

▶ **FILE #:** 2-E-16-RZ

AGENDA ITEM #: 31

AGENDA DATE: 2/11/2016

▶ **APPLICANT:** **FACILITIES DEVELOPMENT GROUP**

OWNER(S): Facilities Development Group

TAX ID NUMBER: 169 01601

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12629 S Northshore Dr

▶ **LOCATION:** **Northwest side S. Northshore Dr., southwest of Holder Ln.**

▶ **APPX. SIZE OF TRACT:** **1.91 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Northshore Dr., a minor arterial street with 23' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River and Turkey Creek

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

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

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **Two residences on individual lots**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: S. Northshore Dr. - Residential subdivisions (existing and developing) / PR (Planned Residential) at up to 3.5 du/ac

East: Vacant land and residence / A (Agricultural)

West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural, rural and low density residential development under A and PR 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 consistent with other low density residential zoning in the area.

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 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. There are several individual properties and subdivisions in the area that have been developed with low density residential projects under PR zoning at similar densities to what is permitted in the requested 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 parcel to be subdivided for development of detached dwellings on individual lots of less than one acre.
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 S. Northshore Dr., this dedication will be 44 feet from the right-of-way centerline.
5. No other area of the County will be impacted by this rezoning request.

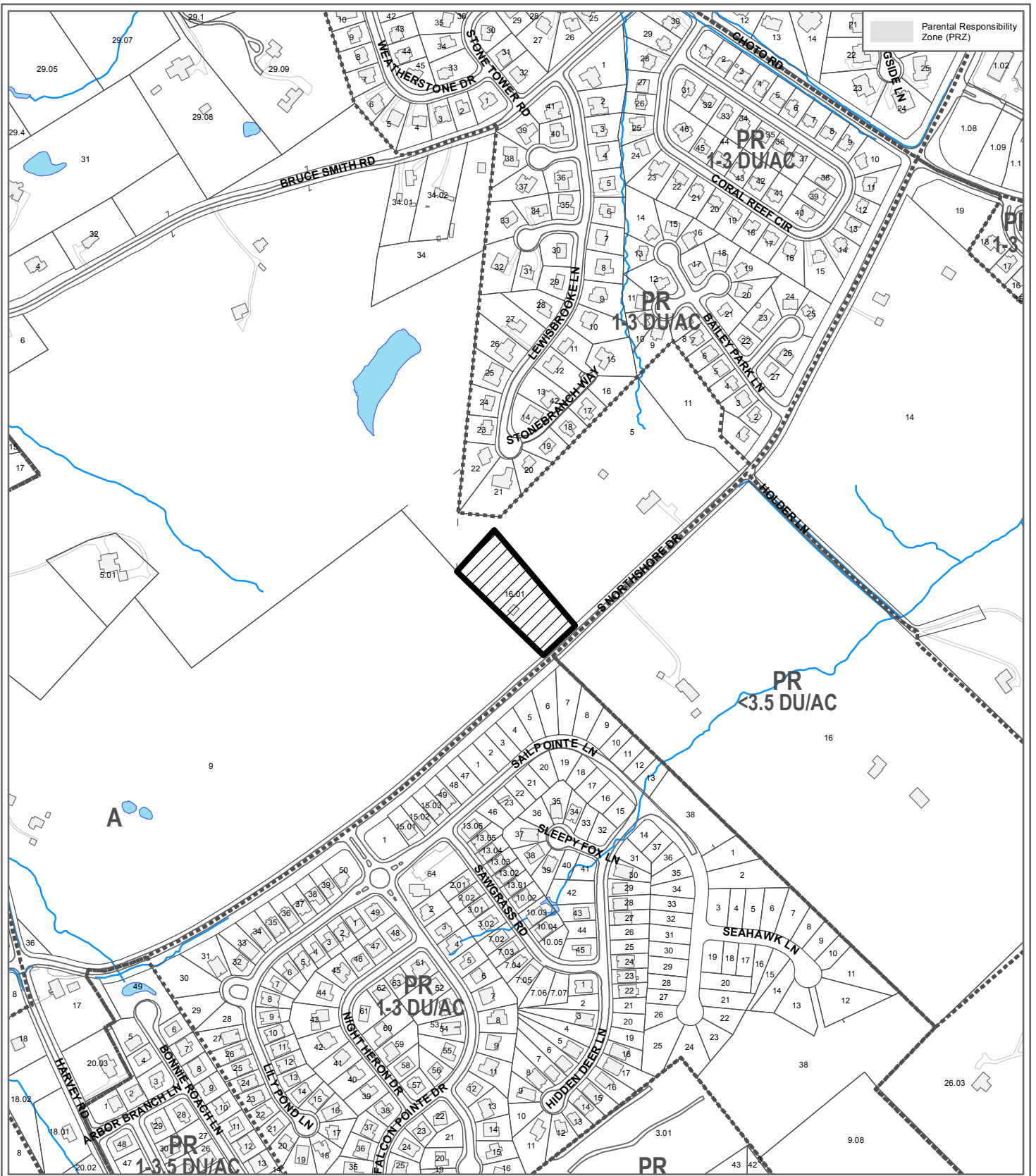
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest 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 3/28/2016. 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.



**2-E-16-RZ
REZONING**

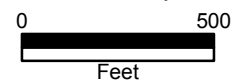
From: A (Agricultural)
To: RA (Low Density Residential)



Petitioner: Facilities Development Group

Map No: 169

Jurisdiction: County



Original Print Date: 1/26/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902