

▶ **FILE #:** 9-E-16-RZ

**AGENDA ITEM #:** 39

**AGENDA DATE:** 9/8/2016

▶ **APPLICANT:** TURNER HOMES, LLC

OWNER(S): Turner Homes, LLC

TAX ID NUMBER: 105 03501

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1528 Andes Rd

▶ **LOCATION:** East side Andes Rd., southwest side Chert Pit Rd.

▶ **APPX. SIZE OF TRACT:** 0.75 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andes Rd., a major collector street with 19' of pavement width within 50' of right-of-way, or Chert Pit Rd., a major collector street with 22' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

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

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

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Two detached dwellings

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Chert Pit Rd., detached residential subdivision / RA (Low Density Residential)

South: House and vacant land / A (Agricultural)

East: House and vacant land / A (Agricultural)

West: Andes Rd., houses and vacant land / A (Agricultural)

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

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA is a logical extension of zoning from the northeast, is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. There are several other large, RA and PR zoned tracts in the area, developed with low density residential uses.

**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. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed RA zoning is consistent with the Northwest County Sector Plan proposal for the site.
3. A large area of RA zoning is already in place to the northeast. This proposal is an extension of that zoning.
4. The applicant proposes to split the parcel in order to develop one additional dwelling on the subject property.

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. The applicant intends to subdivide the subject property into multiple residential lots. The site is not large enough to be subdivided under the current A zoning, which requires a minimum lot size of one acre. RA zoning will allow this 0.75 acre site to be resubdivided into two lots for residential uses.
2. The impact to the street system will be minimal. If a plat is submitted to subdivide the property, a right-of-way dedication will be required. Along these sections of Andes Rd. and Chert Pit Rd., this dedication will be 30 feet from the right-of-way centerline.
3. Staff has concerns about adequate sight distance from the proposed driveways serving the site. Care should be taken to locate these driveways at the safest locations possible. A shared access drive along the southernmost portion of Andes Rd. would be ideal to maximize safety in entering and exiting the site.
4. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
5. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
6. No other area of the County will be impacted by this rezoning request.

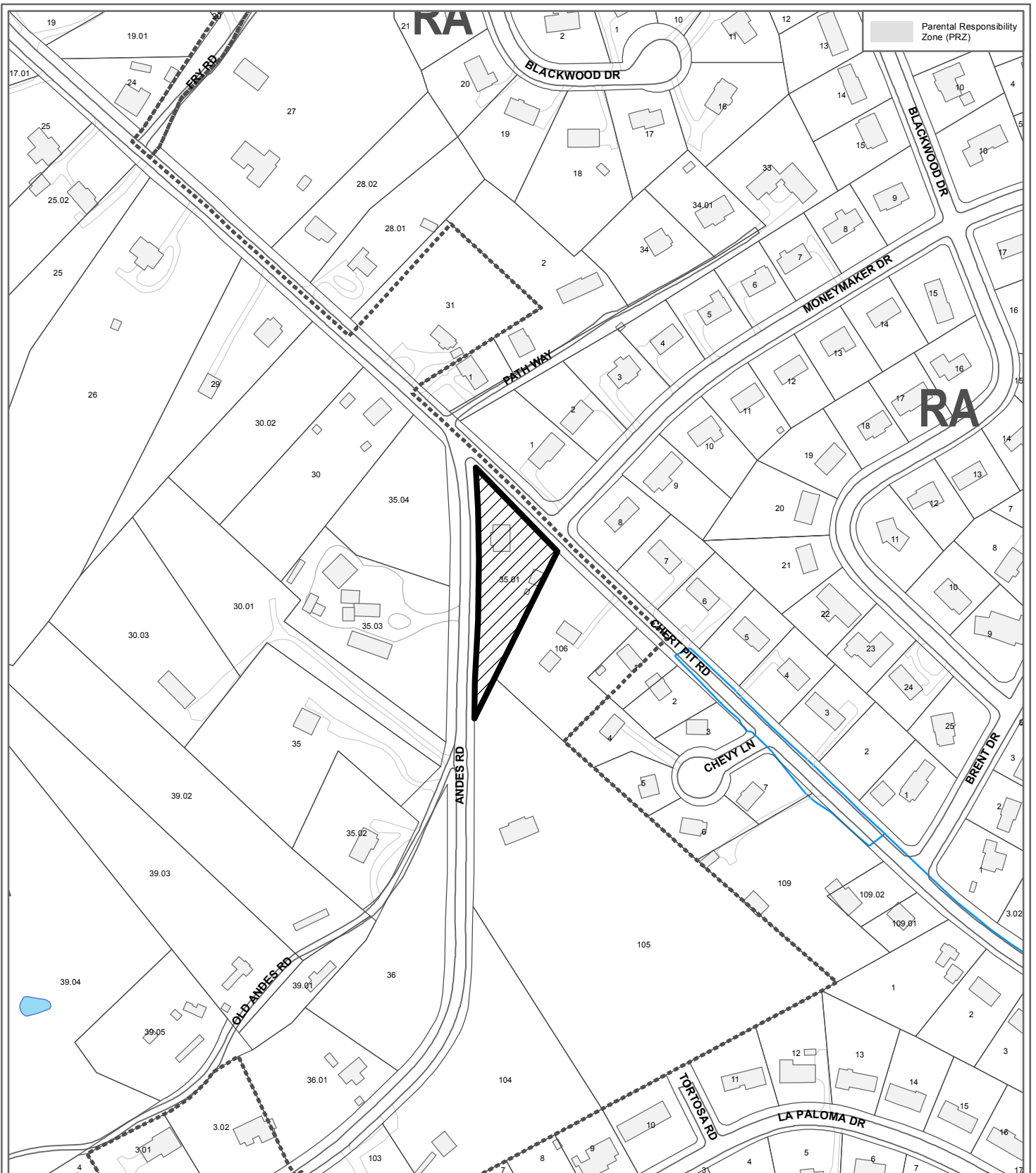
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest 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 is consistent with the sector plan proposal 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 10/24/2016. 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.



