

▶ **FILE #:** 1-L-17-RZ

AGENDA ITEM #: 51

AGENDA DATE: 1/12/2017

▶ **APPLICANT:** RALPH SMITH, PLS FOR DISNEY JOINT VENTURE

OWNER(S): Disney Joint Venture

TAX ID NUMBER: 66 095

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6103 Cate Rd

▶ **LOCATION:** East side Cate Rd., north of Cateland Ln.

▶ **APPX. SIZE OF TRACT:** 0.8 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cate Rd., a minor collector street with 19' of pavement width within 55' 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:** House

▶ **PROPOSED USE:** Duplex

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

HISTORY OF ZONING: None noted

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

South: Vacant land / RA (Low Density Residential)

East: Vacant land / A (Agricultural)

West: Cate Rd., houses / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed with 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 south, 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. An area of RA zoning is already in place to the south. This proposal is an extension of that zoning.
4. The applicant proposes to develop residential uses on the property, which would be consistent with surrounding development and 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. Duplexes, require a minimum lot size of 12,000 sq. ft. with sewer, or 20,000 sq. ft. without sewer, subject to approval by Knox County Health Department. Duplexes also require use on review approval by MPC in the RA zoning district.

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 develop the property for residential uses. 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 0.8 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 this section of Cate Rd., this dedication will be 30 feet from the right-of-way centerline.
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.

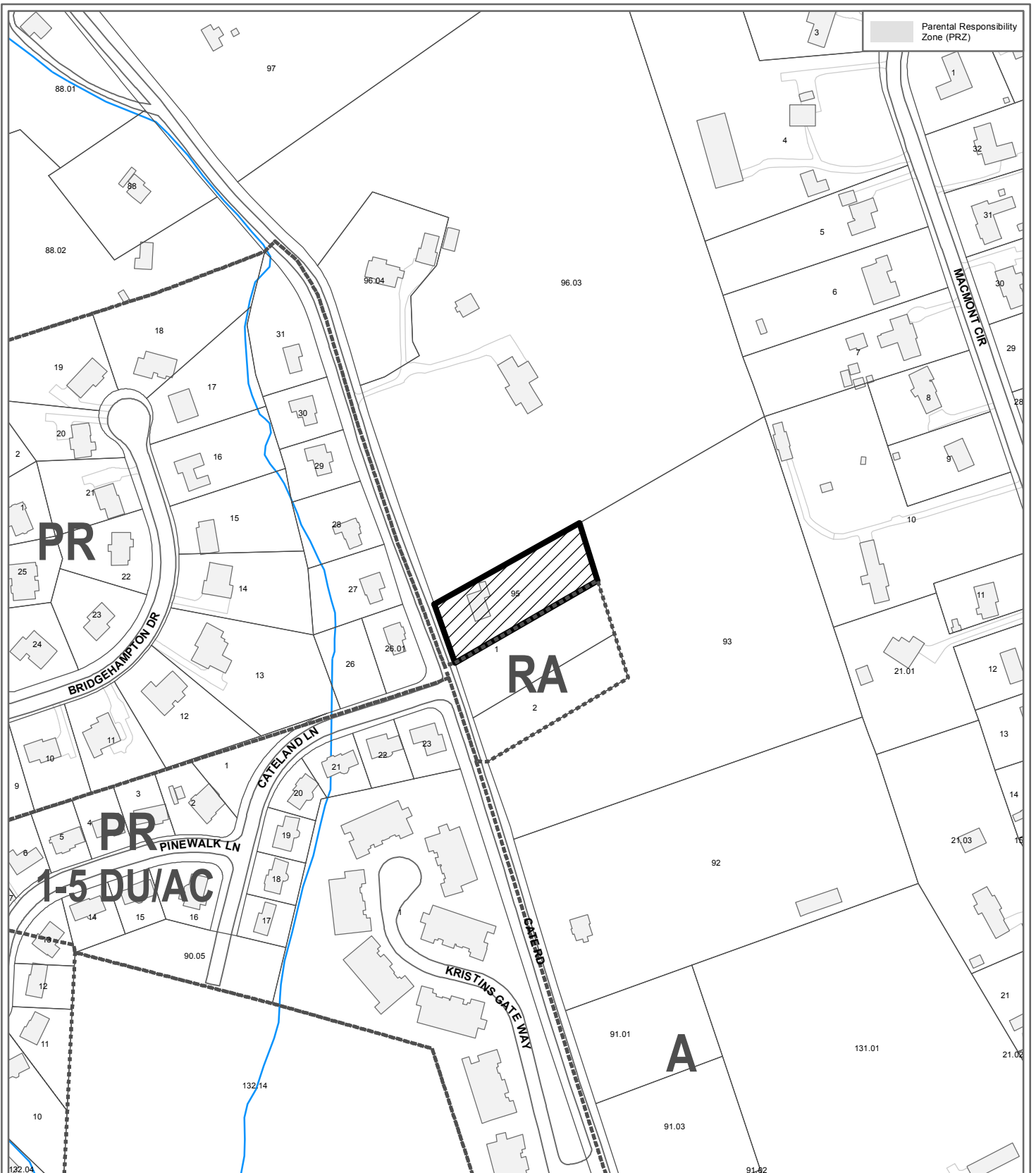
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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 Knox County Commission for action on 2/27/2017. 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.



