

▶ **FILE #:** 5-C-10-RZ

**AGENDA ITEM #:** 43

**AGENDA DATE:** 5/13/2010

▶ **APPLICANT:** JAY KIRBY  
 OWNER(S): KIRBY JAY & JONIE

TAX ID NUMBER: 105 G K 003

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side Andes Rd., southwest of Chert Pit Rd.

▶ **APPX. SIZE OF TRACT:** 1.54 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andes Rd., a local street with 18' of pavement width within 50' of right-of-way.

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

WATERSHED: Turkey Creek and Ten Mile Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Two dwellings

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwelling / A (Agricultural)  
 South: Andes Rd. - Dwellings / RA (Low Density Residential)  
 East: Dwelling / A (Agricultural)  
 West: Dwelling / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A, RA and PR 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 RA zoned subdivision to the south and east of the site and another PR zoned development to the west.
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 2 lots for detached residential dwellings, which requires RA zoning. The current A zoning of the property will not permit the 1.54 acre property to be subdivided, as the A zone requires a one acre minimum lot size.

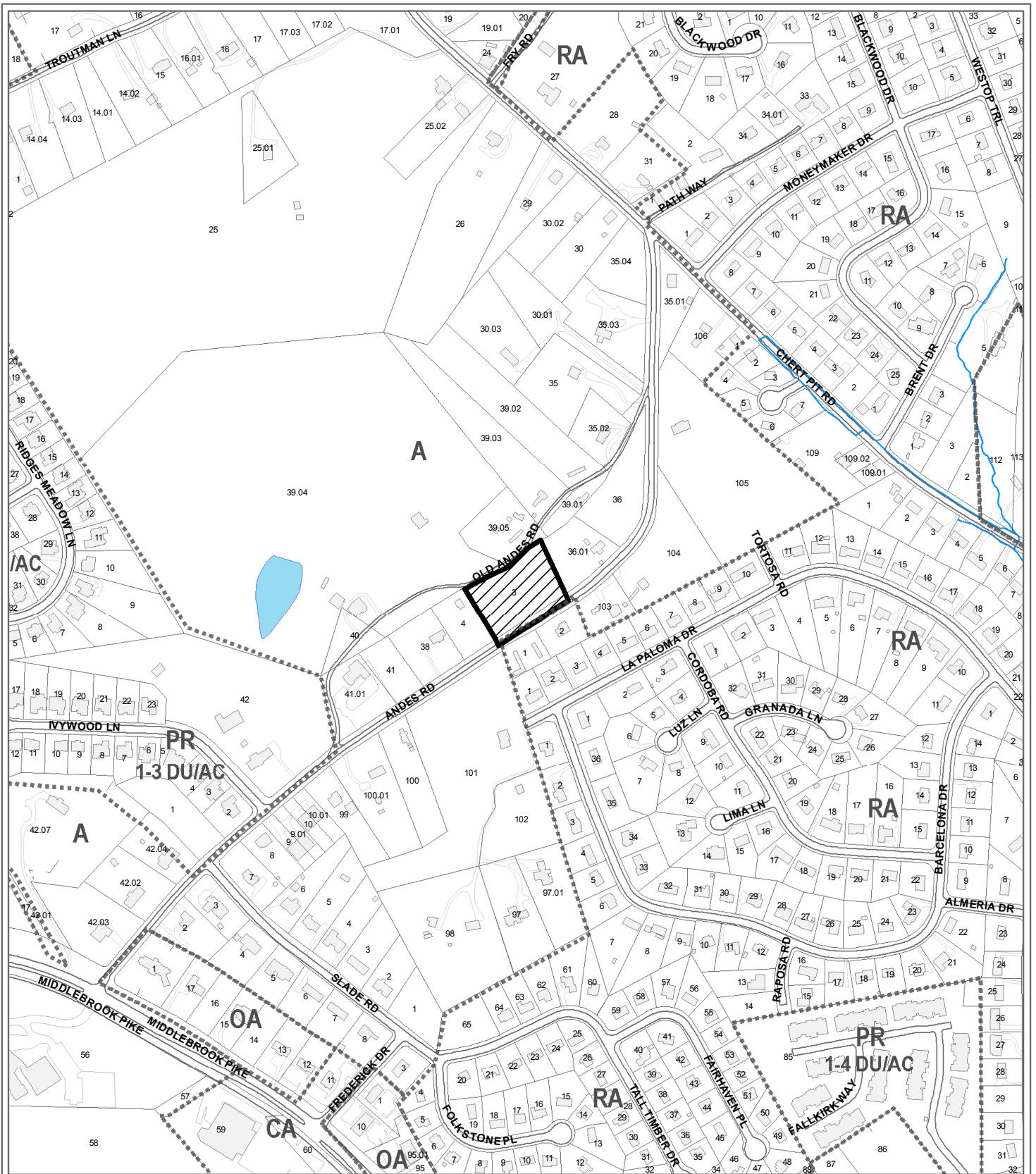
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential 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 6/28/2010. 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.



**5-C-10-RZ  
REZONING**

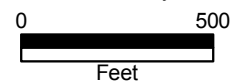
From: A (Agricultural)  
To: RA (Low Density Residential)



Petitioner: Kirby, Jay

Map No: 105

Jurisdiction: County



Original Print Date: 4/14/2010  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902