

▶ **FILE #:** 2-F-13-RZ

AGENDA ITEM #: 22

AGENDA DATE: 2/14/2013

▶ **APPLICANT:** ROBERT CARBAUGH

OWNER(S): Robert M. Carbaugh

TAX ID NUMBER: 90 17001

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side Gray Hendrix Rd., northeast of Garrison Dr.

▶ **APPX. SIZE OF TRACT:** 1.28 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gray Hendrix Rd., a local street with 18' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

WATERSHED: Beaver 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: Karns Middle School yard / A (Agricultural)

South: Vacant land and residential subdivision / A (Agricultural) and RA (Low Density Residential)

East: Residences / A (Agricultural)

West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: The section of Gray Hendrix Rd. is developed with agricultural and low density residential uses under A, RA and PR zoning.

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. There are several other large, RA-zoned tracts in the area, as well as a PR-zoned subdivision to the northeast.

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 Northwest County Sector Plan proposal for the site.
3. A large area of RA zoning is already in place to the southwest along Gray Hendrix Rd.

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 establish an additional residence at this site. The site is not large enough to be split into two lots under the current A zoning, which requires a minimum lot size of one acre. RA zoning will allow this 1.28 acre site to be split into two lots.
2. The impact to the street system will be minimal. If a plat is submitted to subdivide the property, a right-of-way dedication may be required. In this section of Gray Hendrix 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.
5. No other area of the County will be impacted by this rezoning request.

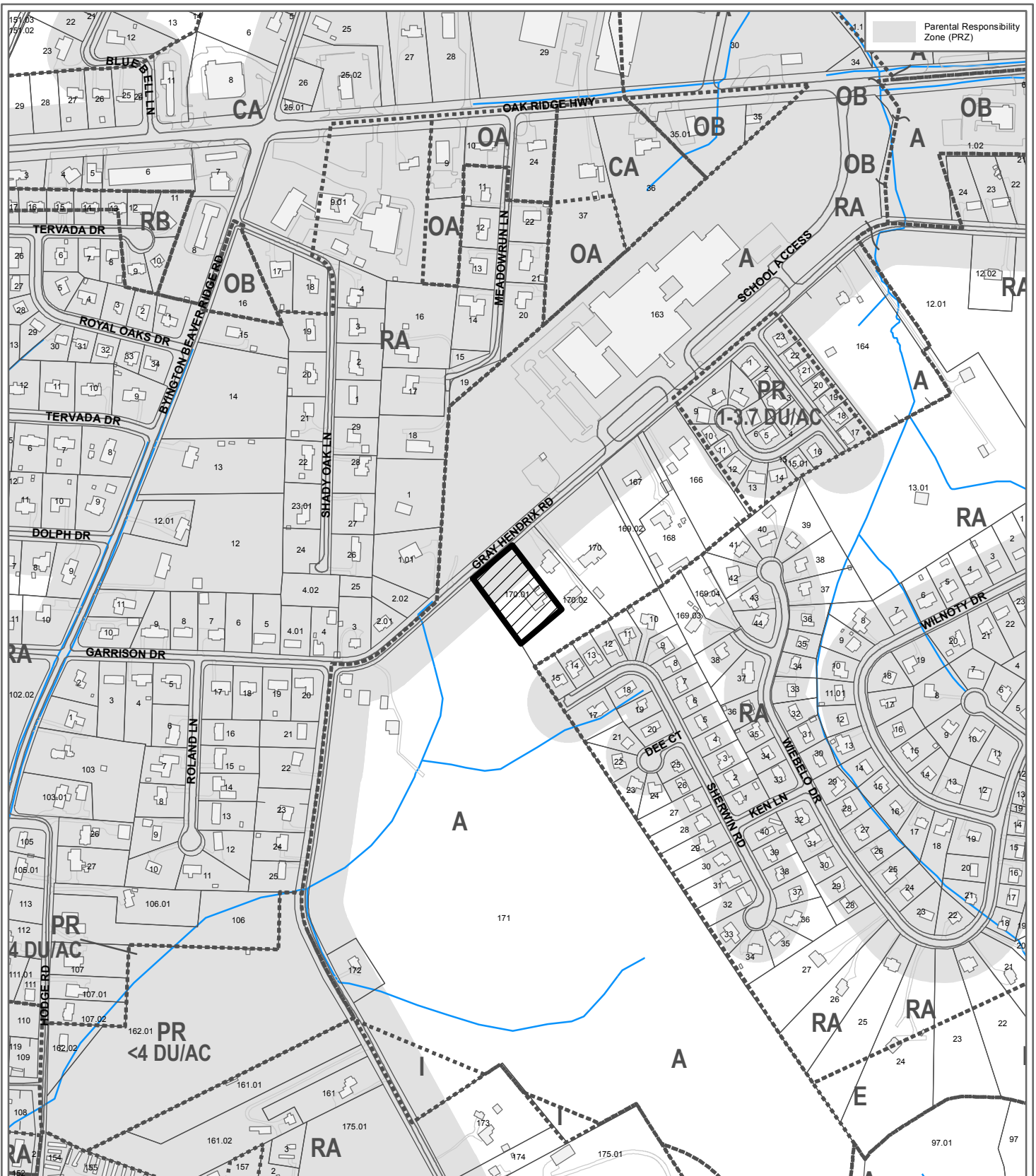
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential 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.
4. The 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 Knox County Commission for action on 3/25/2013. 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-13-RZ
REZONING**

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



Petitioner: Carbaugh, Robert

Map No: 90
Jurisdiction: County



Original Print Date: 1/30/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902