

▶ **FILE #:** 9-B-10-RZ

**AGENDA ITEM #** 29

**AGENDA DATE:** 9/9/2010

▶ **APPLICANT:** DAVID WELLS

OWNER(S): WELLS DAVID G & GLENDA F (LIFE EST) & DEVIN MATTHEW

TAX ID NUMBER: 130 157.08

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southwest side Catlett Rd., northwest of Alanridge Ln.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Catlett Rd., a local street with 19' of pavement width within 55' of right-of-way.

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

WATERSHED: Turkey Creek

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

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Detached residence

EXTENSION OF ZONE: Yes, extension of RA zoning from the northeast

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwelling and vacant land / A (Agricultural)

South: Residential subdivision / PR (Planned Residential)

East: Catlett Rd. - Dwellings / RA (Low Density Residential)

West: House and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural, rural and 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 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 RA and PR zoned subdivisions in the vicinity of the site.
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. There is one house under construction on this one acre parcel. RA zoning will allow the property to be further subdivided into lots of less than one acre in size.

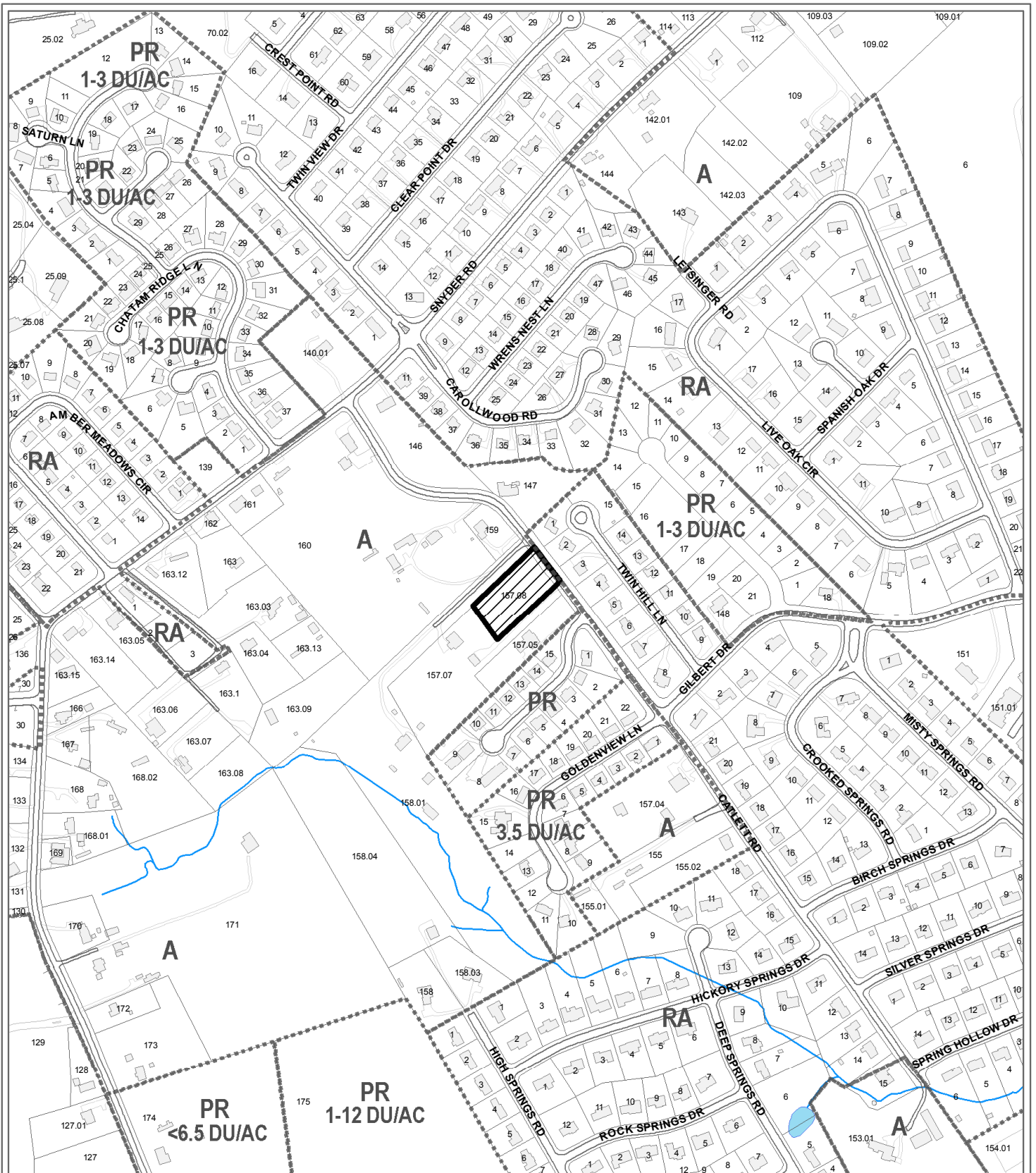
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

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 10/25/2010. 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.



