

▶ **FILE #:** 12-A-17-RZ

AGENDA ITEM #: 39

AGENDA DATE: 12/14/2017

▶ **APPLICANT:** CLAUDE COOPER

OWNER(S): Claude Cooper

TAX ID NUMBER: 68 F B 006

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 5814 Old Central Avenue Pike

▶ **LOCATION:** North side Old Central Avenue Pike, southwest side Central Avenue Pike

▶ **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Central Avenue Pike, a minor arterial street with 28' of pavement width within 50' of right-of-way, or Old Central Avenue Pike, a local street with 17' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residential development

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Central Avenue Pike, apartments / RP-1 (Planned Residential) at 10 du/ac

South: Old Central Avenue Pike, residences / R-1 (Low Density Residential)

East: Apartments and residences / RP-1 (Planned Residential) at 10 du/ac and R-1 (Low Density Residential)

West: Church / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with low to medium 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 Central Avenue Pike, a minor arterial street, is proposed for low density residential uses on the sector plan map, consistent with the requested R-1 zoning.
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. The request is a logical extension of R-1 zoning from the south.
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 Central Avenue Pike., this dedication will be 35 feet from the centerline of the right-of-way. Along Old Central Avenue Pike, this dedication will be 25 feet from the centerline.

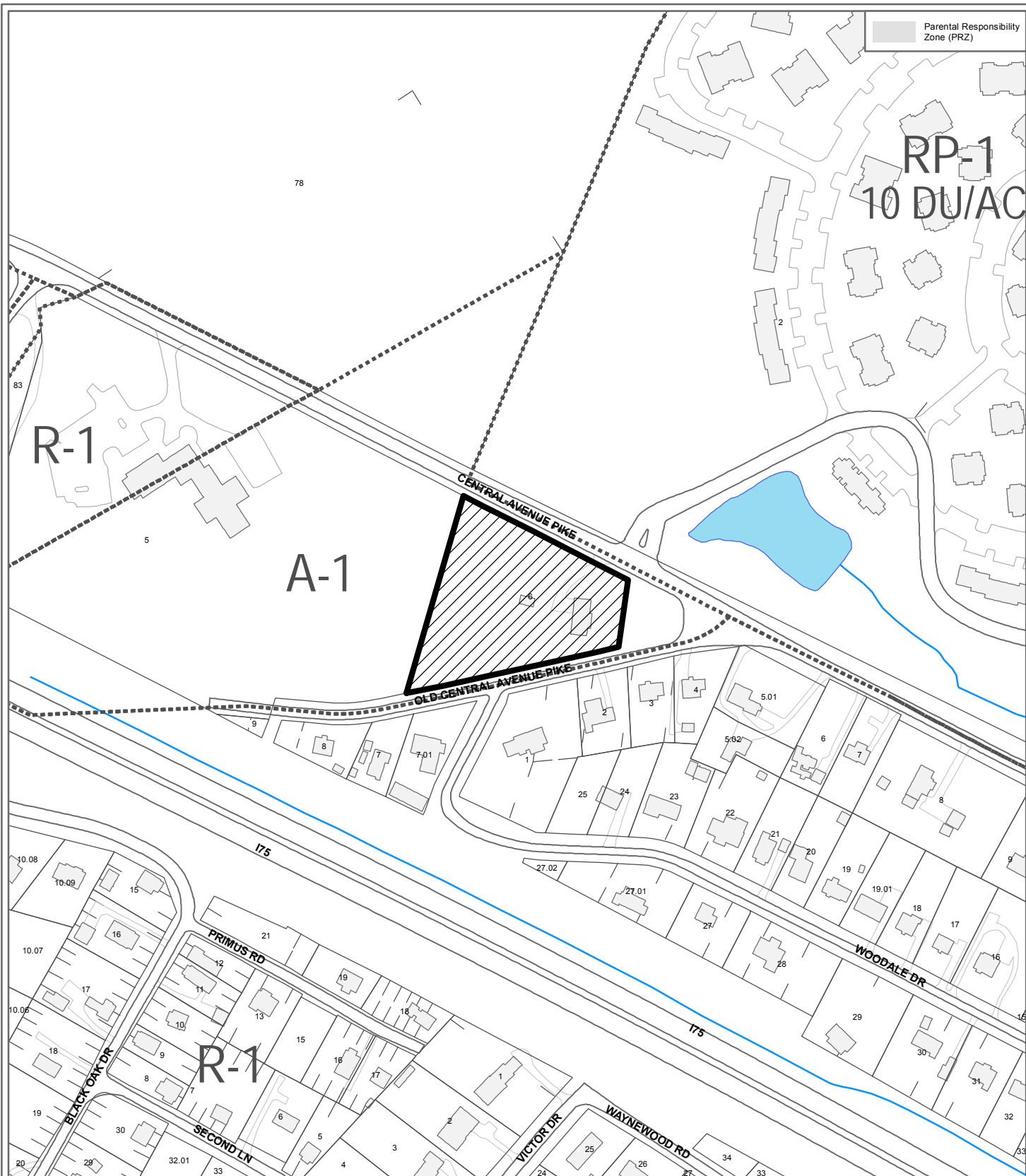
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North City 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 1/16/2018 and 1/30/2018. 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.



