

▶ **FILE #:** 2-E-14-RZ

AGENDA ITEM #: 32

AGENDA DATE: 2/13/2014

▶ **APPLICANT:** JOHN E. FULLER

OWNER(S): John E. Fuller

TAX ID NUMBER: 66 052 & 05201

JURISDICTION: County Commission District 6

STREET ADDRESS: 7416 Blacks Ferry Rd

▶ **LOCATION:** Northeast side Blacks Ferry Rd., northwest of W. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 2.41 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Blacks Ferry Rd. a minor collector street with 17-18' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses and vacant land / A (Agricultural)

South: Houses and vacant land / A (Agricultural)

East: Residential subdivision / PR (Planned Residential)

West: Blacks Ferry Rd. - Houses and vacant land / A (Agricultural)

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

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. The site is adjacent to a residential subdivision to the east, zoned PR.

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. The site is adjacent to a residential subdivision to the east, zoned PR. There are also spots of RA zoning in the area, similar to this proposal.

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 additional residential lots on the subject property. The site is not large enough to be subdivided into any more than two lots under the current A zoning, which requires a minimum lot size of one acre. RA zoning will allow this 2.41 acre site to be resubdivided into more than two 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 Blacks Ferry Rd., this dedication will be 30 feet from the right-of-way centerline.
3. The proposed zoning is consistent with adopted plan designations and is compatible with surrounding development and zoning. 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.

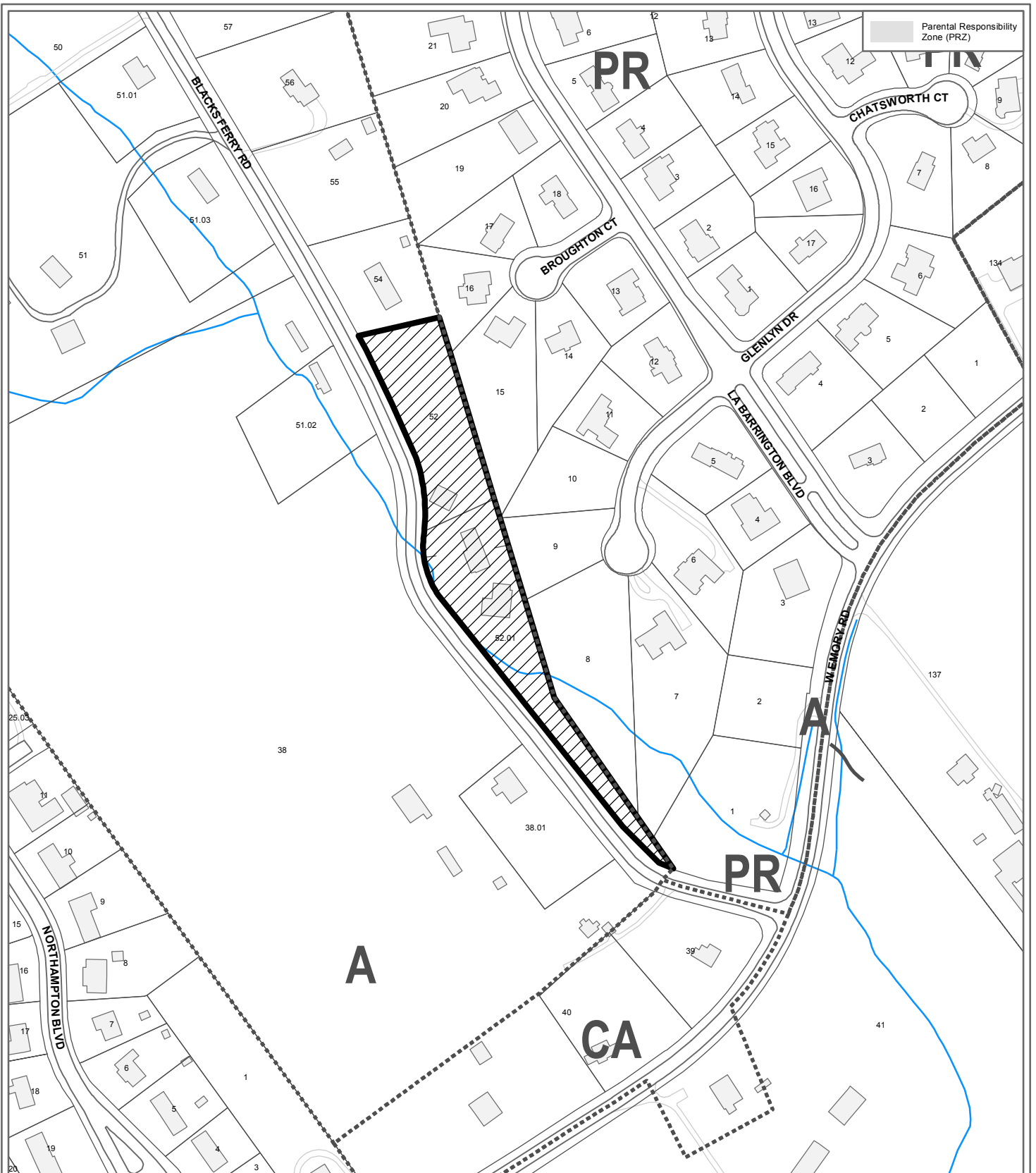
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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 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 required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 3/24/2014. 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.



**2-E-14-RZ
REZONING**

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



Petitioner: Fuller, John E.

Map No: 66

Jurisdiction: County



Original Print Date: 1/23/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902