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

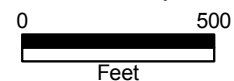
From: A (Agricultural)  
To: RA (Low Density Residential)



Petitioner: Wells, David

Map No: 130

Jurisdiction: County



Original Print Date: 8/23/2010  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

To be zoned  
To Rezoned

**CERTIFICATE OF OWNERSHIP AND GENERAL EDUCATION**  
 I, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADVERTISE AND CERTIFY THAT THE PROPERTY SHOWN HEREIN IS THE PROPERTY OF THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM THE OWNER(S) AND I AM UNRESTRICTED RIGHT TO DEEDS, MORTGAGE AND/OR GIFT EASEMENT AS SHOWN ON THIS PLAT.

**SIGNATURE(S):** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND GENERAL EDUCATION**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET PLANNING COMMISSION AND THESE REGULATIONS.

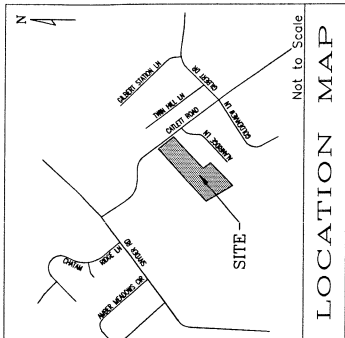
**SIGNATURE:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING - ADMINISTRATIVE PLAT**  
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

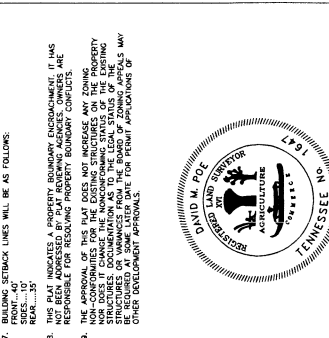
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**SIGNATURE:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_



- NOTES:**
1. THIS PLAT SHOWS THE SITE SHOWN ON PLAT, ALL OTHERS SET BY BMAP, UNLESS NOTICED OTHERWISE ON PLAT.
  2. LOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS, INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' TRULY, DRAINAGE AND UTILITY EASEMENTS, AND 5' TRULY, DRAINAGE AND UTILITY EASEMENTS, INSIDE ALL EXTERIOR LOT LINES WHERE BUILDINGS PERMIT, PLUS OTHER EASEMENTS AS SHOWN.
  3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
  4. THIS PROPERTY IS ZONED A.
  5. THIS SUBDIVISION CONTAINS 3.916 ACRES AND IS SUBDIVIDED INTO 2 LOTS.
  6. NORTH BASED ON A 5-PT RECORD AS INSTR #19860307030745.
  7. BEARING SETBACK LINES WILL BE AS FOLLOWS:  
 FRONT - 40'  
 REAR - 35'  
 SIDE - 10'
  8. THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT, IF HAS NOT BEEN ADRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR CORRECTING ANY ENCROACHMENTS.
  9. THE APPROVAL OF THIS PLAT DOES NOT INCREASE OR DECREASE NON-COORDINATES FOR THE EXISTING STRUCTURES ON THE PROPERTY. STRUCTURES, DOCUMENTATION AS TO THE LEGAL STATUS OF THE PROPERTY, AND THE STATUS OF THE PROPERTY, MUST BE MAINTAINED AND BE REQUIRED AT SOME LATER DATE FOR RESUBDIVISION OF OTHER DEVELOPMENT APPROVALS.



