. 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.



**6-B-10-RZ  
REZONING**

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



Original Print Date: 5/20/2010  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Turner Homes, LLC

Map No: 105

Jurisdiction: County

