

▶ **FILE #:** 5-D-10-RZ

**AGENDA ITEM #** 44

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

▶ **APPLICANT:** MITCHELL FORD  
 OWNER(S): JOHNSON BILLY H & ROSIA LEE

TAX ID NUMBER: 72 224

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side Hammer Rd., west of Brakebill Rd.

▶ **APPX. SIZE OF TRACT:** 0.76 acres

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Hammer Rd., a minor collector street with 17' of pavement width within 50' 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: Not an extension of RA, but is an extension of residential zoning from the north.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / PR (Planned Residential) at 1-3 du/ac  
 South: Hammer Rd. - Vacant land / A (Agricultural)  
 East: Dwelling / PR (Planned Residential) at 1-3 du/ac  
 West: Dwellings / 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. The land directly to the north of the site is developed with a residential subdivision under PR zoning at a density of up to 3 du/ac. This is similar density to what would be permitted under the requested RA zoning.

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.
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 0.76 acre property to be subdivided, as the A zone requires a one acre minimum lot size.

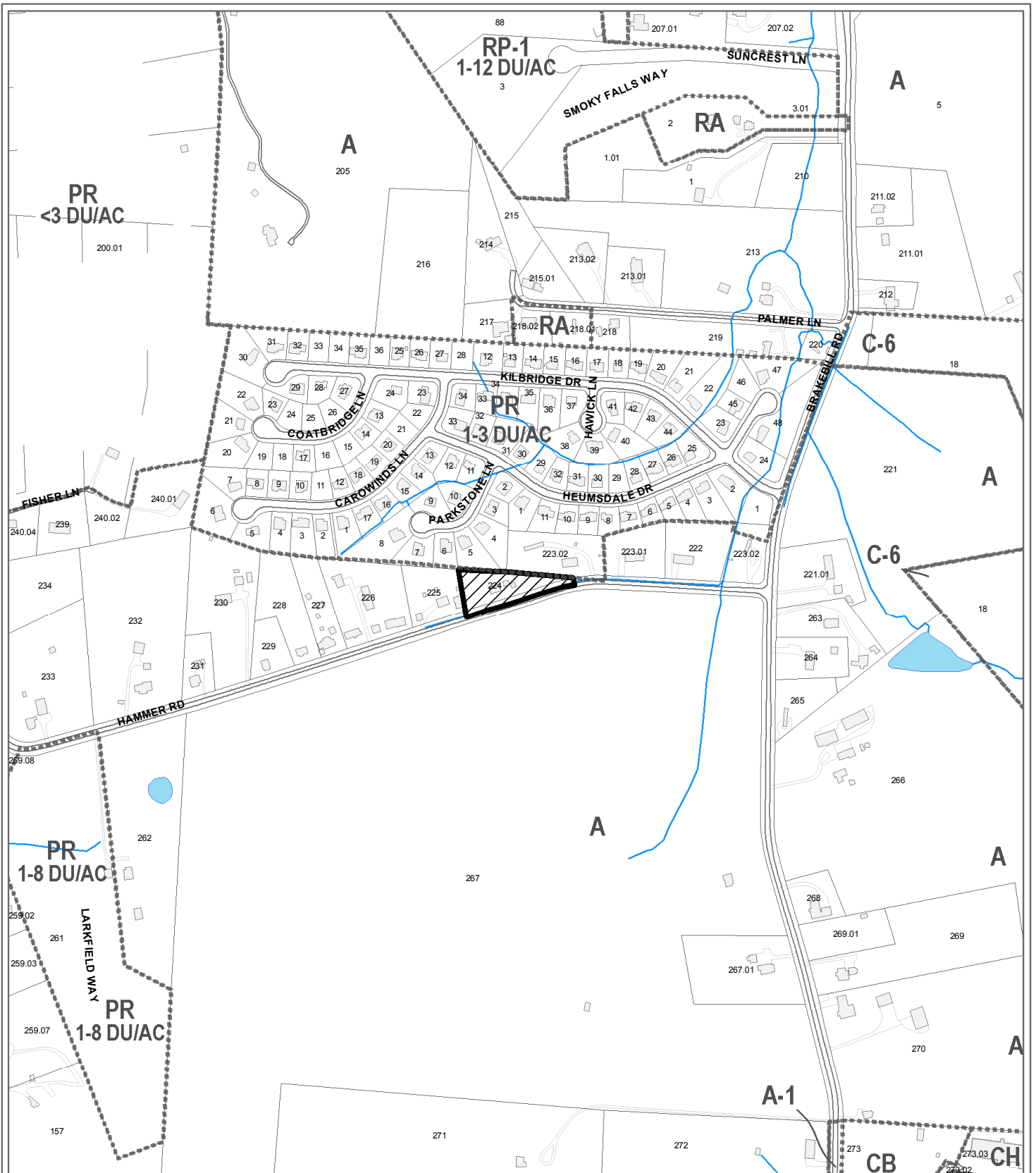
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes medium density residential/office uses for the site. The requested RA zoning is a less intense zoning district than what could be requested within this plan designation.
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/medium density residential and office 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-D-10-RZ  
REZONING**

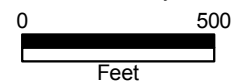
From: A (Agricultural)  
To: RA (Low Density Residential)



Petitioner: Ford, Mitchell

Map No: 72

Jurisdiction: County



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