**9-E-16-RZ  
REZONING**

From: A (Agricultural)

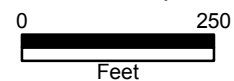
To: RA (Low Density Residential)



Petitioner: Turner Homes, LLC

Map No: 105

Jurisdiction: County



Original Print Date: 8/12/2016      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

KNOXVILLE-KNOX COUNTY

# MPC

METROPOLITAN  
PLANNING  
COMMISSION

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## REZONING      PLAN AMENDMENT

Name of Applicant: Turner Homes, LLC

Date Filed: 7/25/16 Meeting Date: 9/8/2016

Application Accepted by: M. Payne

Fee Amount: \$500<sup>00</sup> File Number: Rezoning 9-E-16-RZ

Fee Amount:        File Number: Plan Amendment       

**PROPERTY INFORMATION**

Address: 1528 Andes Road  
 General Location: East side Andes Rd @ SW side of Chert Pit Road.

Tract Size: 0.75 acres  
 Tax Identification Number: Map 105 Parcel 35.01

Existing Land Use: 1 single family house  
 Planning Sector: Northwest County

Growth Policy Plan:         
 Census Tract: 46.06  
 Traffic Zone: @ 225

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 3rd District

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose names are included on the back of this form.

Signature: David Harbin  
 Date: 7/25/16

PLEASE PRINT  
 Name: David Harbin  
 Company: Batson Homes Nowell & Poe  
 Address: 4334 Papermill Dr  
 City: Knoxville State: TN Zip: 37909  
 Telephone: 588-6472  
 Fax: 588-6473  
 E-mail: harbin@bhn-p.com

**Requested Change**

**REZONING**

FROM: Agriculture  
 TO: RA

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan  
 FROM: \_\_\_\_\_  
 TO: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be directed to:

PLEASE PRINT  
 Name: David Harbin  
 Company: Batson Homes Nowell & Poe  
 Address: 4334 Papermill Dr  
 City: Knoxville State: TN Zip: 37909  
 Telephone: 588-6472  
 Fax: 588-6473  
 E-mail: harbin@bhn-p.com

