

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 REZONING REPORT**

▶ **FILE #:** 12-C-14-RZ

**AGENDA ITEM #:** 27

**AGENDA DATE:** 12/11/2014

▶ **APPLICANT:** NADEAN M. KERR

OWNER(S): Nadean M. Kerr

TAX ID NUMBER: 68 P A 032,033,034, PT 03401,035 068PB003,03301 (PARTS ZONED A OR A-1 ONLY)

JURISDICTION: City and County Council District 3 and Commission District 7

STREET ADDRESS:

▶ **LOCATION:** Northwest an southeast sides Murray Dr., northeast of Pleasant Ridge Rd.

▶ **APPX. SIZE OF TRACT:** 9 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Murray Dr., a major collector street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural) & A (Agricultural)

▶ **ZONING REQUESTED:** R-1 (Low Density Residential) & RA (Low Density Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, extension of R-1 and of similar RAE zoning.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses / A (Agricultural) and RAE (Exclusive Residential)

South: Houses / A-1 (General Agricultural) and R-1 (Low Density Residential)

East: Vacant land / A (Agricultural) and A-1 (General Agricultural)

West: House and vacant land / A (Agricultural) and A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural, rural residential and low density residential uses under A, A-1, R-1, R-1A, RAE and A zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning for portion currently zoned A-1.**

**RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning for portion currently zoned A.**

The R-1 and RA zones are compatible with the surrounding development and zoning pattern and consistent with the sector and One Year Plan proposals for the site.

**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 R-1 and RA zones are consistent with the Northeast City Sector Plan and Knoxville One Year Plan proposals for the site.
2. The site is located within the Planned or Urban Growth Areas on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. There are two adjacent subdivisions with detached dwellings on individual lots and zoned R-1 and RAE, which are compatible with uses permitted under the proposed R-1 and RA zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The R-1 zone is a restrictive residential district intended for low density residential land uses. 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 R-1 and RA zoning.
3. The R-1 zone has a minimum lot size of 7,500 square feet. 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 R-1 and RA zoning will allow this site to be subdivided for development of detached dwellings on individual lots.
2. 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.
3. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
4. No other area of the County will be impacted by this rezoning request.

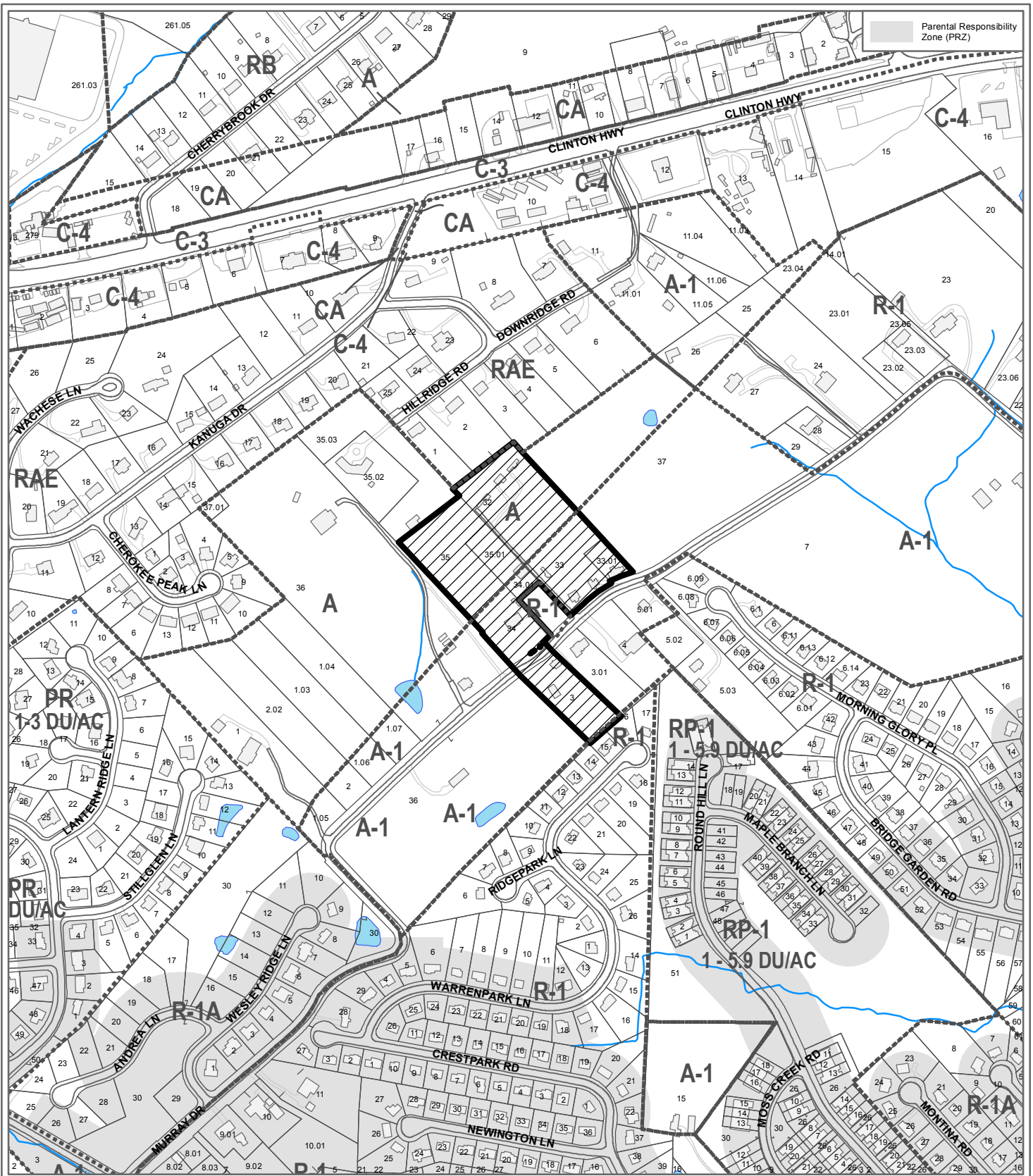
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northeast City Sector Plan proposes low density residential use for the site, consistent with the requested R-1 and RA zoning.
2. The site is located within the Planned or Urban Growth Areas on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for R-1 or RA zoning on surrounding properties zoned Agricultural, which would be consistent with the sector plan designation 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 Knoxville City Council for action on 1/6/2015 and 1/20/2015. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City and County.



**12-C-14-RZ  
REZONING**

From: A-1 (General Agricultural) & A (Agricultural)

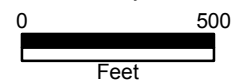
To: R-1 (Low Density Residential) & RA (Low Density Residential)



Petitioner: Kerr, Nadean M.

Map No: 68

Jurisdiction: City and County



Original Print Date: 11/24/2014      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902