



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 2-F-11-RZ

AGENDA ITEM # 29

AGENDA DATE: 2/10/2011

▶ **APPLICANT:** MARK A. CANNON

OWNER(S): Mark A. Cannon

TAX ID NUMBER: 110 047

JURISDICTION: County Commission District 9

▶ **LOCATION:** South side Burnett Creek Rd., east of Island Home Pike

▶ **APPX. SIZE OF TRACT:** 1.52 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Burnett Creek Rd., a minor collector street with 15' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knoxville Utilities Board

WATERSHED: Toll Creek

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

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Burnett Creek Rd. - Vacant land / A (Agricultural)
South: Dwelling / A (Agricultural)
East: Dwelling and vacant land / A (Agricultural)
West: Dwelling / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with primarily agricultural and rural residential uses under A zoning.

STAFF RECOMMENDATION:

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

RA zoning is consistent with the low density residential sector plan proposal for the site.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY

1. The site has direct access to a minor collector street and is within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
2. The proposed RA zoning is consistent with the South 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. When a plat is submitted to subdivide the property, a right-of-way dedication will be required. In this section of Burnett Creek Rd., this dedication will be 30 feet from the right-of-way centerline.

3. The impact of the proposed rezoning should be minimal, because the two structures are already built.

4. The applicant intends to subdivide this parcel into 2 lots to provide separate lots for the two residential structures on site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.

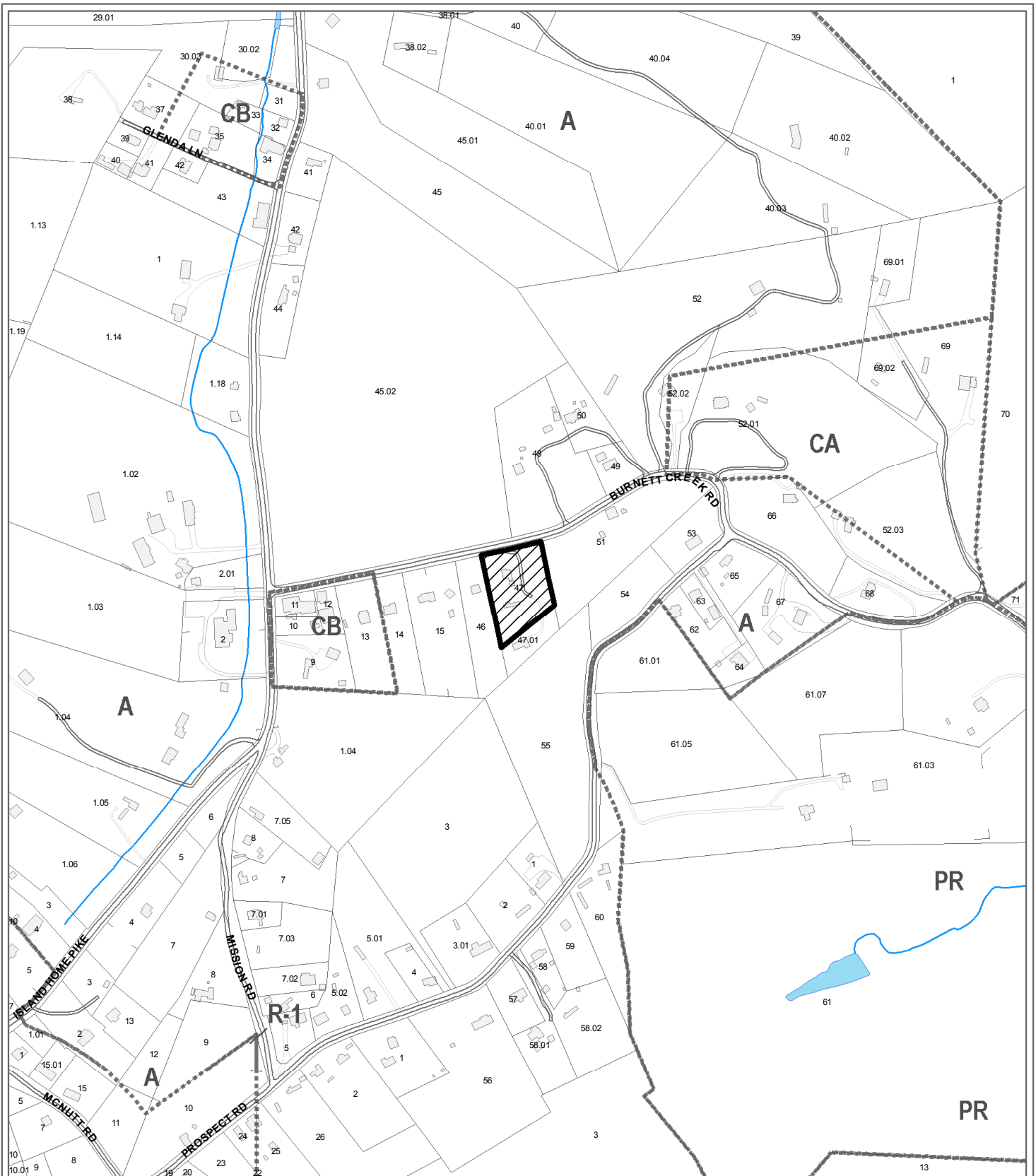
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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 3/28/2011. 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.



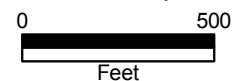
**2-F-11-RZ
REZONING**

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



Petitioner: Cannon, Mark A.

Map No: 110
Jurisdiction: County



Original Print Date: 1/26/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902