

▶ **FILE #:** 10-E-14-RZ

AGENDA ITEM #: 26

AGENDA DATE: 10/9/2014

▶ **APPLICANT:** PARKER FAMILY INVESTMENT

OWNER(S): Parker Family Investment

TAX ID NUMBER: 60 P C 014

JURISDICTION: County Commission District 8

STREET ADDRESS: 5301 Parkerhill Ln

▶ **LOCATION:** Northwest end Parkerhill Ln., north of N. Parkridge Dr.

▶ **APPX. SIZE OF TRACT:** 6.7 acres

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Access is via Parkerhill Ln., a local street with 24' of pavement width within 50' of right-of-way. Parkerhill Ln is a stub street within the adjacent Springplace subdivision that ends at the subject property.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

EXTENSION OF ZONE: Yes, extension of pending RA zoning from the south (recommended for approval by MPC on September 11, 2014 and with approval by Knox County Commission still pending, 9-C-14-RZ).

HISTORY OF ZONING: Property to south was recommended by MPC for a general rezoning from CB to RA on September 11, 2014 (9-C-14-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land / RP-1 (Planned Residential) @ 1-3 du/ac
 South: Residential subdivision / RA (Low Density Residential)-pending and RB (General Residential)

East: Residential subdivision / RB (General Residential)

West: Railroad R-O-W and public park / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This site is located adjacent to Springplace subdivision, zoned RA and RB, to the south and east, and a park to the west, zoned A-1.

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, and is an extension of RA/RB zoning from the south and east.

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 Northeast 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 adjacent Springplace subdivision is developed with detached dwellings in individual lots and zoned RA and RB, which is compatible with uses permitted under the proposed RA zoning.

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 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.

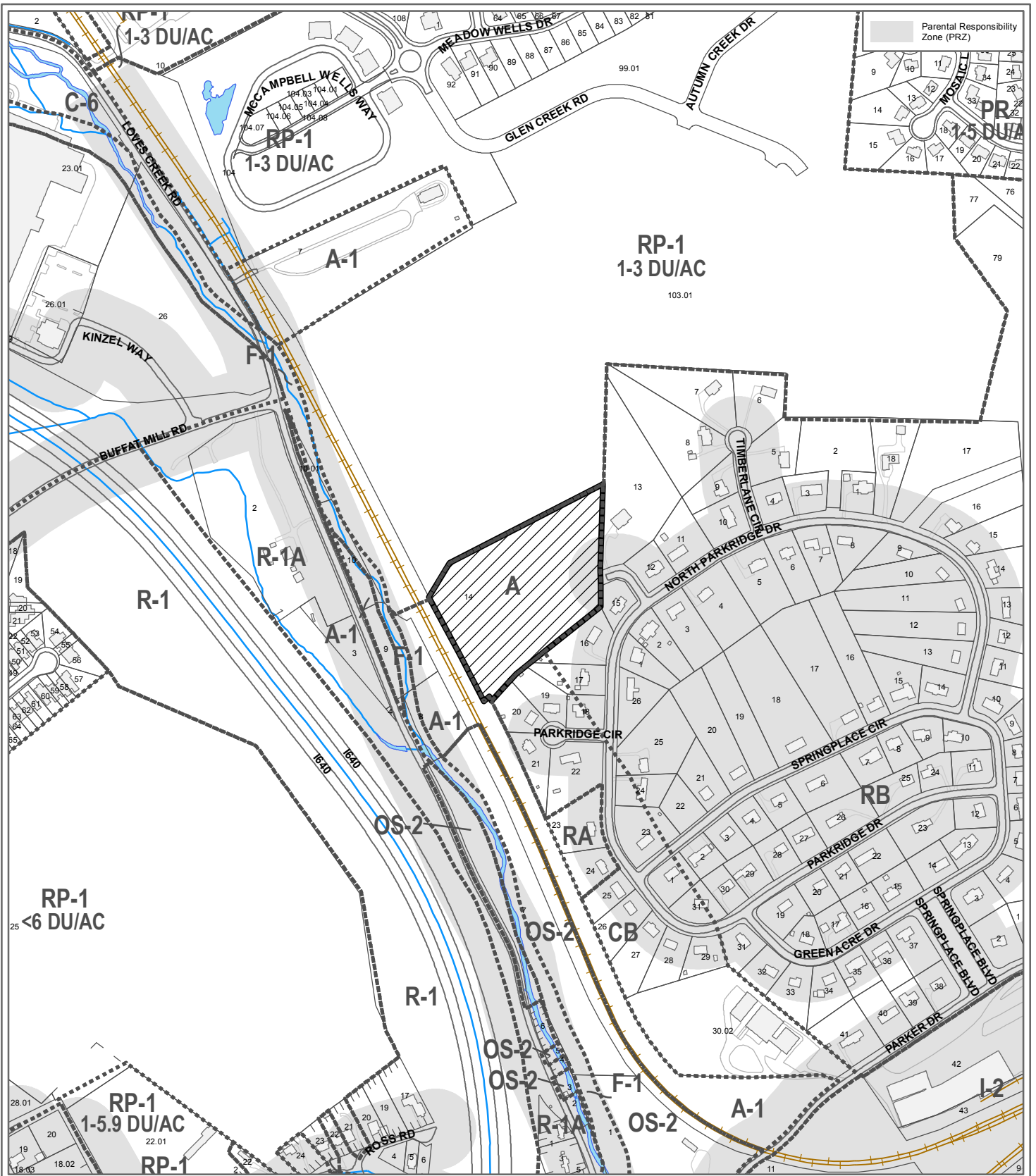
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northeast 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 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.

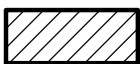
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/17/2014. 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.



**10-E-14-RZ
REZONING**

Petitioner: Parker Family Investment



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

Map No: 60
Jurisdiction: County



Original Print Date: 9/18/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902