

▶ **FILE #:** 11-A-17-RZ

AGENDA ITEM #: 32

AGENDA DATE: 11/9/2017

▶ **APPLICANT:** S2 CORPORATION

OWNER(S): Dolores Maddox

TAX ID NUMBER: 143 074

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 501 Loop Rd

▶ **LOCATION:** South side Loop Rd., east side Concord Rd.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Loop Rd., a minor collector street with 26' of pavement width within 75' of right-of-way, or Concord Rd., a major arterial street with 4 lanes and center turning lane and 65' of pavement width within

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Two residential lots facing Loop Rd

EXTENSION OF ZONE: Not an extension of RA zoning, but it is an extension of low density residential zoning from all sides.

HISTORY OF ZONING: Previous attempts to rezone to OB and CA were either denied or withdrawn in 2003 and 2004.

SURROUNDING LAND USE AND ZONING: North: Loop Rd. - houses / A (Agricultural)

South: Houses / PR (Planned Residential) at up to 5 du/ac

East: Houses / PR (Planned Residential) at up to 5 du/ac

West: Concord Rd., vacant land / Town of Farragut

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under RA, PR, A and RB 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 Southwest County Sector Plan proposal for the site. The property is surrounded by low density residential development and zoning in both Knox County and the Town of Farragut
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 two residential lots. Under the current A zoning, which requires a minimum lot size of one acre, only 1 lot could be accommodated. RA zoning will allow this 1 acre site to be subdivided into 2 or 3 lots for detached 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 of 50 feet from the centerline of Concord Rd. and 30 feet from Loop Rd. will be required.
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.

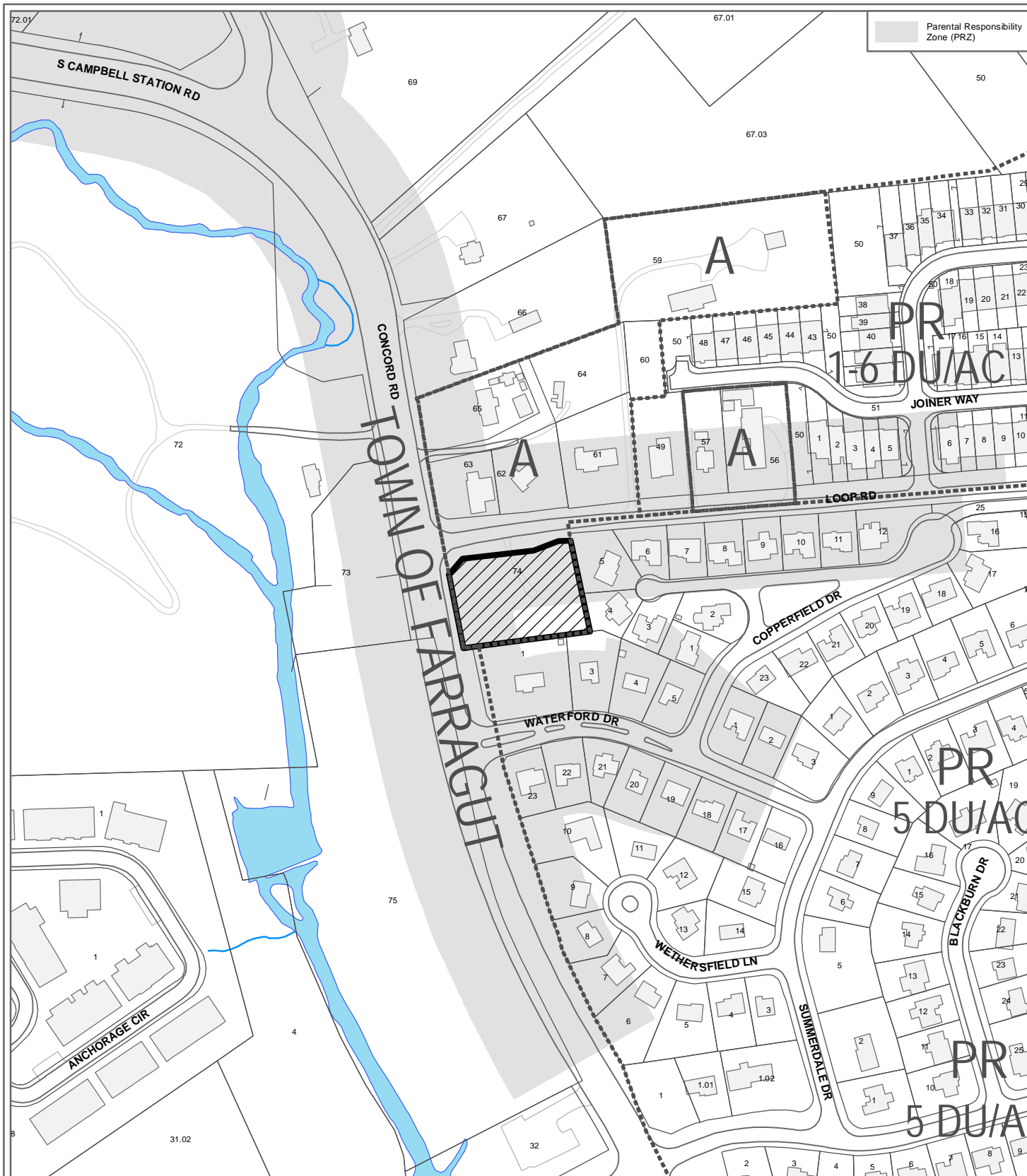
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest 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.

