

▶ **FILE #:** 7-C-17-RZ

AGENDA ITEM #: 48

AGENDA DATE: 7/13/2017

▶ **APPLICANT:** SERGHEY BOTEZAT

OWNER(S): Elite Construction

TAX ID NUMBER: 37 09509

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 8034 Teague Way

▶ **LOCATION:** Northeast side Teague Way, northwest of Greenwell Dr.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Teague Way, a private drive with 13' of pavement width within a 50' wide easement.

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:** Residence

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House, vacant land / A (Agricultural)

South: House / A (Agricultural)

East: House / A (Agricultural)

West: Teague Way, house / A (Agricultural)

NEIGHBORHOOD CONTEXT: Teague Way is a private easement of of Greenwell Dr. that is developed with agricultural and rural residential uses under A 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 North County Sector Plan proposal for the site.
3. If approved, the applicant would have the potential to subdivide the property into lots of less than 1 acre. The minimum lot size under the current A zoning would be 1 acre.

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 more than one residential lot. 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 1 acre site to be subdivided into additional lots for residential uses.
2. The impact to the street system will be minimal. If a plat is submitted to subdivide the property, the existing easement (Teague Way) will need to meet the requirements of the Knoxville-Knox County Subdivision Regulations regarding access to a private easement.
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.

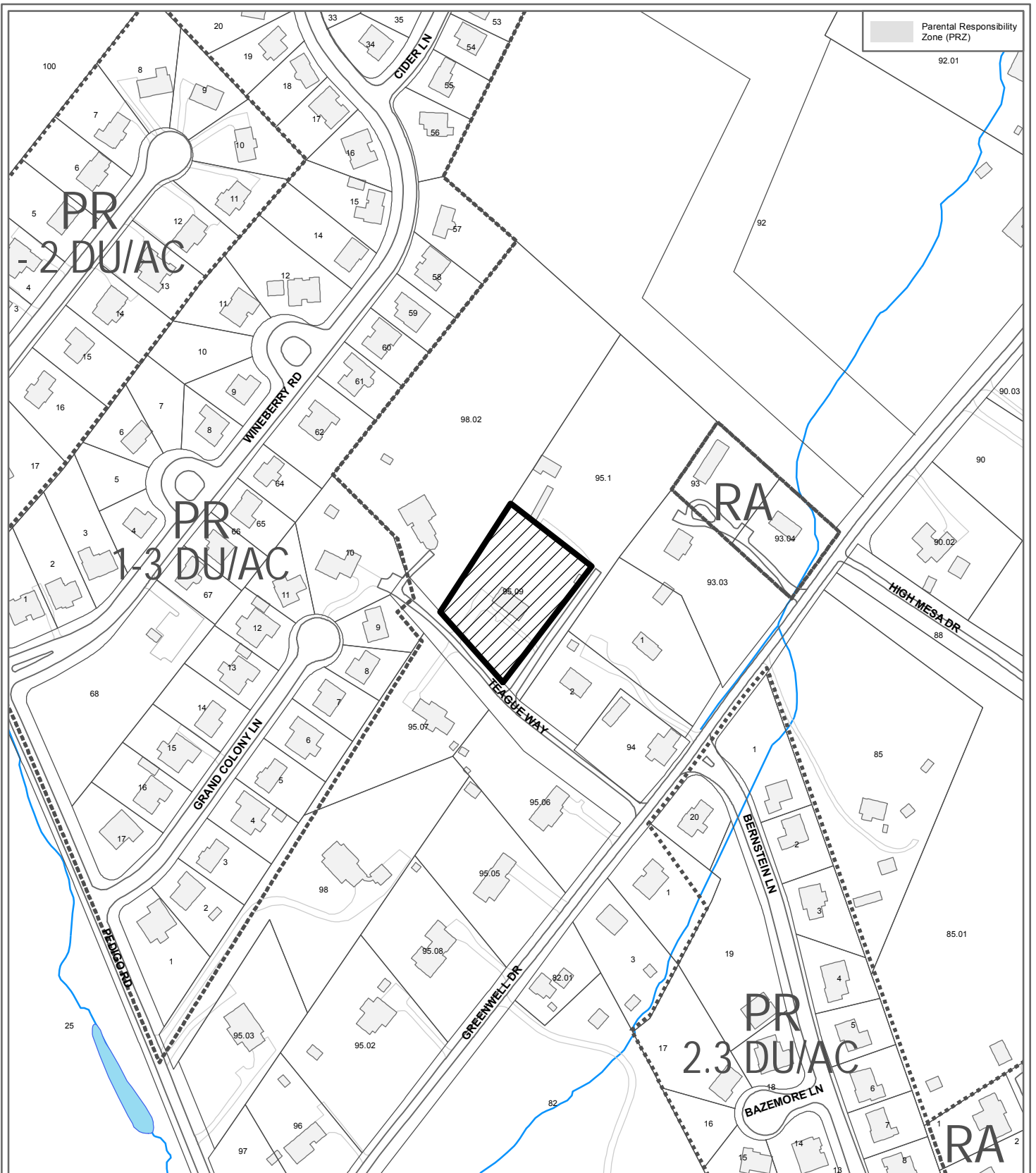
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North 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 8/28/2017. 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.



**7-C-17-RZ
REZONING**

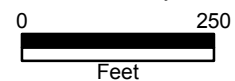
From: A (Agricultural)
To: RA (Low Density Residential)



Petitioner: Botezat, Sergey

Map No: 37

Jurisdiction: County



Original Print Date: 6/15/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Beraghey Boterat

Date Filed: 5-16-17 Meeting Date: July 13, 2017

Application Accepted by: Marc Payne

Fee Amount: \$500.00 File Number: Rezoning 7-C-17-RZ

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 8034 Teague Way
General Location: 1/2 Teague Way due east of Greenwell Drive

Parcel ID Number(s): 037 09509

Tract Size: 1 acre

Existing Land Use: Dwelling

Planning Sector: North County

Growth Policy Plan: Planned

Census Tract: 62.06

Traffic Zone: 193

Jurisdiction: City Council _____ District
 County Commission 7th District

Requested Change

REZONING

FROM: A

TO: RA

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

per RA Zoning

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Beraghey Boterat

Company: Elite Construction

Address: 4317 Ball Camp Pike

City: Knoxville State: TN Zip: 37921

Telephone: 865-237-3931

Fax: 865-381-0636

E-mail: alexboterat@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Beraghey Boterat

Company: Elite Construction

Address: 4317 Ball Camp Pike

City: Knoxville State: TN Zip: 37931

Telephone: 865-237-3931

Fax: 865-381-0636

E-mail: Alexboterat@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: Beraghey Boterat

PLEASE PRINT

Name: Beraghey Boterat

Company: Elite Construction

Address: 4317 Ball Camp Pike

City: Knoxville State: TN Zip: 37931

Telephone: 865-237-3931

E-mail: 865-381-0636

