

▶ **FILE #:** 6-B-16-RZ

**AGENDA ITEM #:** 30

**AGENDA DATE:** 6/9/2016

▶ **APPLICANT:** SHIRLEY M. SMITH

OWNER(S): Shirley M. Smith

TAX ID NUMBER: 67 D A 005

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1318 Irwin Dr

▶ **LOCATION:** Southeast side Irwin Dr., southeast of Beelertown Rd.

▶ **APPX. SIZE OF TRACT:** 2.05 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Irwin Dr., a local street with 17' of pavement width within 45' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Four residential lots

EXTENSION OF ZONE: Yes, extension of RA zoning from the north

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Irwin Dr., houses / RA (Low Density Residential)

South: Vacant land / A (Agricultural)

East: Houses / A (Agricultural)

West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed agricultural, rural and low density residential uses under A, RA and PR zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning, subject to 2 conditions.**

1. No more than four detached dwelling units on individual lots may be developed over the entire parcel.
2. No land disturbance may occur within the rear 100 feet of the property, as measured from the south property line.

With the conditions noted, RA zoning is consistent with the sector plan and growth plan designations for the area, is consistent with the policies of the Hillside and Ridgetop Protection Plan (HRPP) and is consistent with other low density residential development 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 North 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 subject property contains one house, and is slightly greater than 2 acres in size. The applicant wishes to subdivide the property into four separate lots for detached dwellings. The requested RA zoning will allow the property to be split. The current Agricultural zoning requires a 1 acre minimum lot size, which makes it impossible to create four lots on the two acre parcel under the current 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 Irwin Dr., this dedication will be 25 feet from the right-of-way centerline.
5. The majority of the site is designated for hillside protection by the sector plan. The rear portion of the site contains slopes of greater than 25%. Staff is recommending the two conditions to insure that the steepest portion of the site remain undisturbed and to limit the number of dwellings that may be constructed on the site. These conditions are necessary in order to address the residential density and land disturbance guidelines of the HRPP. See the attached slope map, analysis and calculations.
6. 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 7/25/2016. 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.



**6-B-16-RZ  
REZONING**

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



Petitioner: Smith, Shirley M.

