

▶ **FILE #:** 7-E-14-RZ

**AGENDA ITEM #:** 27

**AGENDA DATE:** 7/10/2014

▶ **APPLICANT:** SMOKY MOUNTAIN LAND SURVEYING, CO., INC.

OWNER(S): Raymond R. Thorne

TAX ID NUMBER: 27 286

JURISDICTION: County Commission District 7

STREET ADDRESS: 8003 Pelleaux Rd

▶ **LOCATION:** West side Pelleaux Rd., south of Reflection Bay Dr.

▶ **APPX. SIZE OF TRACT:** 0.74 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Pelleaux Rd., a major collector street with 18' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Two residential lots

EXTENSION OF ZONE: Yes, extension of PR from the north, south and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / PR (Planned Residential) @ 1-2.1 du/ac

South: Residential subdivision / PR (Planned Residential) @ 1-2.1 du/ac

East: Pelleaux Rd. - House / A (Agricultural)

West: Residential subdivision / PR (Planned Residential) @ 1-2.1 du/ac

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

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning, limited to no more than 2 dwelling units.**

PR zoning with the recommended condition to allow no more than 2 dwelling units allows reasonable use of the property, as proposed. The site is surrounded by several other 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. PR zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed PR zoning is consistent with the North County Sector Plan proposal for the site.
3. PR zoning at similar densities is already in place on three sides of the subject property. 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. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

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 subdivide the subject property into 2 lots for detached houses (one of which will be for the house currently under construction on the property), consistent with surrounding development.
2. The impact to the street system will be minimal.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse effects on any other part of the County.
4. Public water and sewer utilities are available to serve the site.

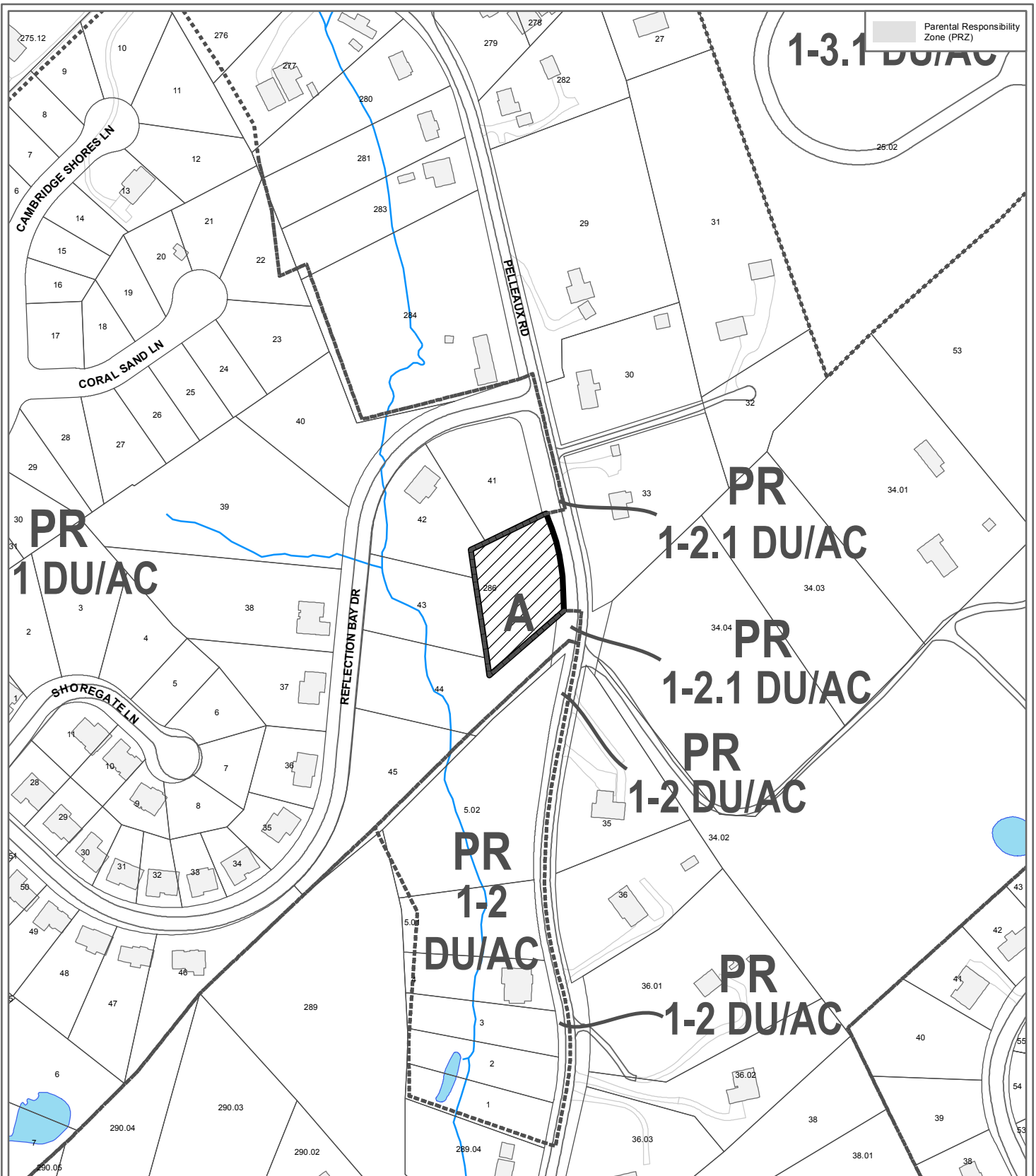
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan proposes low density residential use for the site, consistent with the requested PR zoning and density.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Residential densities on properties within the Rural Area are limited. However, this site is surrounded by PR zoning at greater than the usual 1 du/ac density limit and is located across Pelleaux Rd. from the Planned Growth Area, where any density may be considered. The property is also designated on the sector plan for low density residential uses. Utilities are in place to serve the proposed development.
3. Approval of this request may lead to future requests for PR 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 8/25/2014. 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.



1-3.1 DU/AC  
Parental Responsibility Zone (PRZ)

**PR  
1 DU/AC**

**PR  
1-2.1 DU/AC**

**PR  
1-2.1 DU/AC**

**PR  
1-2 DU/AC**

**PR  
1-2  
DU/AC**

**PR  
1-2 DU/AC**

**7-E-14-RZ  
REZONING**

From: A (Agricultural)

To: PR (Planned Residential)



Petitioner: Smoky Mountain Land  
Surveying, Co., Inc.

Map No: 27

Jurisdiction: County



Original Print Date: 6/23/2014  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902