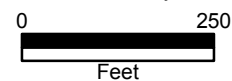
**1-L-17-RZ
REZONING**

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



Petitioner: Ralph Smith, PLS for Disney Joint Venture

Map No: 66
Jurisdiction: County



Original Print Date: 12/21/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
T E N N E S S E E
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 8 6 5 • 2 1 5 • 2 5 0 0
 F A X • 2 1 5 • 2 0 6 8
 www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: RALPH SMITH / PLS for DISNEY JOINT VENTURE

Date Filed: 11/28/16 Meeting Date: 1/12/17

Application Accepted by: Marc Payne

Fee Amount: \$500.00 File Number: Rezoning 1-L-17-RZ

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 6103 CATE RD

General Location: NE r/w of Cate Rd at the intersection of Cate Rd and Cateland Ln

Parcel ID Number(s): 066 095

Tract Size: 0.08 acres

Existing Land Use: Residential

Planning Sector: Northwest County

Growth Policy Plan: Planned

Census Tract: 60.03

Traffic Zone: 209

Jurisdiction: City Council _____ District
 County Commission 6th District

Requested Change

REZONING

FROM: Agriculture

TO: RA

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: LDR

TO: LDR

PROPOSED USE OF PROPERTY

Residential construction / duplex

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Dwight Disney

Company: Disney Joint Venture

Address: 2141 Emory Rd

City: Powell State: TN Zip: 37849

Telephone: 865-947-1581

Fax: _____

E-mail: dwight@vaughnpharmacy.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Ralph Smith

Company: Professional Land Systems

Address: 205 Lamar Ave

City: Clinton State: TN Zip: 37716

Telephone: 865-599-1508

Fax: _____

E-mail: ralph6169@gmail.com

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: Ralph Smith

PLEASE PRINT

Name: Ralph Smith

Company: (same as above)

