

▶ **FILE #:** 6-D-15-RZ

AGENDA ITEM #: 23

AGENDA DATE: 6/11/2015

▶ **APPLICANT:** LINDA FLYNN

OWNER(S): Linda Flynn

TAX ID NUMBER: 124 M B 012 PORTION ZONED A

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 404 E Governor John Sevier Hwy

▶ **LOCATION:** Southeast side E. Governor John Sevier Hwy., northwest side Arthur Harmon Rd.

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Arthur Harmon Rd., a local street with 15' of pavement width within 50' of right-of-way, or via E. Governor John Sevier Hwy., a major arterial street with 2 lanes and a center turn-lane and 32' of pavement width within 120' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Burnett Creek

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

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

▶ **EXISTING LAND USE:** House

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, extension of RA from the southeast

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: E. Governor John Sevier Hwy., House and vacant land / CA (General Business) and PR (Planned Residential)

South: Arthur Harmon Rd., House / RA (Low Density Residential)

East: House / A (Agricultural)

West: House / CA (General Business)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential and commercial uses under A, RA, RB, PR and CA 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, and is an extension of low density residential zoning from the southeast.

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 South 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 property to the southeast is developed with detached dwellings on individual lots and zoned RA. The proposal is an extension of 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.
4. Access to new residential lots should come from Arthur Harmon Rd., rather than E. Governor John Sevier Hwy., which is a major arterial street where curbcuts should be limited.

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.

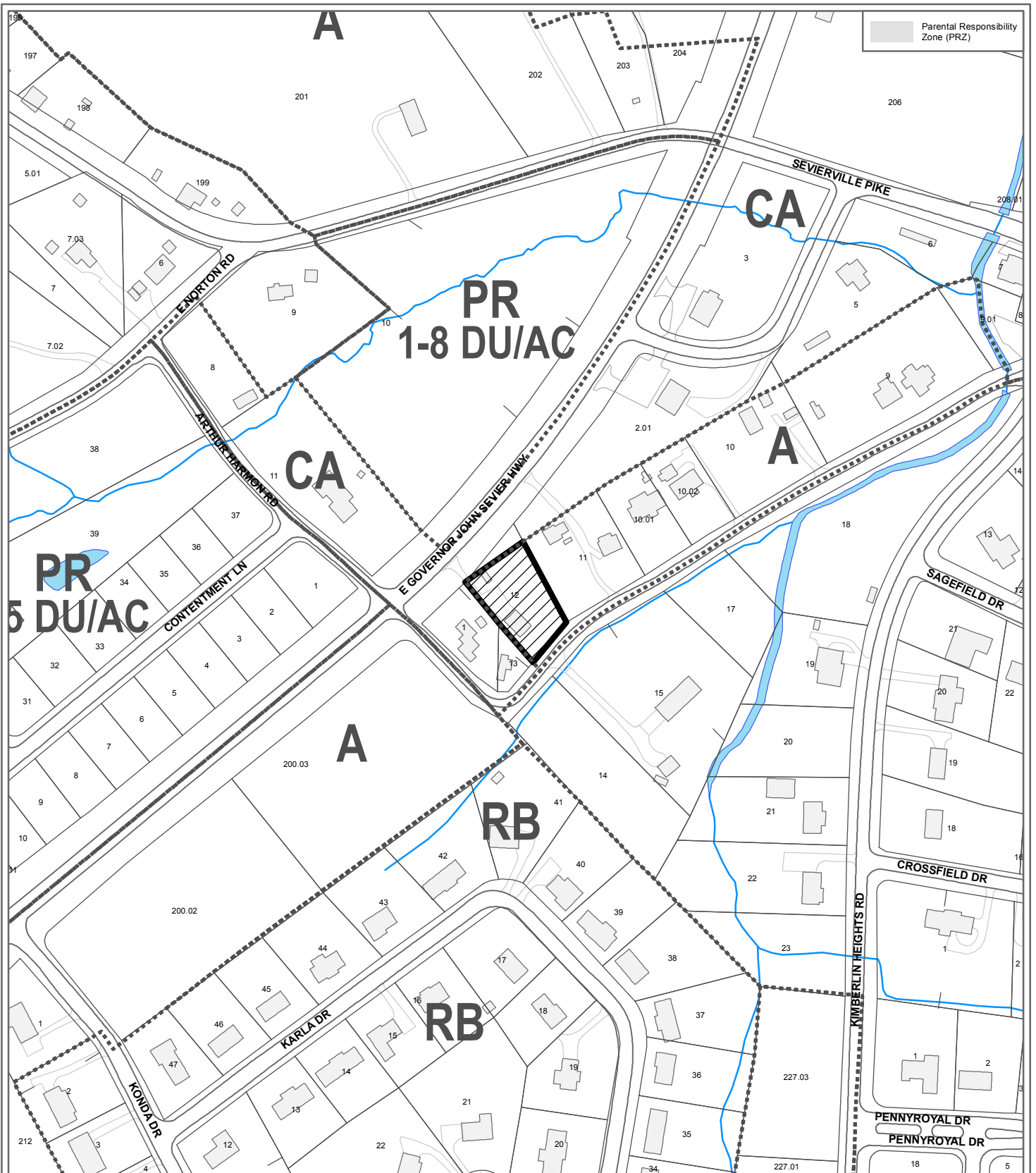
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North 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 7/27/2015. 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.



**6-D-15-RZ
REZONING**

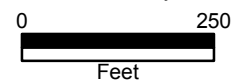
From: A (Agricultural)
To: RA (Low Density Residential)



Petitioner: Flynn, Linda

Map No: 124

Jurisdiction: County



Original Print Date: 5/8/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902