

▶ **FILE #:** 10-G-13-RZ

AGENDA ITEM #: 27

AGENDA DATE: 10/10/2013

▶ **APPLICANT:** **WORLEY BUILDERS, INC.**

OWNER(S): Worley Builders, Inc.

TAX ID NUMBER: 118 120 & 150.01

JURISDICTION: County Commission District 3

▶ **LOCATION:** **East side Bob Kirby Rd., north of Dutchtown Rd.**

▶ **APPX. SIZE OF TRACT:** **1.8 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Rd., a minor arterial street with two lane and center turn lane and 35' of pavement width within 50-70' of right-of-way, or Bob Kirby Rd., a minor collector street with 21' of pavement width within 80' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

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

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

▶ **EXISTING LAND USE:** **Residence and vacant land**

▶ **PROPOSED USE:** **Up to 7 residential lots**

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

HISTORY OF ZONING: None noted

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

South: Dutchtown Rd. - Webb School entrance / A-1 (General Agricultural)

East: Houses / RA (Low Density Residential)

West: Bob Kirby Rd. - Houses / A (Agricultural) and CN (Neighborhood Commercial)

NEIGHBORHOOD CONTEXT: This area is developed primarily with low density residential uses under RA and PR zoning. Webb School is to the south, zoned A-1, and there are also some other larger residential tracts, zoned Agricultural.

STAFF RECOMMENDATION:

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

RA is a logical extension of zoning from the north and east, 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 and PR zoned tracts in the area, developed with low density residential 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 Northwest County Sector Plan proposal for the site.
3. A large area of RA zoning is already in place to the north and east. This proposal is an extension of that zoning.

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 up to seven residential lots on the subject property. The site is not large enough to be subdivided under the current A zoning, which requires a minimum lot size of one acre. RA zoning will allow this 1.8 acre site to be resubdivided into two or more lots for detached residential uses.
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. Along this section of Bob Kirby Rd., this dedication will be 30 feet from the right-of-way centerline. Along Dutchtown Rd., this dedication would be 44 feet.
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.

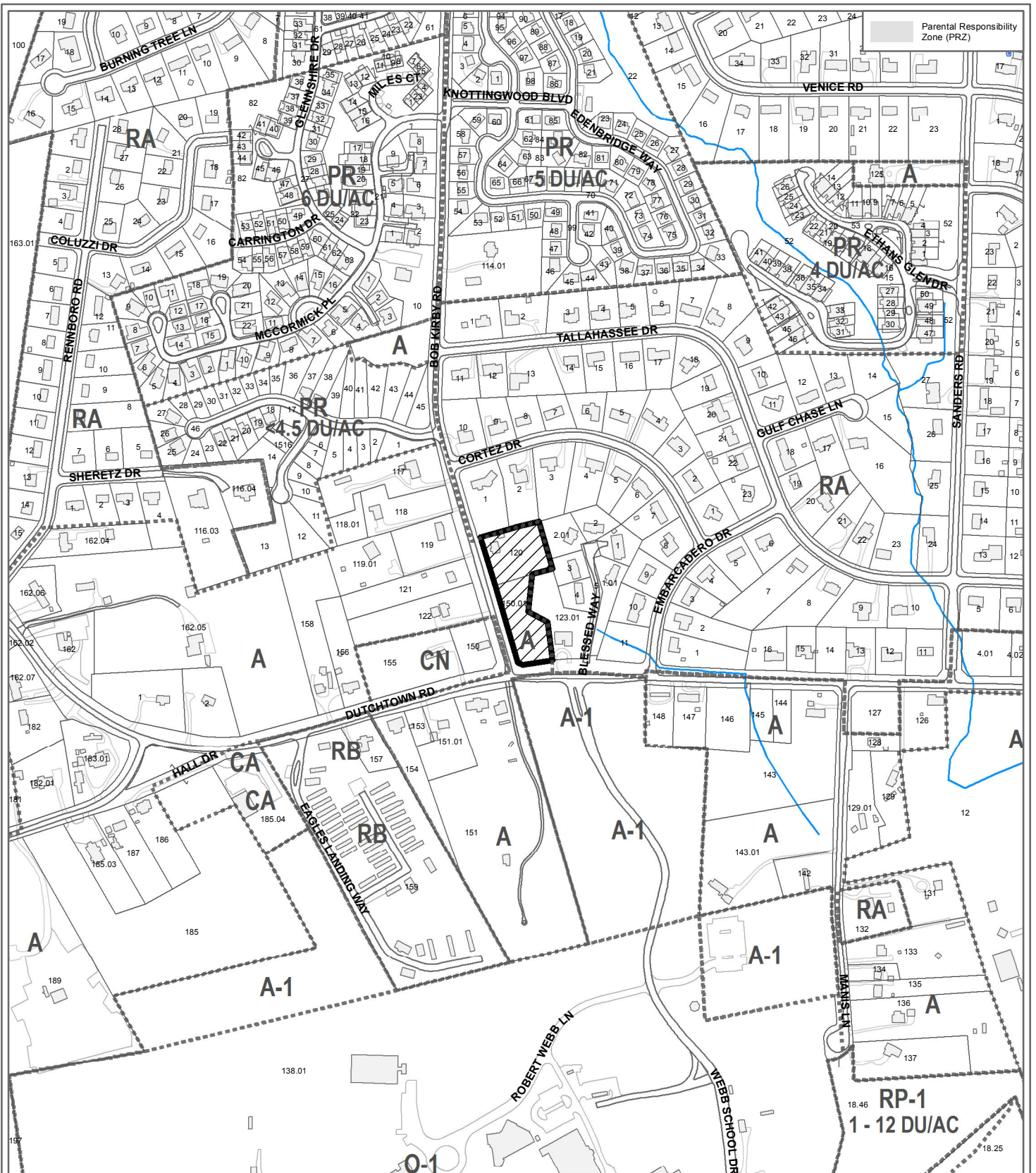
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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 11/18/2013. 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.



**10-G-13-RZ
REZONING**

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



Original Print Date: 9/25/2013
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Worley Builders, Inc.

Map No: 118
Jurisdiction: County

