

▶ **FILE #:** 10-B-10-RZ

AGENDA ITEM # 26

AGENDA DATE: 10/14/2010

▶ **APPLICANT:** **ROBERT G. CAMPBELL AND ASSOCIATES**

OWNER(S): CARDWELL JAMES R

TAX ID NUMBER: 38 034.01

JURISDICTION: County Commission District 7

▶ **LOCATION:** **Southeast side E. Emory Rd., southwest of Emory Pointe Ln.**

▶ **APPX. SIZE OF TRACT:** **1.62 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a major arterial street with 4 lanes and a center median within 85' of right-of-way, or Dixon Springs Ln., a local street with 12' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** **One house**

▶ **PROPOSED USE:** **Residential development**

EXTENSION OF ZONE: No an extension of RA, but PR zoning is located to the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: E. Emory Rd. - Residence / A (Agricultural)

South: Residential subdivision / PR (Planned Residential) at 1-2 du/ac

East: Residential subdivision / PR (Planned Residential) at 1-2 du/ac

West: Residence and vacant land / A (Agricultural)

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

STAFF RECOMMENDATION:

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

RA zoning allows uses compatible 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 are numerous PR zoned subdivisions in the vicinity of the site.
3. The proposed RA zoning is consistent with the North 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. There is one house on this 1.62-acre parcel. RA zoning will allow the property to be further subdivided into lots of less than one acre in size.
5. Some improvements should be considered to provide safer access to the site. Currently, the site has a direct curbcut to E. Emory Rd. The adjacent site to the southwest has an access drive along the subject property's border to Dixon Springs Ln. The developer should consider establishing a shared joint permanent easement with the adjacent property owner for access to proposed lots and eliminating the curbcut to E. Emory Rd. This could avoid the creation of double-frontage lots for the properties along Emory Pointe Ln., to the northeast, which are not supported by the Knoxville-Knox County Minimum Subdivision Regulations.

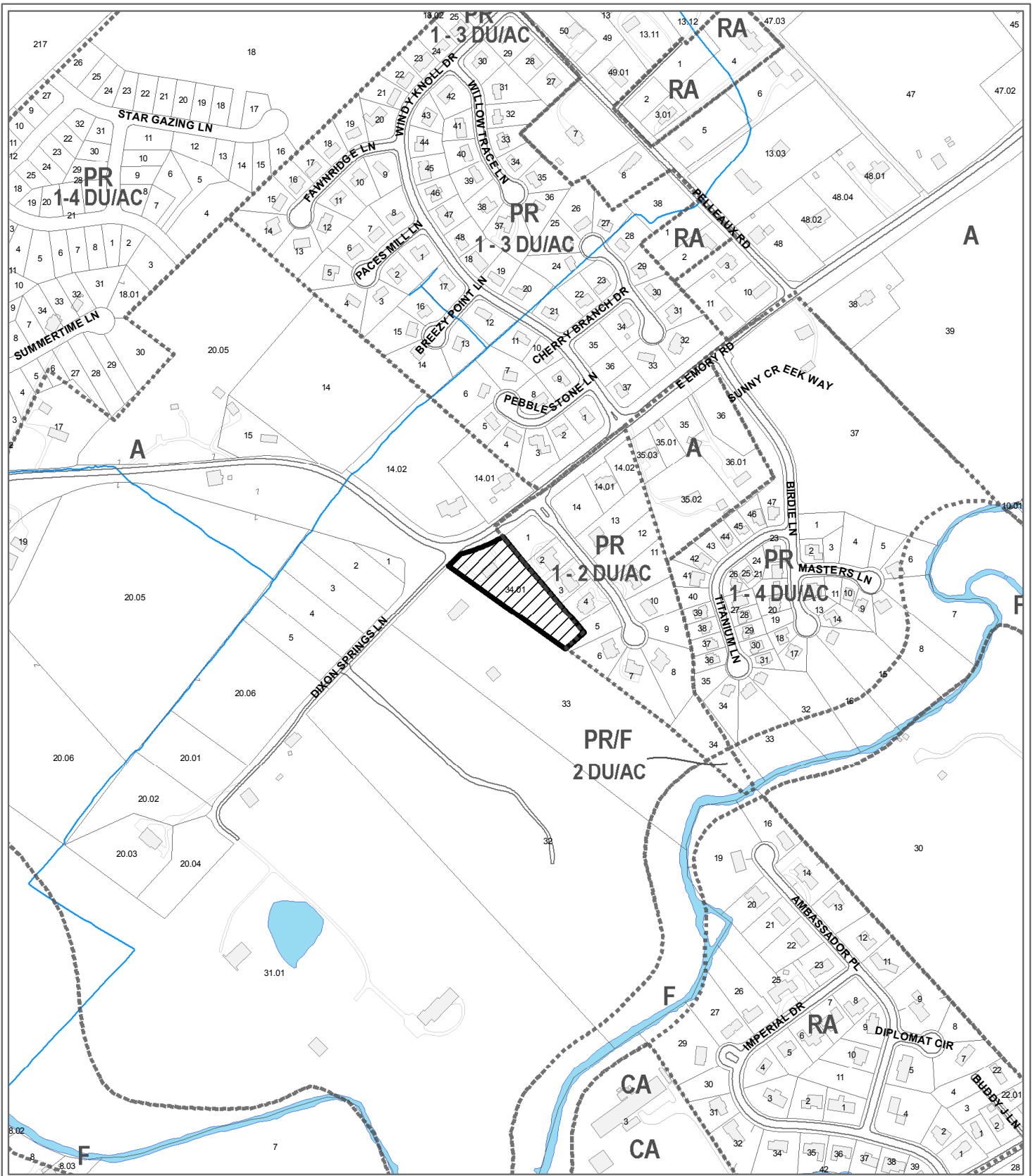
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North 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 11/15/2010. 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.



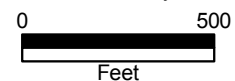
**10-B-10-RZ
REZONING**

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



Petitioner: Robert G. Campbell and Associates

Map No: 38
Jurisdiction: County



Original Print Date: 9/23/2010
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902