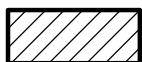
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/18/2017. 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.



**11-A-17-RZ
REZONING**

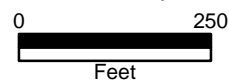
From: A (Agricultural)
To: RA (Low Density Residential)



Original Print Date: 10/17/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: S2 Corporation

Map No: 143
Jurisdiction: County



KNOXVILLE KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 400 Main Street
 Knoxville, Tennessee 37902
 865-215-2500
 FAX 215-2068
 www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: S2 Corporation
 Date Filed: 9/19/17 Meeting Date: 11/9/2017
 Application Accepted by: M. Payne
 Fee Amount: \$525.00 File Number: Rezoning 11-A-17-RZ
 Fee Amount: # File Number: Plan Amendment #



PROPERTY INFORMATION
 Address: 501 Loop Rd
 General Location: 1/2 Loop Rd 1/2 Concord Rd
 Parcel ID Number(s): 143 074
 Tract Size: 1 ac.
 Existing Land Use: Vacant
 Planning Sector: Southwest County
 Growth Policy Plan: Planned
 Census Tract: 58.08
 Traffic Zone: 173
 Jurisdiction: City Council _____ District
 County Commission 5th District

PROPERTY OWNER **OPTION HOLDER**
 PLEASE PRINT
 Name: DOLORAS Maddox
 Company: N/A
 Address: 12014 Taylors Landing Dr
 City: Knoxville State: TN Zip: 37934
 Telephone: 865.966.6802
 Fax: _____
 E-mail: DMADDOX11@yahoo.com

Requested Change
REZONING
 FROM: A
 TO: RA
PLAN AMENDMENT
 One Year Plan _____ Sector Plan
 FROM: _____
 TO: _____

APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: Chris Spiller
 Company: S2 Corporation
 Address: 730 Prince George Highway
 City: Knoxville State: TN Zip: 37934
 Telephone: 703-789-4553
 Fax: _____
 E-mail: spiller_smt@gmail.com

PROPOSED USE OF PROPERTY
Rezoning is requested with plans to
subdivide into two residential lots.
Both proposed lots facing Loop Rd
 Density Proposed 2 Units/Acre
 Previous Rezoning Requests: A-I-03-RZ (A to CN/CA), 5-F-04-RZ (A to OB)

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: *Doloras Maddox
 PLEASE PRINT
 Name: DOLORAS Maddox
 Company: N/A
 Address: 12014 Taylors Landing Dr
 City: Knoxville State: TN Zip: 37934
 Telephone: 865.966.6802
 E-mail: DMADDOX11@yahoo.com