

▶ **FILE #:** 4-A-15-RZ **AGENDA ITEM #:** 23  
 POSTPONEMENT(S): 4/9/15 **AGENDA DATE:** 5/14/2015  
 ▶ **APPLICANT:** ZAKIRHUSAIN G. SHAIKH  
 OWNER(S): Zakirhusain G. Shaikh

TAX ID NUMBER: 144 00102 [View map on KGIS](#)  
 JURISDICTION: City and County - Council District 2 and Commission District 3  
 STREET ADDRESS:

▶ **LOCATION:** Northeast side Foxvue Rd., east of Fox Rd.  
 ▶ **APPX. SIZE OF TRACT:** 1.62 acres  
 SECTOR PLAN: Southwest County  
 GROWTH POLICY PLAN: Urban Growth (Inside City Limits) & Planned Growth  
 ACCESSIBILITY: Access is via Foxvue Rd., a local street with 22' of pavement width within the large right-of-way of Pellissippi Parkway to the west.  
 UTILITIES: Water Source: First Knox Utility District  
 Sewer Source: First Knox Utility District  
 WATERSHED: Sinking Creek

▶ **PRESENT ZONING:** A (Agricultural) & OS-1 (Open Space Preservation)  
 ▶ **ZONING REQUESTED:** RA (Low Density Residential) & R-1 (Low Density Residential)  
 ▶ **EXISTING LAND USE:** Vacant land and access drive to parcel 117.01  
 ▶ **PROPOSED USE:** Duplexes  
 EXTENSION OF ZONE: No  
 HISTORY OF ZONING: None noted  
 SURROUNDING LAND USE AND ZONING: North: House and vacant land / A (Agricultural)  
 South: Residential subdivision / PR (Planned Residential) @ 1-2 du/ac  
 East: Anoor Academy / A (Agricultural)  
 West: Foxvue Rd. and Pellissippi Parkway right-of-way / OS-1 (Open Space)  
 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 RA (Low Density Residential) zoning on the north side of the driveway.**

**DENY R-1 (General Residential) zoning on the south side of the driveway.**

The RA zone is compatible with the surrounding development and zoning pattern and consistent with the sector and One Year Plan proposals for the site. The portion of the site south of the driveway, requested for R-1 zoning, is smaller, more irregularly shaped and has steep slopes. It would require more extensive grading to develop. This area should remain zoned OS-1 to provide a buffer between the Academy and its access drive and the subdivision to the south. The RA recommended area is approximately 1 acre in size.

**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 R-1 and RA zones are consistent with the Southwest 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 large academy/school and a subdivision, which are compatible with uses permitted under the proposed R-1 and RA zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The R-1 zone is a restrictive residential district intended for low density residential land uses. 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 R-1 and RA zoning.
3. The R-1 zone has a minimum lot size of 7,500 square feet. 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 R-1 and 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.

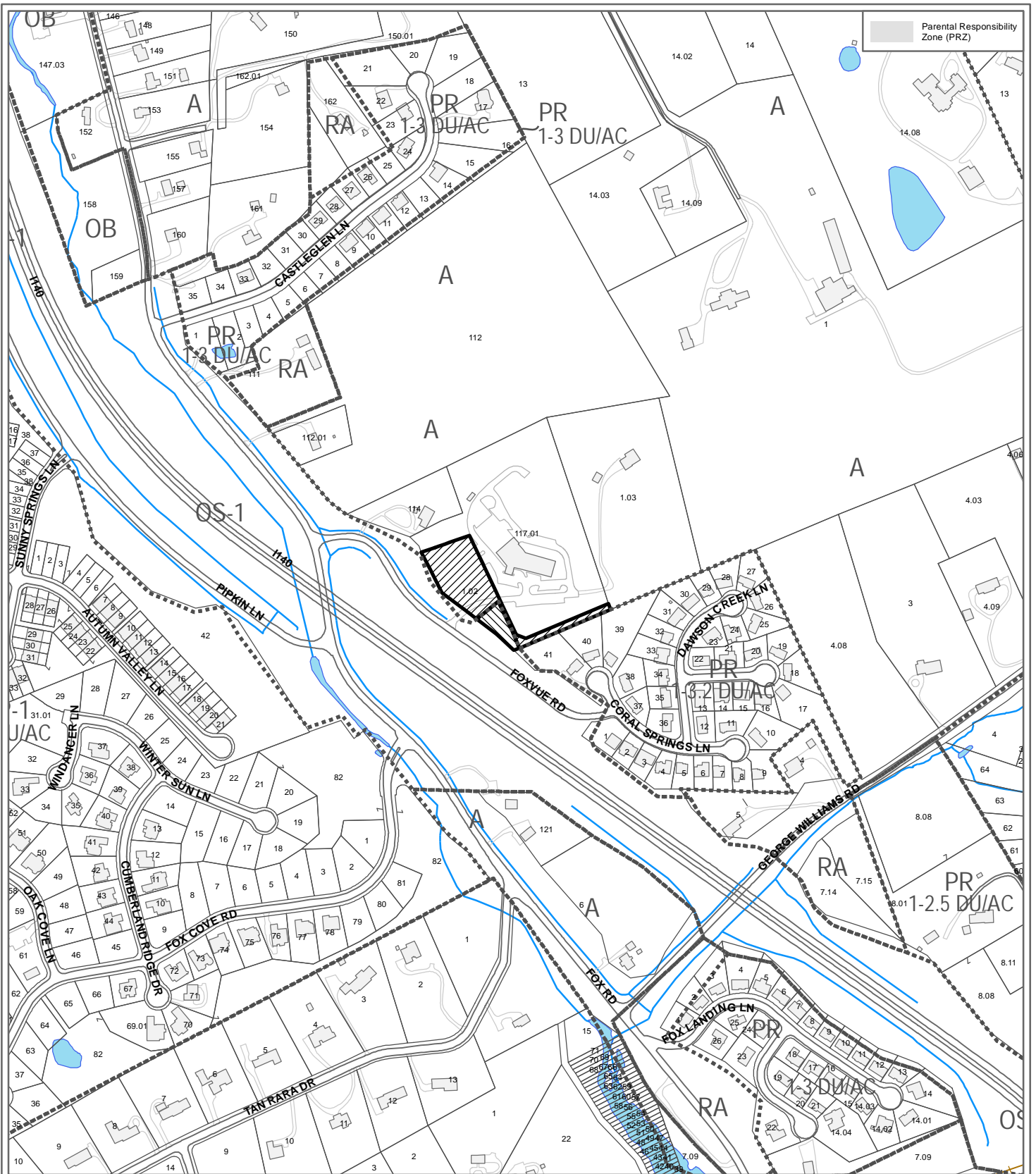
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan proposes low density residential use for the site, consistent with the requested R-1 and 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 R-1 or RA zoning on surrounding properties zoned Agricultural, which would be consistent with the sector plan designation for low density residential uses in the area.

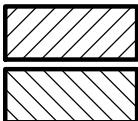
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/22/2015. 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 City and County.



**4-A-15-RZ  
REZONING**



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

From: OS-1 (Open Space Preservation)  
To: R-1 (Low Density Residential)

Petitioner: Shaikh, Zakirhusain G.

Map No: 144

Jurisdiction: City and County



Original Print Date: 3/25/2015  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**4-A-15-RZ**  
Topography

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**4-A-15-RZ**  
Aerial photograph

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# 4-A-15-RZ Photo



03/06/2014 MPC May 14, 2015

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