**PROPOSED USE OF PROPERTY**

single family detached house

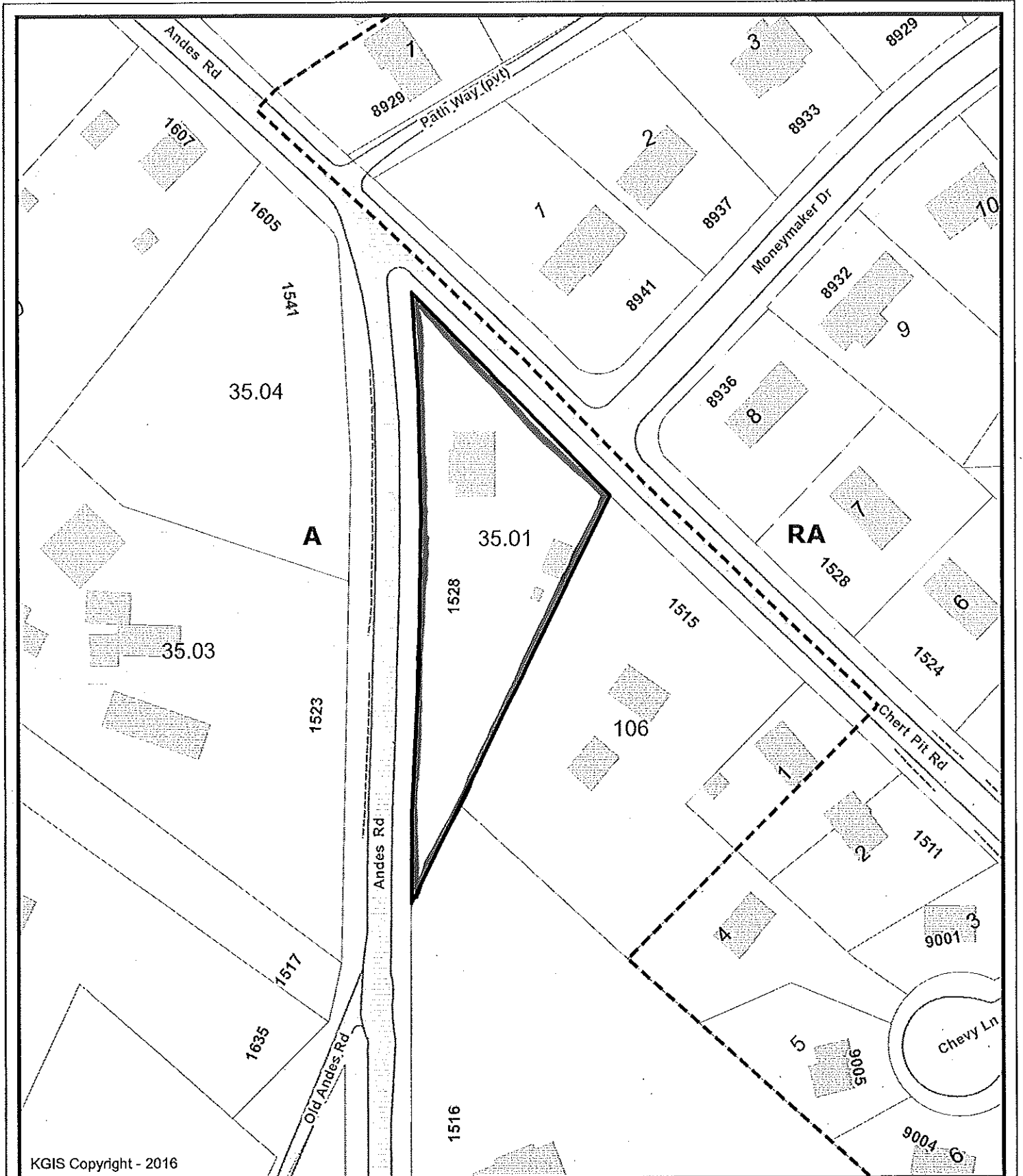
Density Proposed N/A Units/Acre  
 Previous Rezoning Requests: \_\_\_\_\_

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Turner Homes, LLC	c/o Mike Turner				✓	
	P.O. Box 22485					
	Knoxville TN			37933		

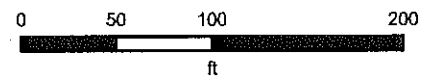


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### Letter Portrait

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