

▶ **FILE #:** 4-B-14-RZ

AGENDA ITEM #: 31

AGENDA DATE: 4/10/2014

▶ **APPLICANT:** **WILLIAM CLABOUGH**

OWNER(S): William Clabough

TAX ID NUMBER: 91 181

JURISDICTION: County Commission District 6

STREET ADDRESS: 5726 Ball Rd

▶ **LOCATION:** **Southeast side Ball Rd., east of Dyestone Gap Rd.**

▶ **APPX. SIZE OF TRACT:** **1.13 acres**

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Ball Rd., a major collector street with 21' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

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

▶ **EXISTING LAND USE:** **Residences**

▶ **PROPOSED USE:** **Additional residences**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences - Ball Rd. / A (Agricultural) and CA (General Business)

South: Residences / A (Agricultural) and PR (Planned Residential)

East: Residences / A (Agricultural) and PR (Planned Residential)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A, PR and RA zoning. There is a large area of CA zoning to the north, but there are no apparent commercial uses located there.

STAFF RECOMMENDATION:

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

RA zoning is consistent with the sector plan and growth plan designations for the area.

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. The proposed RA zoning is consistent with the Northwest County Sector Plan proposal for the site.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. There are similar areas of RA zoning already in place to the southwest at Zion Ln., consistent with the sector plan proposal for the area.

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. Approval of RA zoning will allow this site to be further subdivided for more than one dwelling. The property does not contain enough land to be subdivided under the current Agricultural zoning, because of the minimum one acre lot size requirement.
2. The impact to the street system will be minimal. If a plat is submitted to subdivide or record the property, a right-of-way dedication may be required. Along this section of Ball Rd., this dedication will be 30 feet from the right-of-way centerline.
3. The proposed zoning is consistent with adopted plan designations, 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.

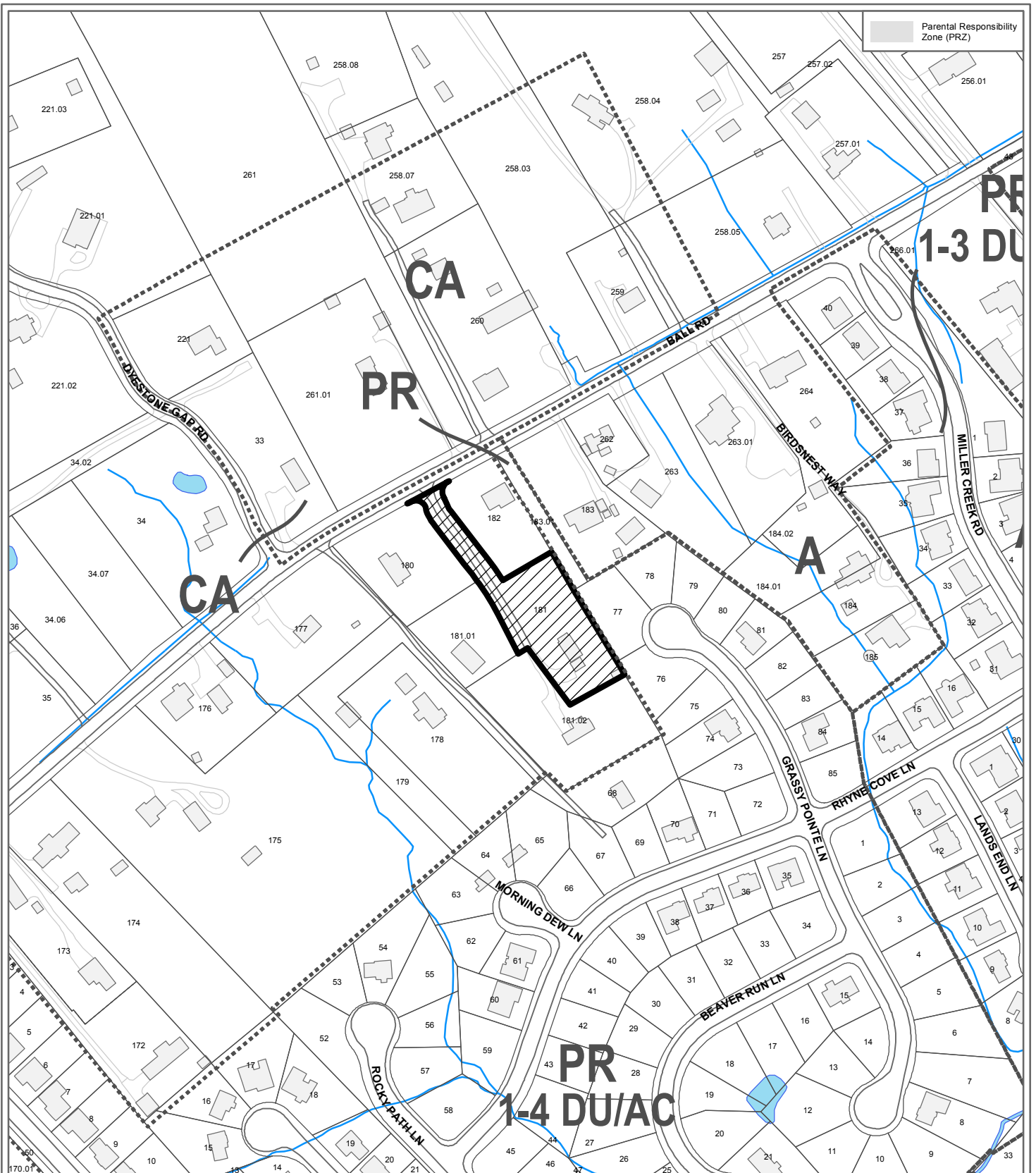
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The 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 would be 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 required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/27/2014. 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.



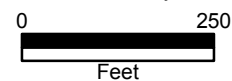
**4-B-14-RZ
REZONING**

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



Petitioner: Clabough, William

Map No: 91
Jurisdiction: County



Original Print Date: 3/25/2014
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902