**12-A-17-RZ
REZONING**

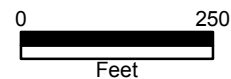
From: A-1 (General Agricultural)
To: R-1 (Low Density Residential)



Petitioner: Cooper, Claude

Map No: 68

Jurisdiction: City



Original Print Date: 11/13/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Claude Cooper

Date Filed: 10-11-2017 Meeting Date: December 14, 2017

Application Accepted by: Thomas Baehler

Fee Amount: \$500.00 File Number: Rezoning 500-12-A-17-RZ

Fee Amount: — File Number: Plan Amendment —



PROPERTY INFORMATION

Address: 5814 Old Central Avenue Pike
General Location: North side of Old Central Avenue Pike, southwest side of Central Avenue Pike
Parcel ID Number(s): 068FB006

Tract Size: 2.04 acres
Existing Land Use: Residence
Planning Sector: North City
Growth Policy Plan: Urban
Census Tract: 49
Traffic Zone: 200
Jurisdiction: City Council 5 District
 County Commission _____ District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: CLAUDE COOPER
Company: _____
Address: 4748 BUFFAT MILL RD
City: KNOXVILLE State: TN Zip: 37914
Telephone: 865/207-3910
Fax: _____
E-mail: perfectinhim7@yahoo.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: CLAUDE COOPER
Company: _____
Address: 4748 BUFFAT MILL RD
City: KNOXVILLE State: TN Zip: 37914
Telephone: 865/207-3910
Fax: _____
E-mail: perfectinhim7@yahoo.com

Requested Change
REZONING

FROM: A-1
TO: R-1

PLAN AMENDMENT

One Year Plan _____ Sector Plan
FROM: _____
TO: _____

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: Claude Cooper
PLEASE PRINT
Name: CLAUDE COOPER
Company: _____
Address: 4748 BUFFAT MILL RD
City: KNOXVILLE State: TN Zip: 37914
Telephone: 865/207-3910
E-mail: perfectinhim7@yahoo.com

