

▶ **FILE #:** 8-C-11-RZ

AGENDA ITEM # 28

AGENDA DATE: 8/11/2011

▶ **APPLICANT:** STEVEN D. YOUNG

OWNER(S): Steven D. Young

TAX ID NUMBER: 117 100

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side Yarnell Rd., southwest of Armiger Ln.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Yarnell Rd., a major collector street with 21' of pavement width within 75-80' of right-of-way.

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

WATERSHED: Hickory Creek

▶ **PRESENT ZONING:** A (Agricultural) / TO (Technology Overlay)

▶ **ZONING REQUESTED:** RA (Low Density Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land - A (Agricultural) / TO (Technology Overlay)

South: Yarnell Rd. and dwellings - A (Agricultural) / TO (Technology Overlay)

East: Dwelling - A (Agricultural) / TO (Technology Overlay)

West: Dwelling - A (Agricultural) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A and PR zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) / TO (Technology Overlay) zoning.**

RA/TO 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/TO zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. There is a large area of PR zoning already in place to the south of this site, which allows a density of up to 4 du/ac, similar to the requested RA zoning. There are also tracts of land less than a half-mile to the east

or west that are zoned PR at densities of 3 and 3.5 du/ac respectively.

3. The proposed RA/TO 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. This would allow for this property to be subdivided into 2 to 4 lots for residential development.

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. When a plat is submitted to subdivide the property, a right-of-way dedication will be required. In this section of Yarnell Rd., this dedication will be 30 feet from the right-of-way centerline.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.

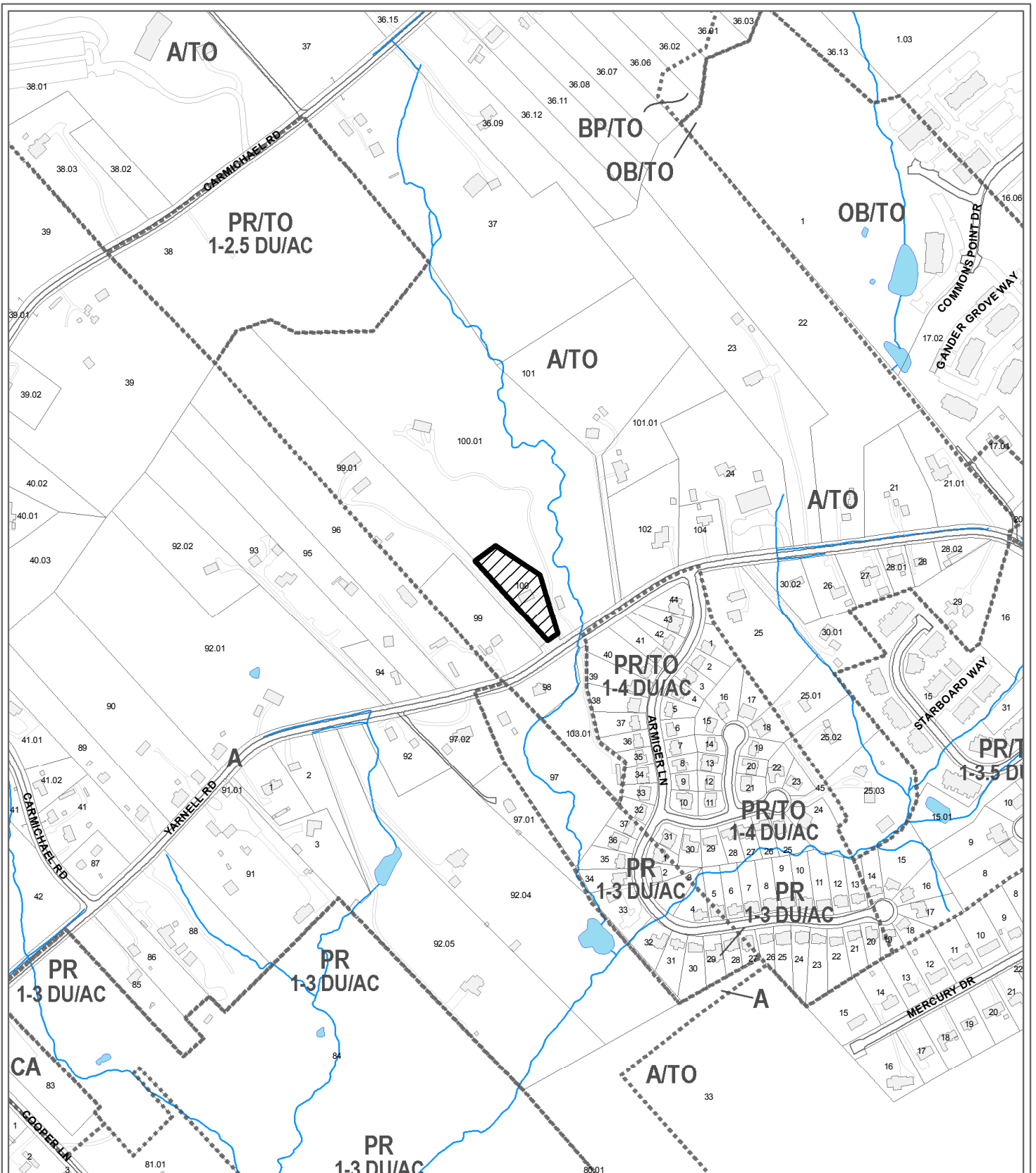
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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 would be consistent with the current sector plan proposal for low density residential uses in the area.
4. Because of the property's location within the TO (Technology Overlay), the Tennessee Technology Corridor Development Authority (TTCDA) will need to approve a Certificate of Appropriateness for this rezoning. This item is scheduled to be heard by TTCDA on Monday, August 8, 2011 (8-C-11-TOR).

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/26/2011. 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.



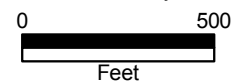
**8-C-11-RZ
REZONING**

From: A (Agricultural) / TO (Technology Overlay)
 To: RA (Low Density Residential) / TO (Technology Overlay)



Petitioner: Young, Steven D.

Map No: 117
 Jurisdiction: County



Original Print Date: 7/27/2011
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902