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

MPC
Suite 403, City County Bldg.
400 Main St.
Knoxville, TN 37902

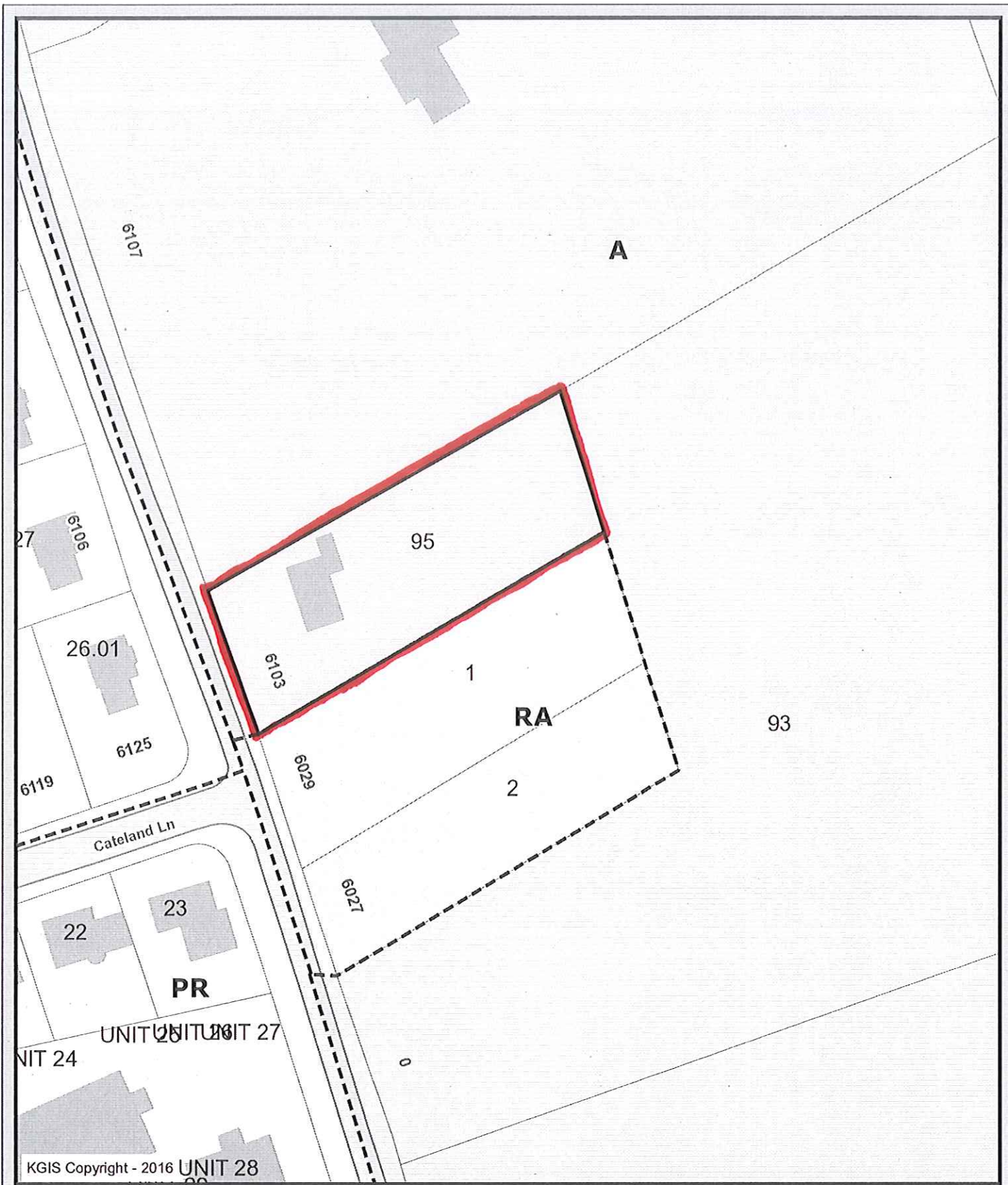
RE: Rezoning application

Dear Sirs,

Please allow Ralph Smith / PLS to represent Disney Joint Venture in our application to rezone tax parcel 066 095, aka 6103 Cate Road, from the current "AG" zoning to "RA" zoning. Thank you.

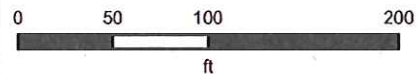
Dwight Disney
Disney Joint Venture
2141 Emory Rd.
Powell, TN 37849





Letter Portrait

Printed: 11/28/2016 at 1:09:12 PM



Knoxville - Knox County - KUB Geographic Information System

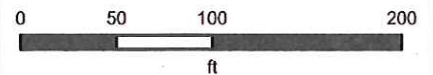
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any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



Letter Portrait

Printed: 11/28/2016 at 1:10:00 PM

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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.