

▶ **FILE #:** 5-F-16-RZ

AGENDA ITEM #: 37

AGENDA DATE: 5/12/2016

▶ **APPLICANT:** GREG MANGAN

OWNER(S): Greg and Jodie Mangan

TAX ID NUMBER: 92 077

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2211 Piney Grove Church Rd

▶ **LOCATION:** Northwest side Piney Grove Church Rd., west side Patel Way

▶ **APPX. SIZE OF TRACT:** 4.52 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Piney Grove Church Rd., a major collector street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural)

▶ **ZONING REQUESTED:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residence, outbuilding and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

EXTENSION OF ZONE: Yes, extension of R-1 zoning from the northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential development / RP-1 (Planned Residential) and R-1 (Low Density Residential)

South: Piney Grove Church Rd. - Houses and vacant land

East: House and condominiums / A-1 (General Agricultural) and RP-1 (Planned Residential)

West: Vacant land, cemetery, church / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under A-1, R-1 and RP-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.**

R-1 zoning is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern.

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. This site, which is accessed from Piney Grove Church Rd., a minor arterial street, is proposed for low density residential uses on the sector plan map. Some nearby RP-1 zoned sites have been approved for more intense residential development than would be permitted under the requested R-1.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is in the vicinity of several low density residential developments, zoned R-1 or RP-1.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The requested R-1 zone is a restrictive residential district intended for low density residential land uses.
2. Based on the above description, R-1 is an appropriate zone for this site.
3. If connected to sewer, the R-1 zone allows detached residential development with a minimum lot size of 7,500 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by the 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. R-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to subdivide the property into lots of no less than 7,500 square feet in size, if connected to public sanitary sewer. The elimination of the A-1 zoning would remove the right to keep farm animals on the property.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.
4. A survey plat has never been recorded on the subject property. If subdivided into smaller lots, a final plat will have to be reviewed and certified by MPC, and then recorded at the Knox County Register of Deeds before any building permits for structures can be issued.
5. 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 Piney Grove Church Rd., this dedication will be 30 feet from the right-of-way centerline.

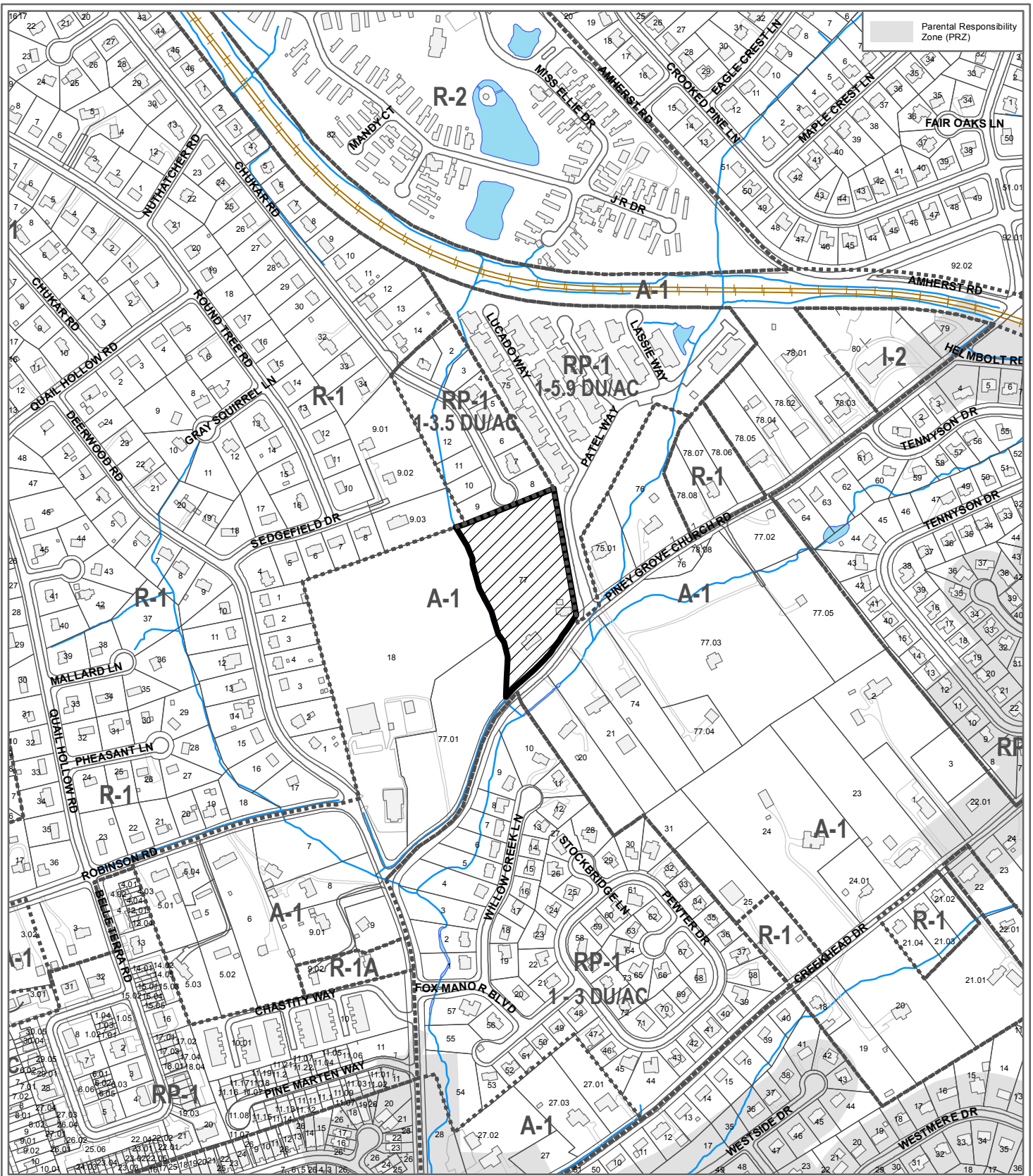
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the proposed R-1 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

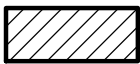
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/7/2016 and 6/21/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



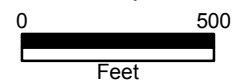
**5-F-16-RZ
REZONING**

From: A-1 (General Agricultural)
To: R-1 (Low Density Residential)



Petitioner: Mangan, Greg

Map No: 92
Jurisdiction: City



Original Print Date: 4/18/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902