

▶ **FILE #:** 10-J-11-RZ

AGENDA ITEM # 36

AGENDA DATE: 10/13/2011

▶ **APPLICANT:** **WALTER MCMILLAN**

OWNER(S): Walter McMillan

TAX ID NUMBER: 62 08801

JURISDICTION: County Commission District 8

▶ **LOCATION:** **North side N. Ruggles Ferry Pike, east of Blake Ln.**

▶ **APPX. SIZE OF TRACT:** **3.14 acres**

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via N. Ruggles Ferry Pike, a major collector street with 22' of pavement width within 40' of right-of-way.

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

WATERSHED: Lyon Creek

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

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

▶ **EXISTING LAND USE:** **Dwellings and vacant land**

▶ **PROPOSED USE:** **Subdivide for residences**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: N. Ruggles Ferry Pike - Vacant land / A (Agricultural)

East: Vacant land / A (Agricultural)

West: Vacant land and dwelling / A (Agricultural)

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

STAFF RECOMMENDATION:

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

RA zoning allows compatible uses with the surrounding development and zoning 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 area of RA zoning already in place about 1,800 feet west of this site.
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. 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 N. Ruggles Ferry Pike, 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.
4. The applicant intends to subdivide this 3.14 acre parcel into lots for residential development.

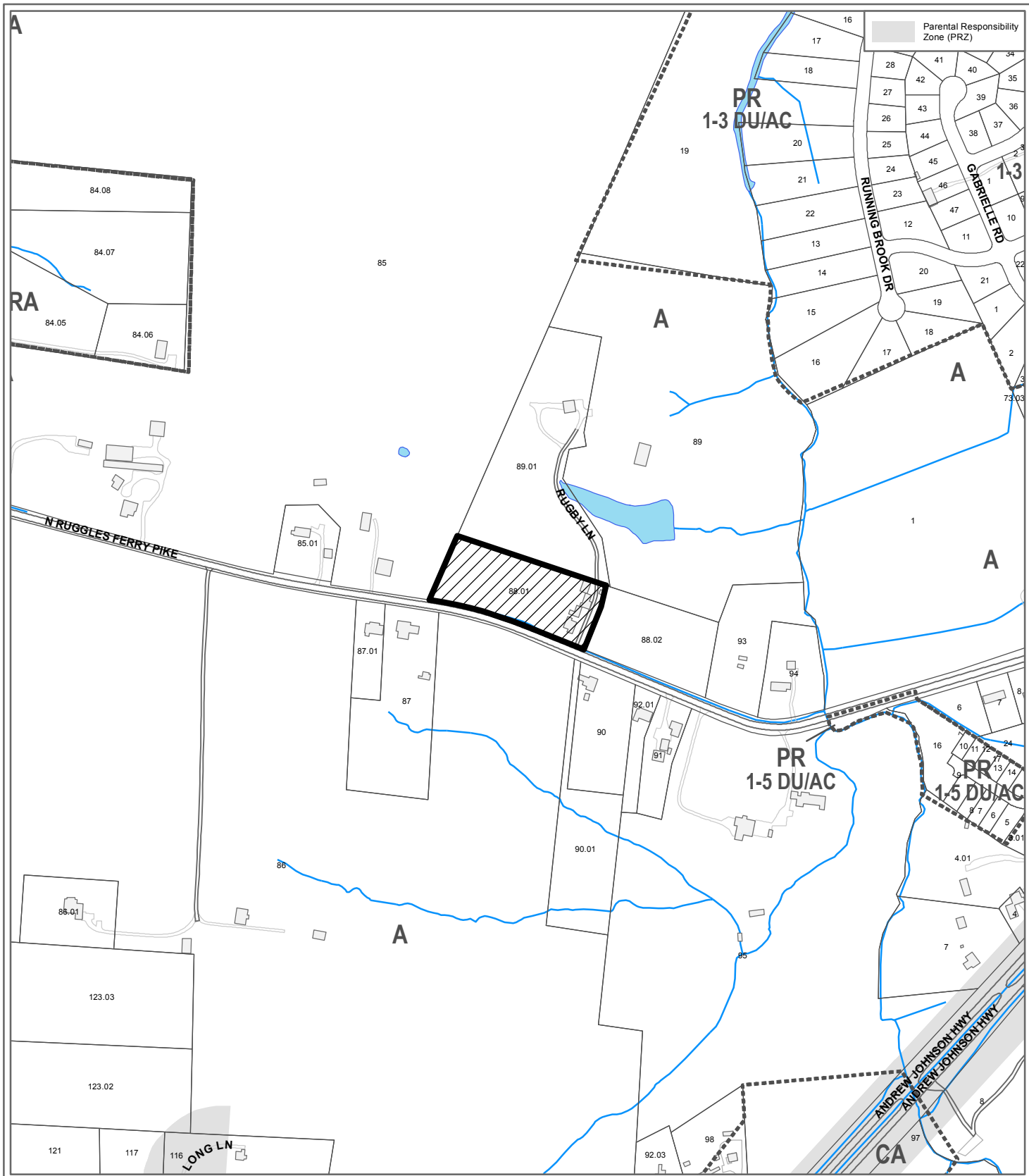
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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 11/21/2011. 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.



**10-J-11-RZ
REZONING**

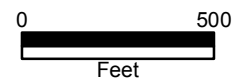
From: A (Agricultural)
To: RA (Low Density Residential)



Petitioner: McMillan, Walter

Map No: 62

Jurisdiction: County



Original Print Date: 9/28/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902