

▶ **FILE #:** 5-J-10-RZ

AGENDA ITEM # 50

AGENDA DATE: 5/13/2010

▶ **APPLICANT:** RUGGLES FERRY GOLF CLUB

OWNER(S): RUGGLES FERRY GOLF CLUB

TAX ID NUMBER: 62 078

JURISDICTION: County Commission District 8

▶ **LOCATION:** South side N. Ruggles Ferry Pike, west of Graves Rd.

▶ **APPX. SIZE OF TRACT:** 3.28 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via N. Ruggles Ferry Pike, a minor collector street with 23' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: N. Ruggles Ferry Pike - House and vacant land / A (Agricultural)
 South: Golf course / RA (Low Density Residential)
 East: Golf course / RA (Low Density Residential)
 West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A and RA zoning. Ruggles Ferry Golf Course is located adjacent to the site to the south and east and is zoned RA.

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 area to the south and east of the site, which is developed primarily as a golf course. There is also a large RA-zoned area to the east, on the north side of N. Ruggles Ferry Pike.

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.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available 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.

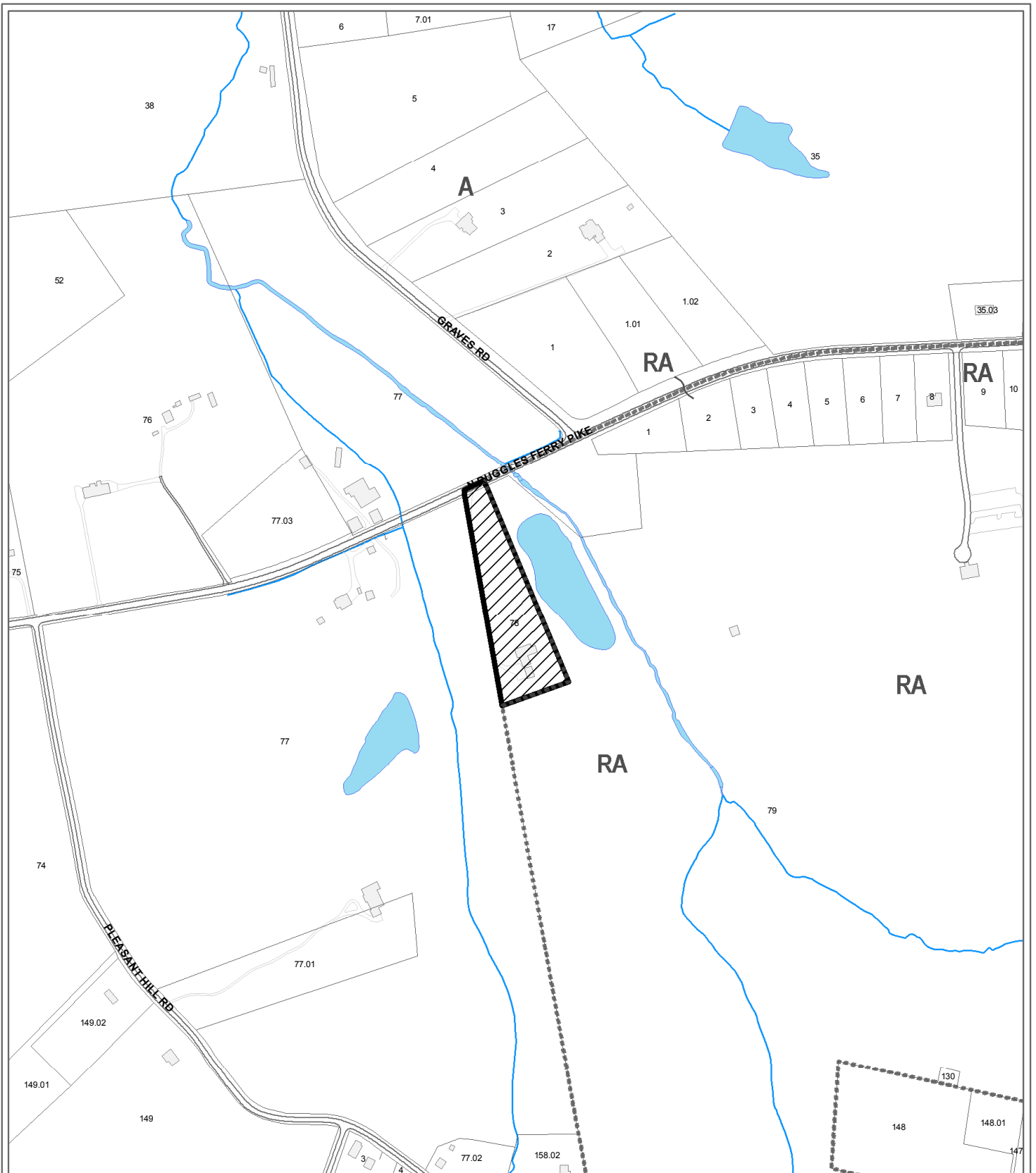
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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 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.



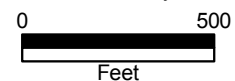
**5-J-10-RZ
REZONING**

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



Petitioner: Ruggles Ferry Golf Club

Map No: 62
Jurisdiction: County



Original Print Date: 4/15/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902