

▶ **FILE #:** 4-A-17-RZ

AGENDA ITEM #: 48

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** CHERYL TRISH

OWNER(S): Cheryl Trish

TAX ID NUMBER: 105 13605

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1719 George Whittaker Ln

▶ **LOCATION:** North side George Whittaker Ln., north of Jenkins Rd.

▶ **APPX. SIZE OF TRACT:** 19384 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via George Whittaker Ln., a local street with 15' 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:** Vacant

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, extension of RA from the west

HISTORY OF ZONING: None noted

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

South: George Whittaker Ln., vacant land / A (Agricultural)

East: Dwellings and vacant land / A (Agricultural)

West: Dwellings and vacant land / A (Agricultural) and RA (Low Density Residential)

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

STAFF RECOMMENDATION:

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

RA 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. 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 west, developed as a subdivision.
4. The subject property does not meet the minimum one acre lot size requirement in its current Agricultural zoning. The requested RA zoning will bring the existing lot into conformance with 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. RA zoning will bring this less than half acre lot into compliance with zoning.
2. The impact to the street system will be minimal. Even under the proposed RA zoning, no more than one dwelling can be placed on the property, same as the current situation.
3. 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.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
5. No other area of the County will be impacted by this rezoning request.

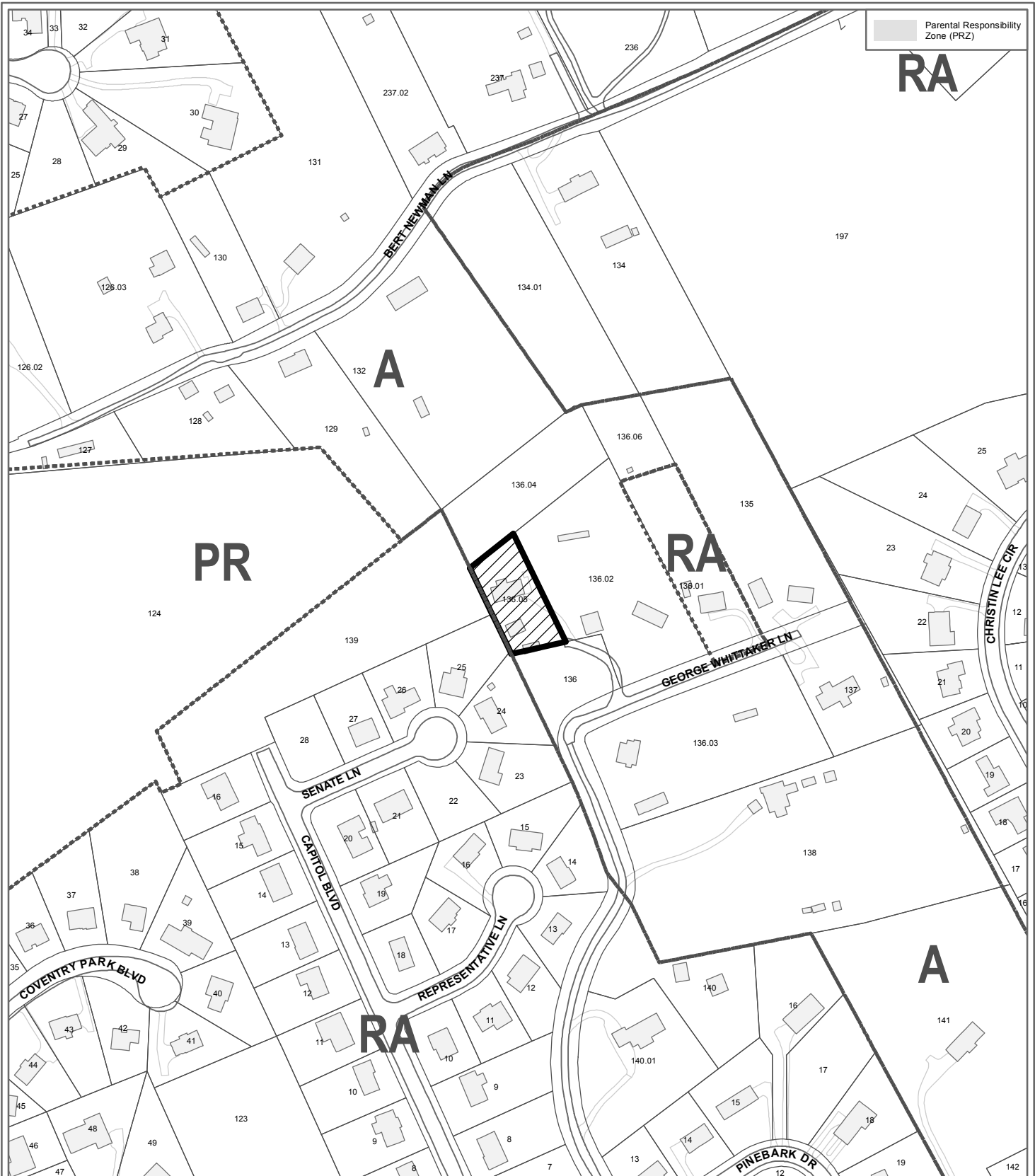
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential use for the site, consistent with the requested 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 for action on . If denied, MPC's action is final, unless the action to deny is appealed to . The date of the appeal hearing will depend on when the appeal application is filed. Appellants have to appeal an MPC decision in the County.



