

▶ **FILE #:** 7-E-12-RZ

**AGENDA ITEM #:** 19

**AGENDA DATE:** 7/12/2012

▶ **APPLICANT:** **ROBERT MINARD**

OWNER(S): Robert Minard

TAX ID NUMBER: 137 25404

JURISDICTION: County Commission District 9

▶ **LOCATION:** **North side W. Marine Rd., north of Babs Rd.**

▶ **APPX. SIZE OF TRACT:** **2.23 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Marine Rd., a local street with 16-17' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District  
 Sewer Source: N/A

WATERSHED: Stock Creek

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

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

▶ **EXISTING LAND USE:** **Residential**

▶ **PROPOSED USE:** **Residential**

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / CA (General Business)  
 South: W. Marine Rd. - Dwelling / A (Agricultural)  
 East: Dwellings / RA (Low Density Residential)  
 West: Vacant land and dwelling / A (Agricultural)

NEIGHBORHOOD CONTEXT: The properties fronting on W. Marine Rd. are developed with residential and agricultural uses under Agricultural zoning. To the north is the developing South Grove commercial development.

**STAFF RECOMMENDATION:**

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

RA zoning is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. The request is an extension of RA zoning from the east.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/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 South County Sector Plan proposal for the site.
3. The request is an extension of RA from the east.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The applicant intends to subdivide this 2.23 acre parcel into lots for residential development.
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 W. Marine Rd., this dedication will be 25 feet from the right of-way centerline.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.

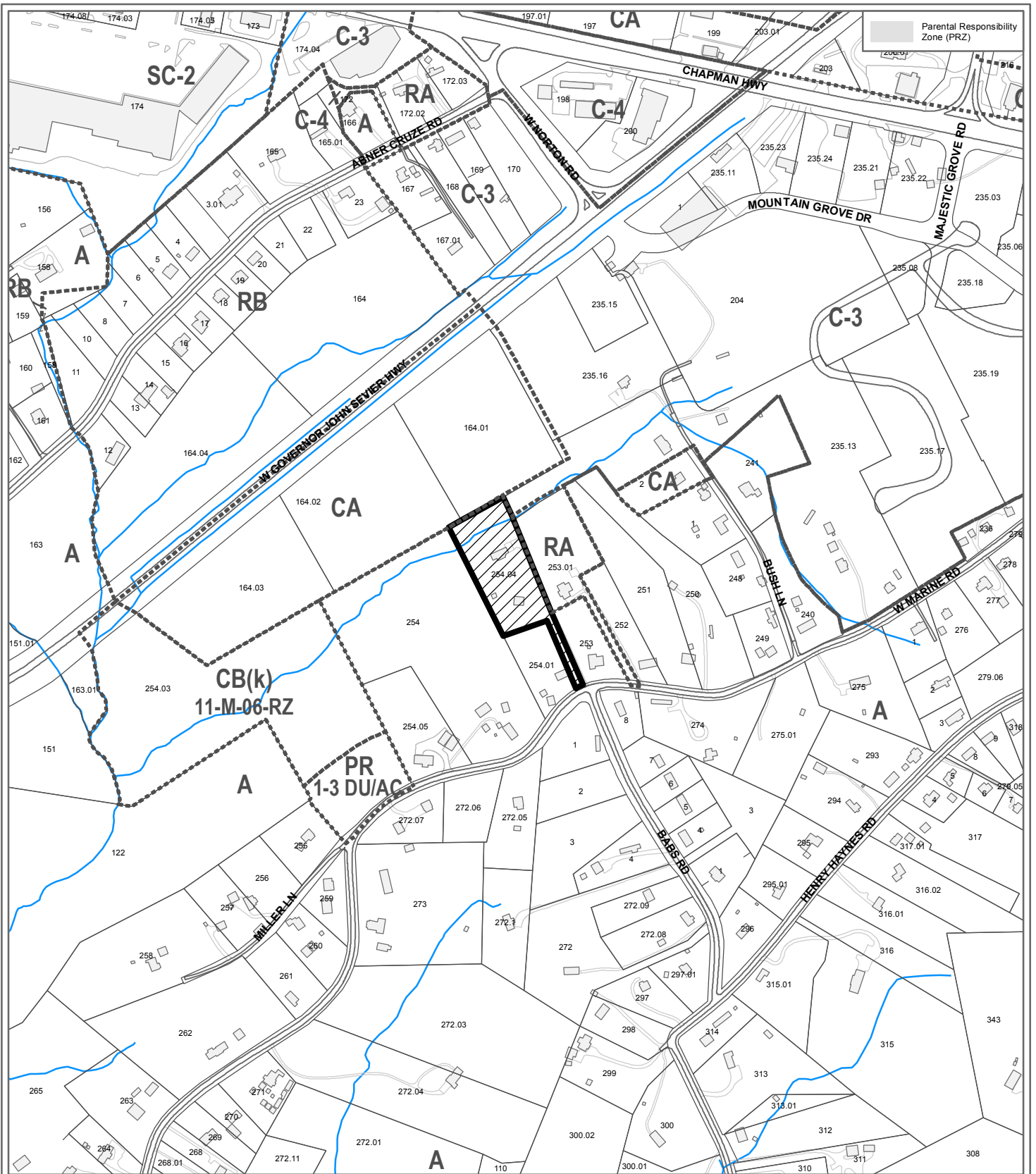
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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 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 8/27/2012. 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.



**7-E-12-RZ  
REZONING**

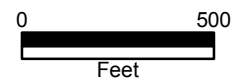
From: A (Agricultural)  
To: RA (Low Density Residential)



Petitioner: Minard, Robert

Map No: 137

Jurisdiction: County



Original Print Date: 6/27/2012 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902