**LOT 1**  
 2.91 ACRES (TOTAL)  
 2.66 ACRES (EXCLUDING ACCESS STRIP)

**LOT 2**  
 1.00 ACRES

**NEIGHBORS:**  
 CHARLES J. MICHOLLS, JR.  
 INSTR #2010022010154

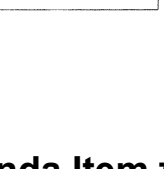
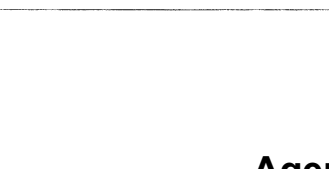
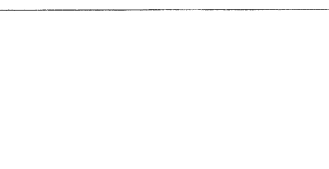
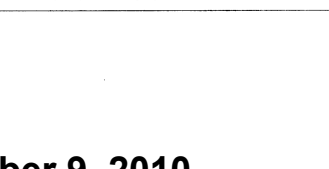
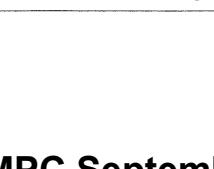
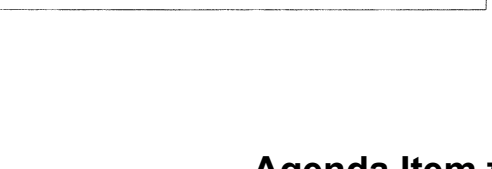
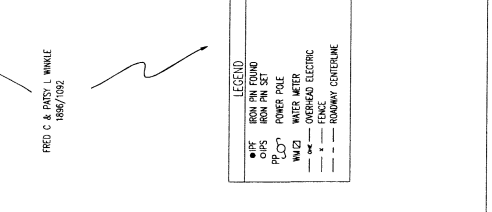
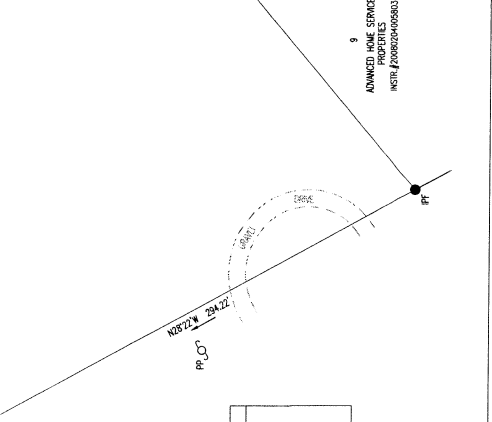
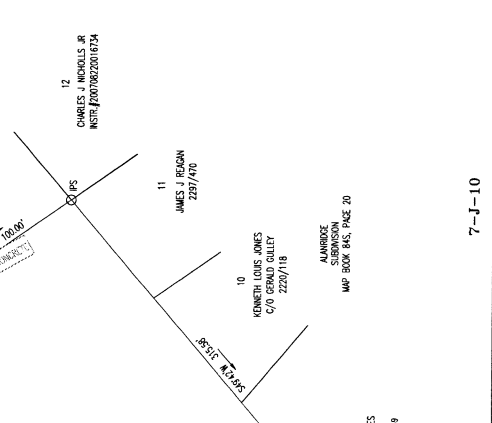
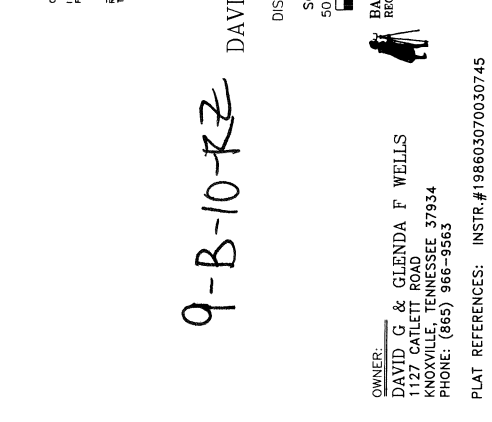
**NEIGHBORS:**  
 JAMES J. REASON  
 229/1410

**NEIGHBORS:**  
 KENNETH LOUIS JONES  
 9/0 CATLETT ROAD  
 2229/118

**NEIGHBORS:**  
 ANN MARIE JAMES  
 INSTR #20090204009839

**NEIGHBORS:**  
 FRED C & DUBYA L. WINKLE  
 6866/032

**NEIGHBORS:**  
 ROBIN ROY & WANCY E. UFFORD  
 2214/210



**CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY**  
 I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000

**REGISTERED LAND SURVEYOR**  
 TENNESSEE REG. NO. \_\_\_\_\_

**FINAL PLAT FOR RESUBDIVISION OF DAVID AND GLENDA WELLS**  
 CLT MAP 130 PARCEL 157.02  
 DISTRICT C, KNOX COUNTY, TENNESSEE

SCALE: 1" = 50'  
 JULY 7, 2010

50 25 0 50 100

**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4010 DRUM BLVD., SUITE 200  
 KNOXVILLE, TENNESSEE 37909  
 PHONE: (865) 588-6472  
 FAX: (865) 588-6473  
 email@bhnr-llc.com

**OWNER:**  
 DAVID C & GLENDA F WELLS  
 1127 CATLETT ROAD  
 KNOXVILLE, TENNESSEE 37934  
 PHONE: (865) 966-9563

**PLAT REFERENCES:** INSTR.#198603070030745