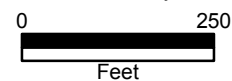
**4-A-17-RZ
REZONING**

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



Petitioner: Trish, Cheryl

Map No: 105
Jurisdiction: County



Original Print Date: 3/14/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Cheryl Trish Date Filed: 2/13/2017 Meeting Date: 4/13/2017 Application Accepted by: M. Payne Fee Amount: \$500.00 File Number: Rezoning 4-A-17-RZ Fee Amount: File Number: Plan Amendment

PROPERTY INFORMATION

Address: 1719 George Whitaker Ln. General Location: 1/2 George Whitaker Ln. due north of Jenkins Rd Parcel ID Number(s): 105 13605 Tract Size: 19,384 SQ FT +/- Existing Land Use: Vacant (KGIS shows dwelling) Planning Sector: Northwest County Growth Policy Plan: Planned Census Tract: 46.06 Traffic Zone: 225 Jurisdiction: [] City Council [] District [x] County Commission 3rd District

Requested Change REZONING

FROM: A TO: RA

PLAN AMENDMENT

[] One Year Plan [] Sector Plan FROM: TO:

PROPOSED USE OF PROPERTY

Single mobile home Density Proposed 1 Units/Acre Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

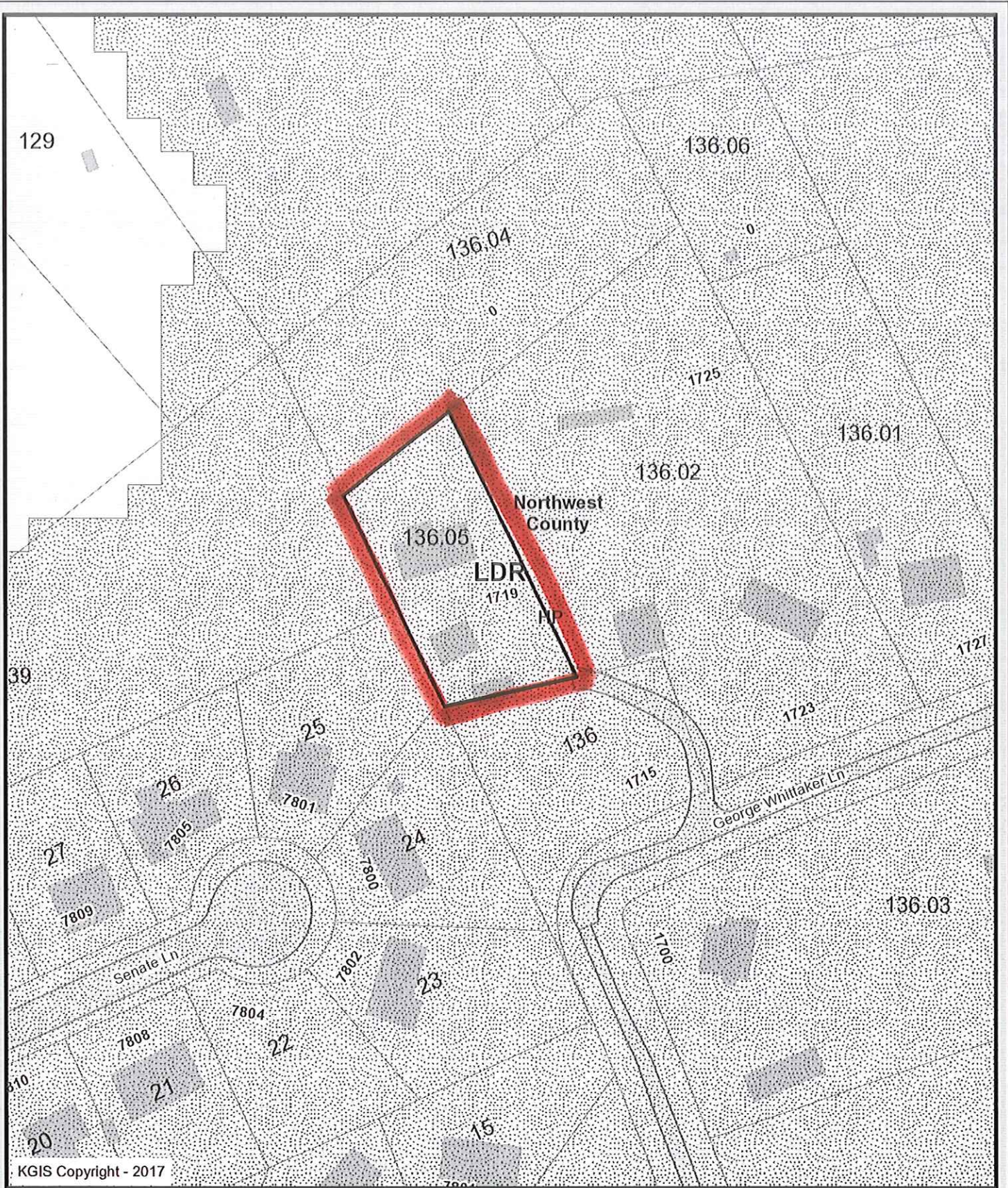
PLEASE PRINT Name: Cheryl Trish Company: Address: 2400 Park Edge Way City: Knoxville State: TN Zip: 37923 Telephone: 865.387.4624 Fax: E-mail: cheryltrish@comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to: PLEASE PRINT Name: Cheryl Trish Company: Address: 2400 Park Edge Way City: Knoxville State: TN Zip: 37923 Telephone: 865.387.4624 Fax: E-mail: cheryltrish@comcast.net

