

▶ **FILE #:** 4-E-14-RZ

AGENDA ITEM #: 34

AGENDA DATE: 4/10/2014

▶ **APPLICANT:** DORA HERCULES

OWNER(S): Dora Hercules

TAX ID NUMBER: 144 133 PORTION ZONED A ONLY

JURISDICTION: County Commission District 4

STREET ADDRESS: 8912 Bluegrass Rd

▶ **LOCATION:** South side Bluegrass Rd., west of Ebenezer Rd.

▶ **APPX. SIZE OF TRACT:** 0.6 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bluegrass Rd., a minor collector street with 3 lanes, including a center turn lane, with 35' of pavement width, within 65' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: No, but RA zoning is located about 325 feet to the west.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Hair salon, Bluegrass Rd., Bluegrass Elementary School / CA (General Business) and A (Agricultural)

South: Vacant land / OB (Office, Medical & Related Services)

East: Vacant land / CA (General Business)

West: House / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is located adjacent to a small commercial node at the southwest corner of Bluegrass Rd. and Ebenezer Rd., zoned CA, and south of Bluegrass Elementary School. West of the subject property, along Bluegrass Rd. is residential development, zoned A, RA and PR.

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 Southwest 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 several RA zoned subdivisions in the area , 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. The property does not contain enough land for residential use 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 Bluegrass Rd., this dedication will be 35 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.

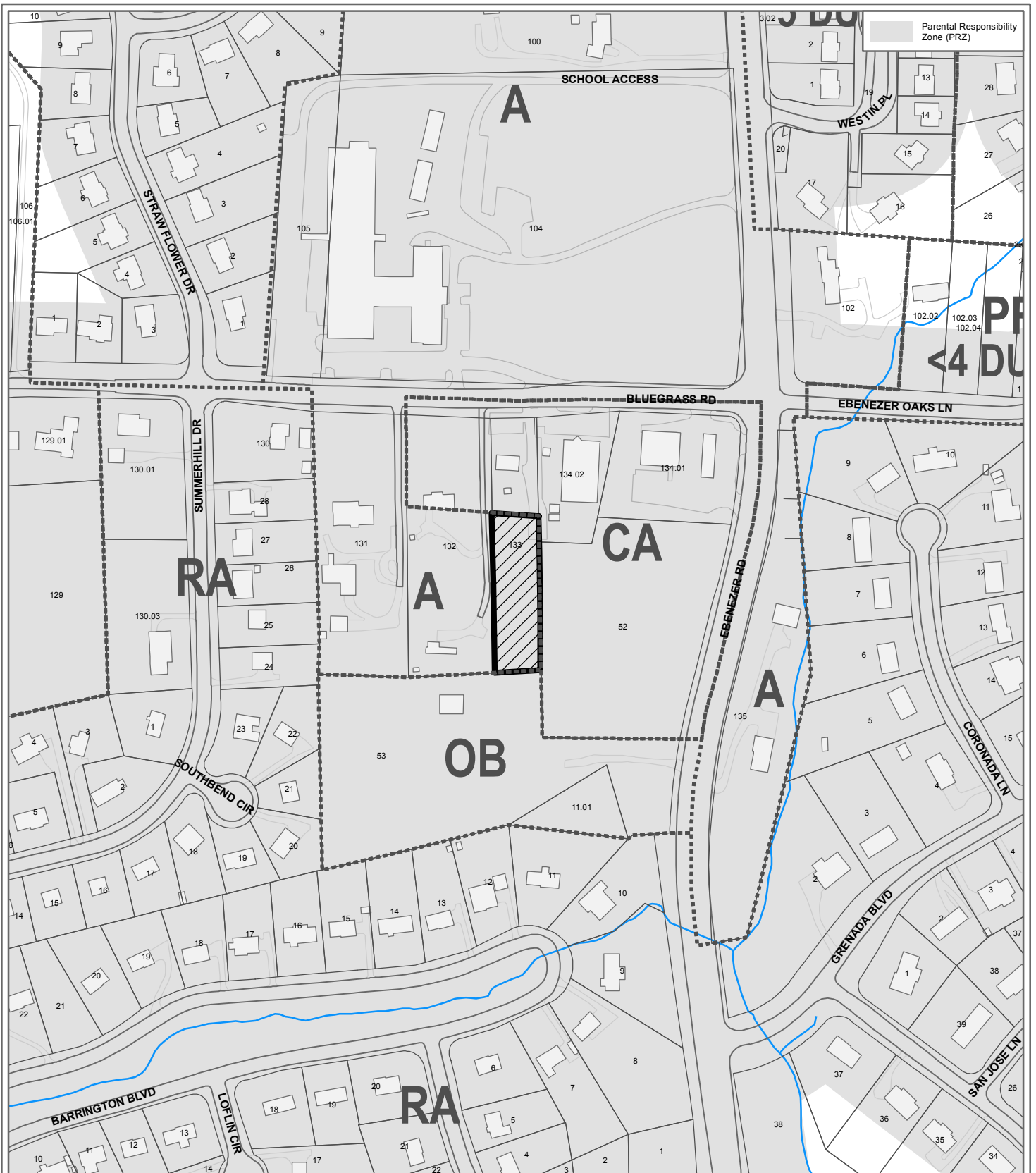
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest 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.

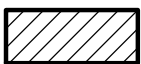
ESTIMATED STUDENT YIELD: Not applicable.

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-E-14-RZ
REZONING**

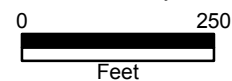
Petitioner: Hercules, Dora



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

Map No: 144

Jurisdiction: County



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