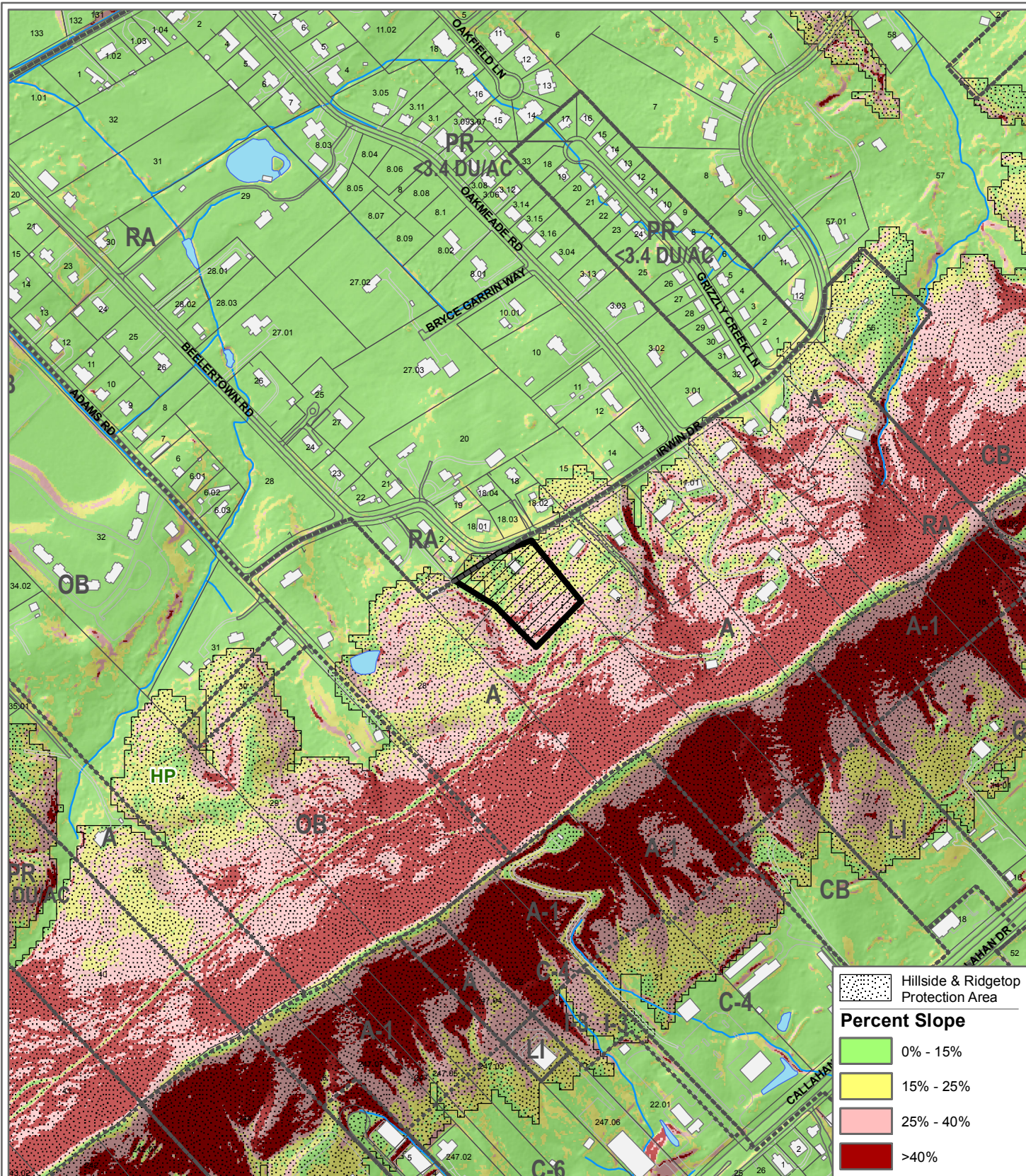
Map No: 67

Jurisdiction: County



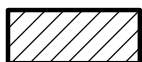
Original Print Date: 5/16/2016      Revised: 5/16/2016  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**6-B-16-RZ  
REZONING - SLOPE ANALYSIS**

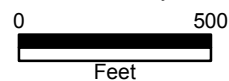
From: A (Agricultural)  
To: RA (Low Density Residential)



Original Print Date: 5/20/2016  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Smith, Shirley M.

Map No: 67  
Jurisdiction: County



**6-B-16-RZ Slope Analysis**

			<b>Acreage</b>
<b>Non-Hillside Portions</b>			0.19
<b>Hillside and Ridgetop Protection Area</b>			
<b>Value</b>	<b>Percent Slope</b>	<b>Count</b>	<b>Acres</b>
1	0%-15%	392	0.22
2	15%-25%	1356	0.78
3	25%-40%	1253	0.72
4	>40%	195	0.11
			<b>1.83</b>
<b>Ridgetop Area</b>			<b>0</b>
<b>Site Total</b>			<b>2.02</b>



**MPC STAFF - SLOPE / DENSITY ANALYSIS  
6-B-16-RZ /Shirley M. Smith / A to RA**

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.19	5.00	1.0
0-15% Slope	0.22	5.00	1.1
15-25% Slope	0.78	2.00	1.6
25-40% Slope	0.72	0.50	0.4
Greater than 40% Slope	0.11	0.20	0.0
Ridgetops	0	5.00	0.0
Subtotal: Sloped Land	1.83		3.0
<b>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</b>	<b>2.02</b>	<b>1.98</b>	<b>4.0</b>
<b>Proposed Density (Applicant)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

**From Hillside & Ridgetop Protection Plan, page 33**

**LOW DENSITY AND RURAL RESIDENTIAL USES**

**Density and Land Disturbance Guidelines**  
As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

**Table 3: Residential Density and Land Disturbance Guidelines for Recommendations on Changes to the Zoning Map and Development Plan/ Concept Plan Review within the Hillside and Ridgetop Protection Area that is within the Urban Growth and the Planned Growth Area**

<i>Percent of Slope</i>	<i>Recommended Maximum Density Factor*</i>	<i>Recommended Maximum Land Disturbance Factor**</i>
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

*dua: dwelling units per acre*

\* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

\*\* Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

\*\*\* Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 – 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33