APPLICATION AUTHORIZATION

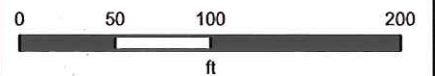
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form. Signature: Cheryl L. Trish PLEASE PRINT Name: Cheryl L. Trish Company: Address: 2400 Park Edge Way City: Knoxville State: TN Zip: 37923 Telephone: 865.387.4624 E-mail: cheryltrish@comcast.net



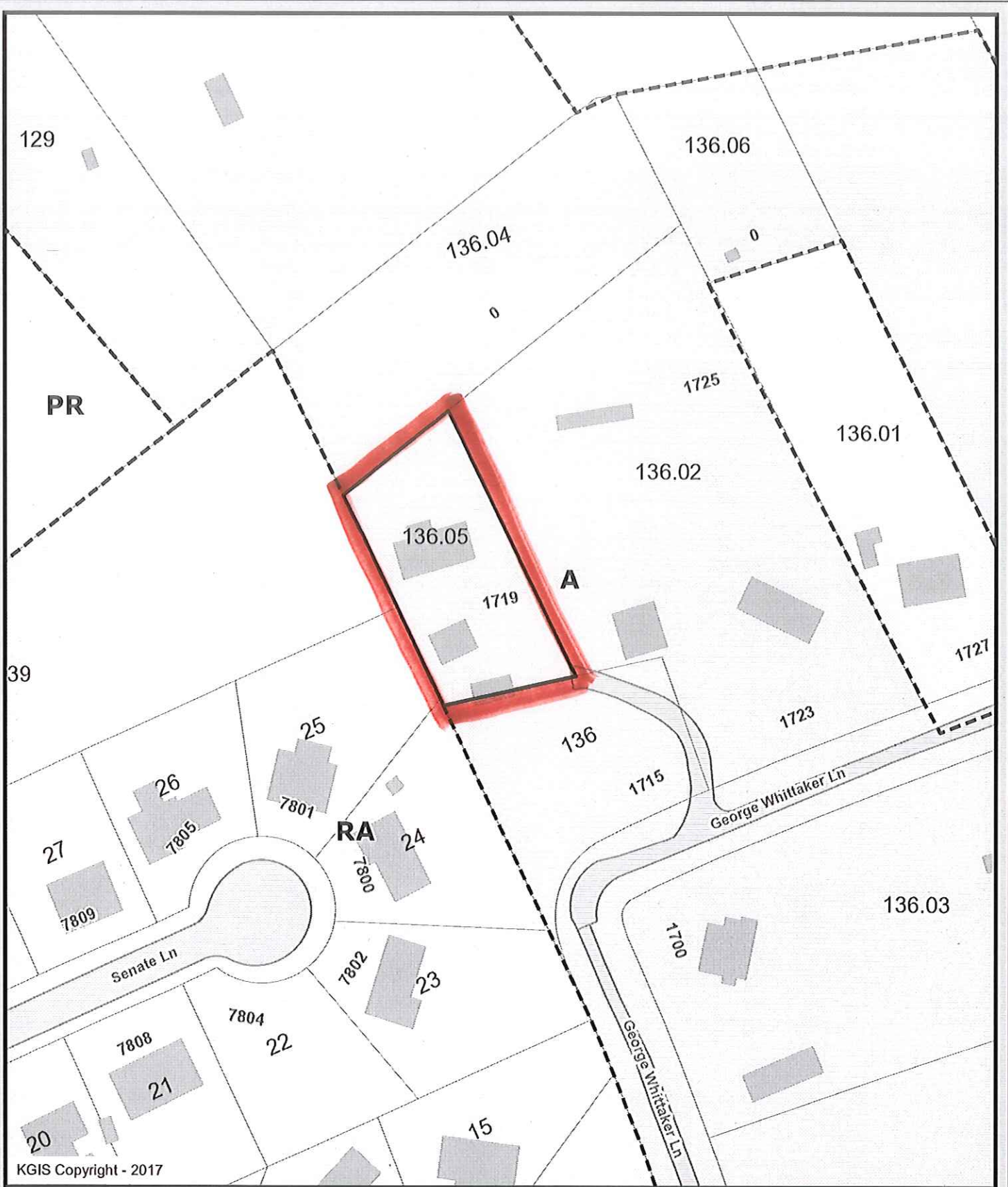
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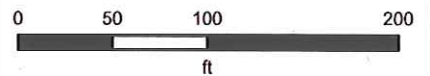
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