PROPOSED USE OF PROPERTY

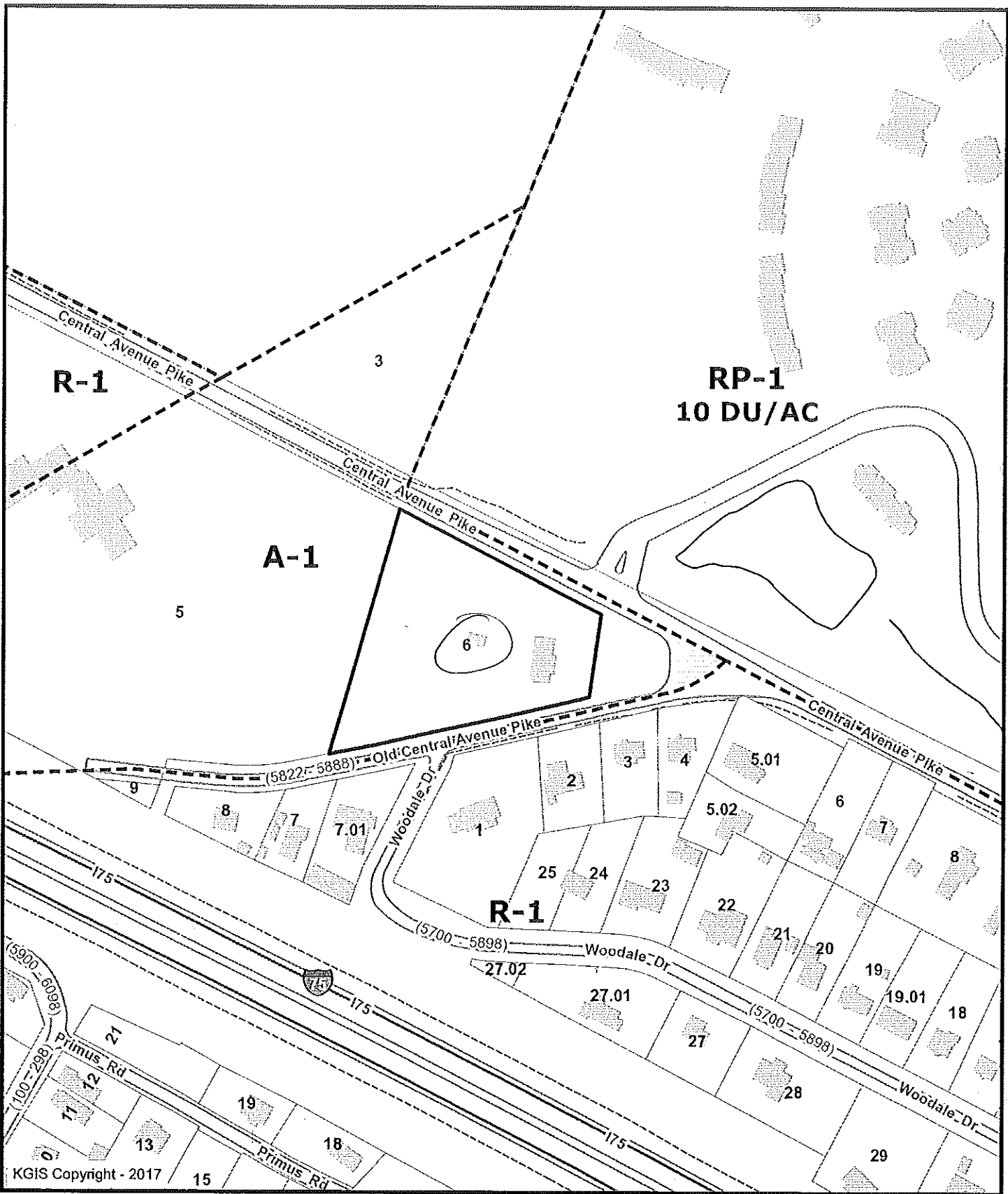
Detached Residential
Subdivision
Density Proposed _____ Units/Acre
Previous Rezoning Requests: _____

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 |
|---------------|----------------------|------|------------|-----|-------|--------|
| Claude Cooper | 4748 Buffat Mill Rd, | | Knoxville, | TN | X | |

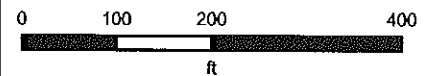


KGIS Copyright - 2017

Letter Portrait

Printed: 10/11/2017 at 9:12:01 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.