



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

▶ **FILE #:** 6-C-12-RZ

**AGENDA ITEM #:** 24

**AGENDA DATE:** 6/14/2012

▶ **APPLICANT:** JOE W. TOUCHTON

OWNER(S): REYNOLDS JOHN EUGENE

TAX ID NUMBER: 92 08903&08904

JURISDICTION: City Council District 3

▶ **LOCATION:** Northeast side Amherst Rd., northwest of Oak Springs Rd.

▶ **APPX. SIZE OF TRACT:** 1.68 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Amherst Rd., a minor arterial street with 20' of pavement width within 50' of right-of-way.

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

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural)

▶ **ZONING REQUESTED:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Dwellings

▶ **PROPOSED USE:** Detached residential dwellings

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / A-1 (General Agricultural)  
South: Amherst Rd. - Residential development / R-2 (General Residential)  
East: Houses / RP-1 (Planned Residential) @ 1-4 du/ac  
West: Vacant land / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with low to medium density, attached and detached residential development under A-1, PR, R-1, R-2 and RP-1 zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.**

R-1 zoning is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern.

**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. This site, which is accessed from Amherst Rd., is in the vicinity of other properties that are zoned residential. The large R-2 zoned site to the southwest allows more intense residential development than would

be permitted under the requested R-1.

2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested R-1 zone is a restrictive residential district intended for low density residential land uses.
2. Based on the above description, R-1 is an appropriate zone for this site.
3. If connected to sewer, the R-1 zone allows detached residential development with a minimum lot size of 7,500 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by the 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. R-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to submit a development plan with up to 33 dwelling units for MPC's consideration.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.
4. A survey plat has never been recorded on the subject property. In order to record a plat for the two lots, the property must be rezoned to R-1 to allow for lot sizes of less than 10 acres, as required by the current A-1 zoning.

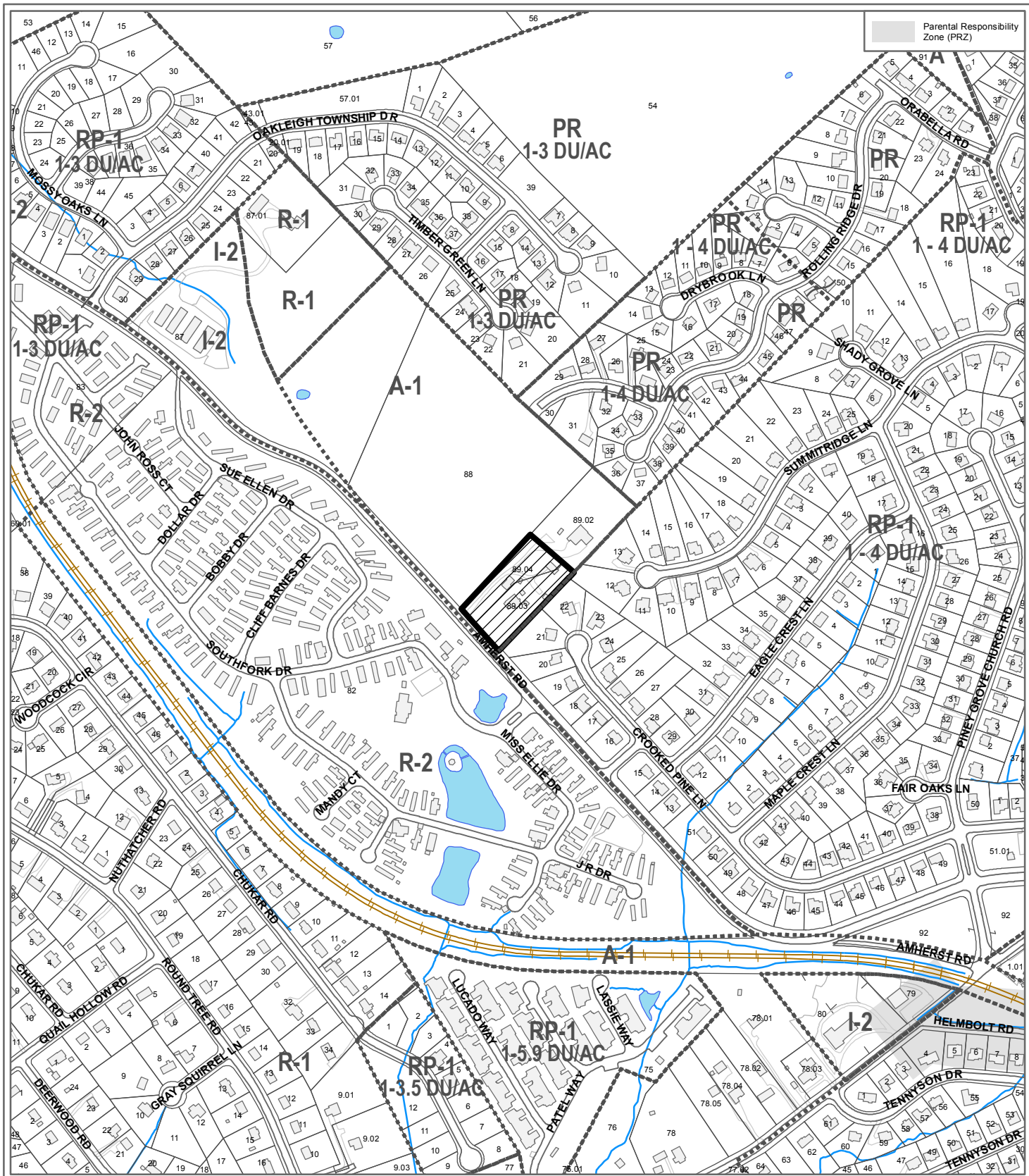
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the proposed R-1 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/10/2012 and 7/24/2012. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



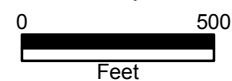
**6-C-12-RZ  
REZONING**

From: A-1 (General Agricultural)  
To: R-1 (Low Density Residential)



Petitioner: Touchton, Joe W.

Map No: 92  
Jurisdiction: City



Original Print Date: 5/22/2012 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902