

▶ **FILE #:** 11-B-13-RZ

**AGENDA ITEM #:** 26

**AGENDA DATE:** 11/14/2013

▶ **APPLICANT:** VAUNEE THOMAS

OWNER(S): Kathy Lewis

TAX ID NUMBER: 39 03101

JURISDICTION: County Commission District 7

STREET ADDRESS: 7041 Maize Dr

▶ **LOCATION:** North end Maize Dr., north of Periwinkle Rd.

▶ **APPX. SIZE OF TRACT:** 0.4 acre

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maize Dr., a local street with 25' 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:** RB (General Residential)

▶ **EXISTING LAND USE:** House

▶ **PROPOSED USE:** Create less than 1 acre lot for existing house

EXTENSION OF ZONE: Yes, extension of RB from the south

HISTORY OF ZONING: None noted

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

South: House / RB (General Residential)

East: Vacant land / A (Agricultural)

West: Vacant land / A (Agricultural)

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

**STAFF RECOMMENDATION:**

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

RA is an extension of residential zoning from the south, is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. The requested RB zoning allows multi-dwelling development and would require a sector plan amendment to medium density residential, which would not be warranted at this location, based on surrounding land uses.

**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 North County Sector Plan proposal for the site.
3. A large area of RB zoning is already in place to the south. This proposal is an extension of that residential zoning. However, RB can not be recommended because it is not consistent with the sector plan proposal, which calls for low density residential uses at this location.

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. The requested RB zoning allows multi-dwelling development at up to 12 du/ac as a permitted use, which would not be appropriate at this location. RB is also inconsistent with the current sector plan designation of low density residential.
3. If connected to sewer, the RA or RB zones allow 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 create a less than one acre lot for the existing house on the subject property. RA zoning will allow a lot size of less than one acre, as desired by the applicant. There is no difference between RA and RB zoning regulations for development of a detached dwelling on an individual lot, as proposed.
2. The impact to the street and school system will be minimal.
3. The recommended zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse effect 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.

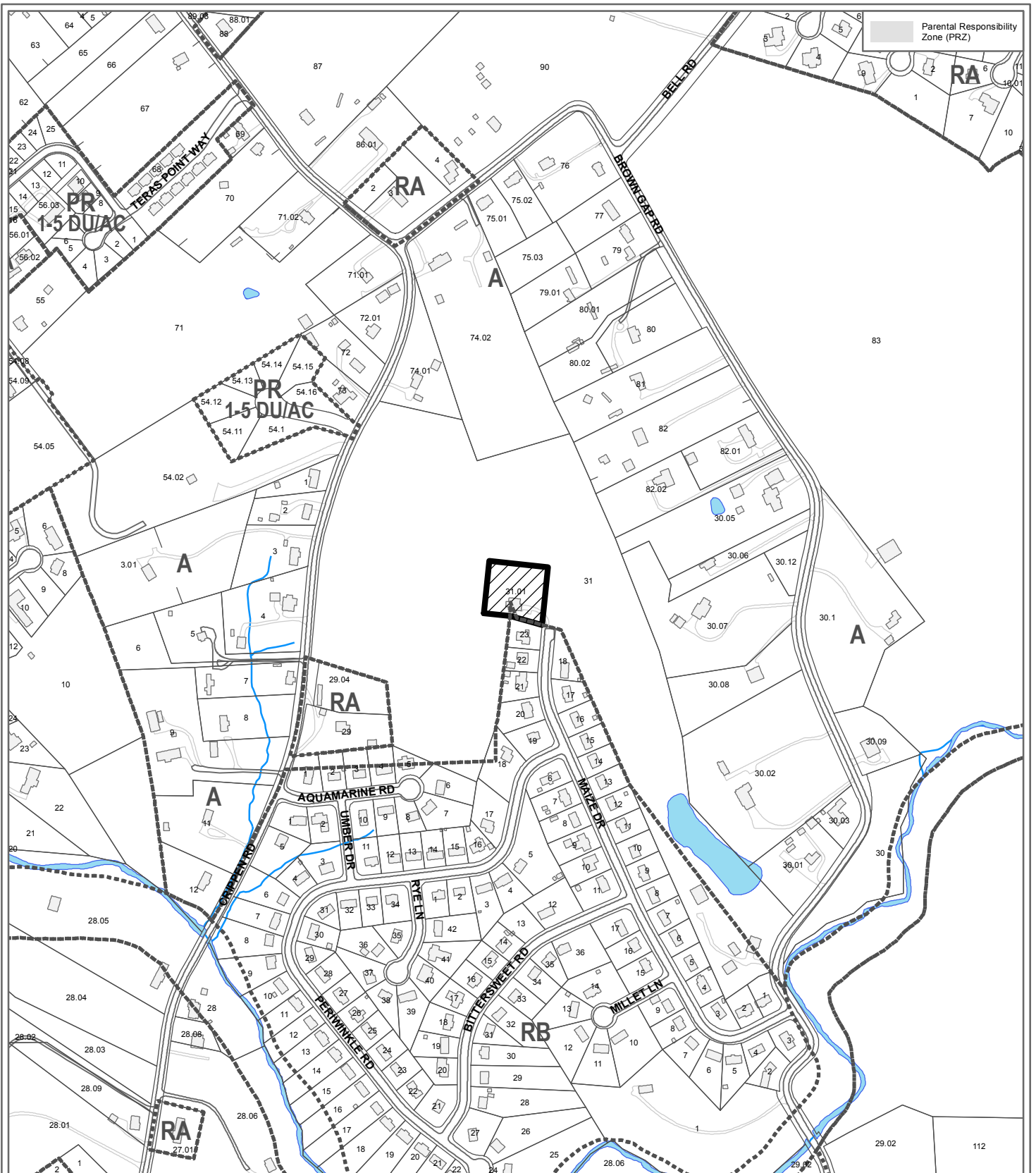
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan proposes low density residential use for the site, consistent with the recommended RA zoning. The requested RB zoning would require an amendment to the sector plan to MDR.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of the staff recommendation 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 12/16/2013. 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.



**11-B-13-RZ  
REZONING**

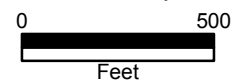
From: A (Agricultural)  
To: RB (General Residential)



Petitioner: Thomas, Vaunee

Map No: 39

Jurisdiction: County



Original Print Date: 10/30/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902