

▶ **FILE #:** 11-A-15-RZ

AGENDA ITEM #: 30

AGENDA DATE: 11/12/2015

▶ **APPLICANT:** MICHAEL CAMPBELL

OWNER(S): Michael Campbell

TAX ID NUMBER: 79 PT OF 036 MAP ON FILE AT MPC

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 4629 Beaver Ridge Rd

▶ **LOCATION:** North side Beaver Ridge Rd., east of Windcrest Rd.

▶ **APPX. SIZE OF TRACT:** 0.55 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Beaver Ridge Rd., a local street with 17' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

▶ **ZONING REQUESTED:** RAE (Exclusive Residential)

▶ **EXISTING LAND USE:** Residential dwelling

▶ **PROPOSED USE:** Residential dwelling

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: Beaver Ridge Rd. - House / A (Agricultural)

East: House, floodway / A (Agricultural)

West: House, vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: The properties allong Beaver Ridge Rd. are developed with agricultural and rural to low density residential uses under A and PR zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE RAE (Exclusive Residential) zoning.**

RAE zoning is consistent with the sector plan and growth plan designations for the area, and is consistent with other low density residential zoning to the west.

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 RAE zoning is consistent with the Northwest 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. There is a low density residential subdivision developed to the west, zoned PR (Planned Residential) at a density of up to 5 du/ac.

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

1. RAE 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 RAE zoning.
3. If connected to sewer, the RAE 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 RAE zoning will allow this site to be subdivided for development of detached dwellings lots of less than one acre in size.
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. The impact to the street system will be minimal. If a plat is submitted to subdivide or record the property, a right-of-way dedication may be required. Along this section of Beaver Ridge Rd., this dedication will be 25 feet from the right-of-way centerline.
5. No other area of the County will be impacted by this rezoning request.

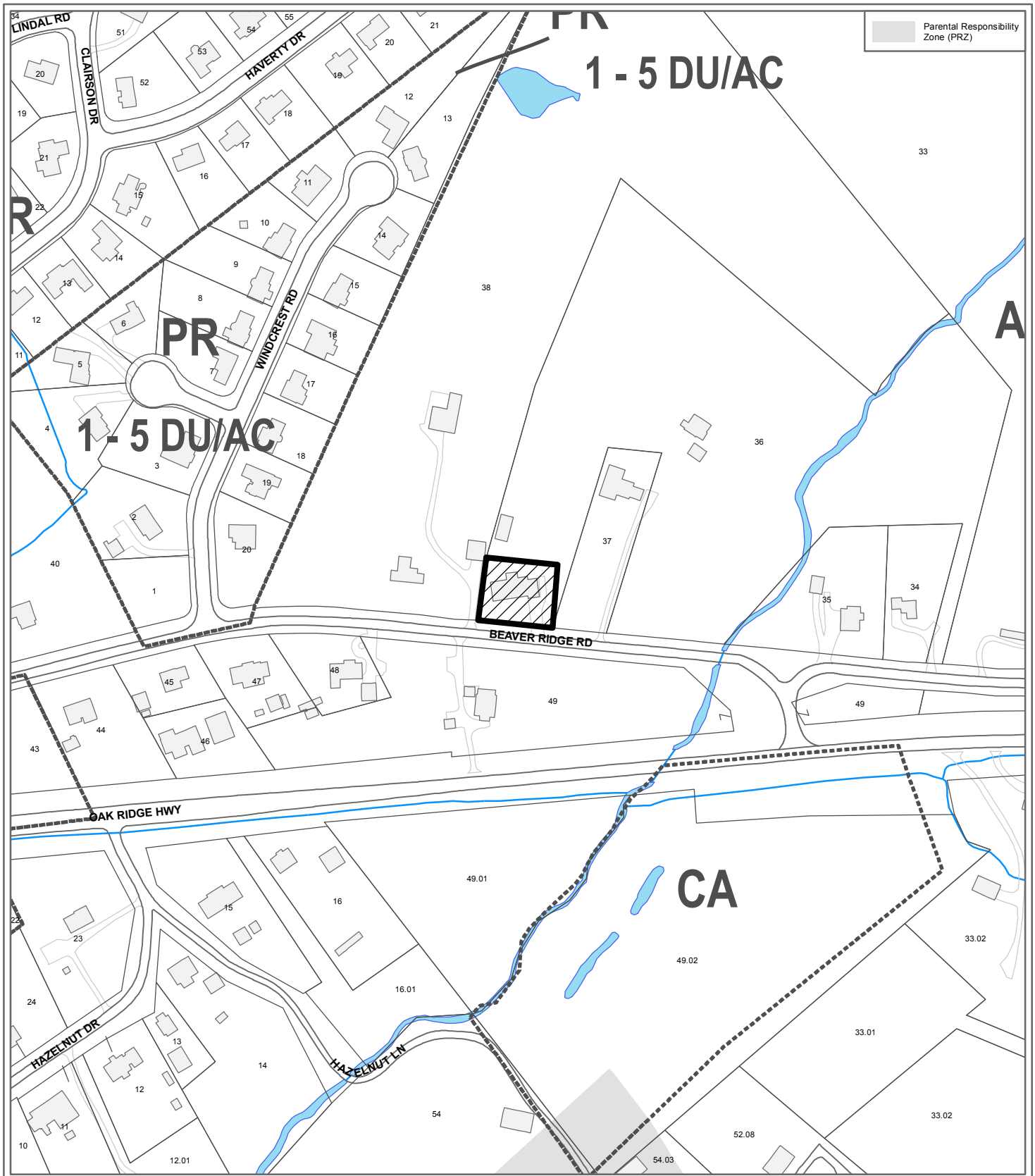
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential use for the site, consistent with the requested RAE 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 or RAE 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 12/21/2015. 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.



**11-A-15-RZ
REZONING**

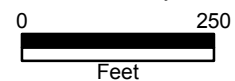
From: A (Agricultural)
To: RAE (Exclusive Residential)



Petitioner: Campbell, Michael

Map No: 79

Jurisdiction: County



Original Print Date: 10/27/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902