

▶ **FILE #:** 9-C-14-RZ

AGENDA ITEM #: 23

AGENDA DATE: 9/11/2014

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): Various owners

TAX ID NUMBER: 60 P C 017-022,025-029 0600A023-024, 0600C001,031 (PORTIONS ZONED CB)

JURISDICTION: County Commission District 8

STREET ADDRESS:

▶ **LOCATION:** East and west sides of Parkridge Dr., north and south of Springplace Cir.

▶ **APPX. SIZE OF TRACT:** 9 acres

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Access is via Parkridge Dr., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **PRESENT ZONING:** CB (Business and Manufacturing)

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, extension of RA and RB residential zones

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: Business / CB (Business & Manufacturing)

East: Residences / RB (General Residential)

West: Railroad right-of-way and Spring Place Park / A-1 (General Agricultural) and OS-2 (Parks and Open Space)

NEIGHBORHOOD CONTEXT: The parcels that make up the subject property are developed with houses within Springplace subdivision, zoned RA and RB, with the exception of the subject parcels.

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 will bring the zoning into conformance with the established residential land uses.

COMMENTS:

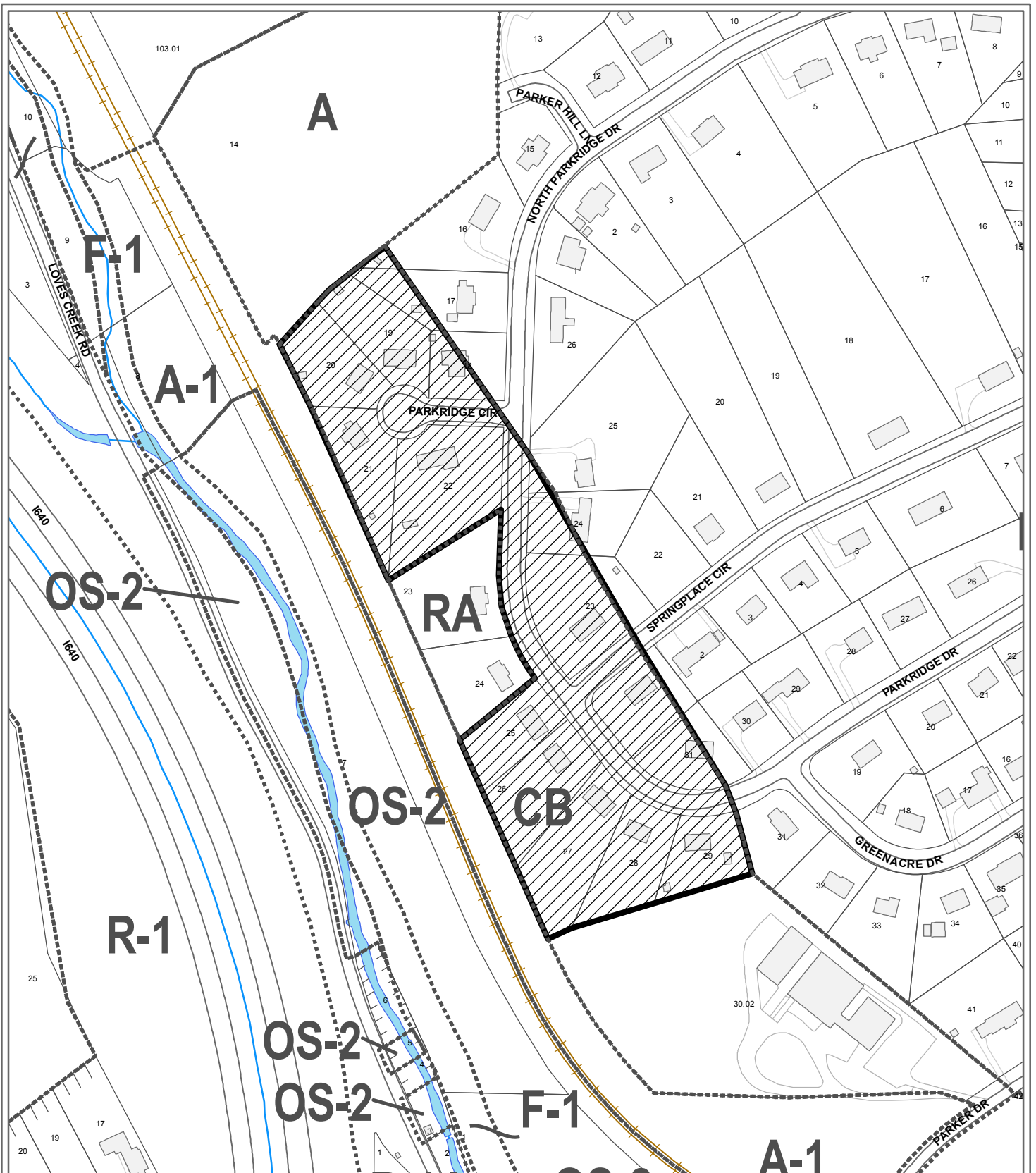
Several months ago, MPC staff discovered that all or parts of the parcels within the subject area were zoned CB, despite being developed with residential uses within Springplace subdivision. Staff mailed out letters to all

property owners within the subject area to inform them of the zoning conflict and determine whether there would be any opposition to a rezoning to RA zoning. As of July 29, 2014, when this general rezoning was initiated by MPC staff, there had been no objections received from any property owners involved. The current CB zoning does not allow residential development. Under CB zoning, there could be issues for property owners seeking to expand or rebuild a residential dwelling. Staff has determined that the CB zoning has been in place at least since 1995. In 1995, two vacant lots within the subdivision were proposed to be developed with houses, but the existing CB zoning did not permit residential development. Those two parcels (060PC023&024) were rezoned from CB to RA in 1995 (8-C-95-RZ). This recommended rezoning will remove the remainder of the inappropriate CB zoning within the Springplace subdivision. As of the date of this report, staff has not heard of any opposition to this proposal; therefore, staff recommends approval of the zoning change to RA. This will bring the established residential uses into compliance with zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/27/2014. 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.



**9-C-14-RZ
GOVERNMENTAL REZONING**

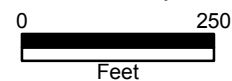
From: CB (Business and Manufacturing)
To: RA (Low Density Residential)



Petitioner: Metropolitan Planning Commission

Map No: 60

Jurisdiction: County



Original Print Date: 8/25/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902