

▶ **FILE #:** 2-C-12-RZ

AGENDA ITEM # 23

AGENDA DATE: 2/9/2012

▶ **APPLICANT:** STEVEN A. BUFFALO

OWNER(S): Steven A. Buffalo

TAX ID NUMBER: 67 062

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side Meredith Rd., northeast of Hannahs Park Ln.

▶ **APPX. SIZE OF TRACT:** 4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Meredith Rd., a minor collector street with 17' 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:** Vacant land

▶ **PROPOSED USE:** Residential development

EXTENSION OF ZONE: Yes, extension of RA from the northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses / RA (Low Density Residential)

South: Meredith Rd. - Houses / A (Agricultural) and RA (Low Density Residential)

East: House and vacant land / A (Agricultural)

West: House and vacant land / A (Agricultural)

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

STAFF RECOMMENDATION:

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

RA is an extension of zoning from the northwest, 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. The proposed RA zoning is consistent with the Northwest County Sector Plan proposal for the site.
3. RA is an extension of zoning from the northwest.

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 Meredith 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.
4. The applicant intends to subdivide this 4 acre parcel into additional lots for residential development.

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 3/26/2012. 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.