

▶ **FILE #:** 10-G-17-RZ

AGENDA ITEM #: 47

AGENDA DATE: 10/12/2017

▶ **APPLICANT:** **STUART BOYER**

OWNER(S): Stanley Rudder

TAX ID NUMBER: 42 J E 001-003

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 2327 Shipetown Rd

▶ **LOCATION:** **West side Shipetown Rd., south side B Dr., north side C Dr.**

▶ **APPX. SIZE OF TRACT:** **0.8 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is Shipetown Rd, a local street with 20 feet of pavement width within 30 feet of right-of-way; B Dr, a local street with 16 feet of pavement width within 30 feet of right-of-way; and C Dr, a local street with 16 feet of pavement width within 30 feet of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Roseberry Creek

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

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

▶ **EXISTING LAND USE:** **Residential**

▶ **PROPOSED USE:** **Residential uses per zoning**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Detached houses / A (Agricultural)

South: Detached houses / A (Agricultural)

East: Detached houses, vacant land / A (Agricultural)

West: Detached houses / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has been developed in a grid street layout with small lot residential uses currently zoned A and RA.

STAFF RECOMMENDATION:

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

RA zoning is consistent with the LDR (low density residential) sector plan designation for the site 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 Northeast 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 is 1 acre under the current A zoning and the combined lot size for the 3 existing lots is .8 acres.

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 current lots are non-conforming under the current A zoning, which requires a minimum lot size of 1 acre. The RA zone will allow lots to be created that conform to minimum lot size standards.
2. The impact to the street system will be minimal. If a plat is submitted to resubdivide the property, the right-of-way widths for the three surrounding streets must conform to the requirements of the Knoxville-Knox County Subdivision Regulations unless a variance is approved by the planning commission at that time.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse effect to any other part of the County.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

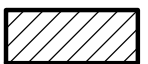
If approved, this item will be forwarded to Knox County Commission for action on 11/20/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



Parental Responsibility Zone (PRZ)

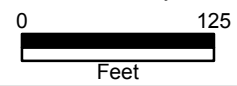
**10-G-17-RZ
REZONING**

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



Petitioner: Boyer, Stuart

Map No: 42
Jurisdiction: County



Original Print Date: 9/20/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING **PLAN AMENDMENT**

Name of Applicant: Stuart Boyer
 Date Filed: 8-28-17 Meeting Date: Oct. 12, 2017
 Application Accepted by: M. Payne
 Fee Amount: 500.00 File Number: Rezoning, 10-G-17-RZ
 Fee Amount: 7 File Number: Plan Amendment 7



PROPERTY INFORMATION
 Address: 8924 B Dr. ; 2327 Shipetown Rd.
 General Location: Shipetown Rd. between
B Drive and C Drive
 Parcel ID Number(s): 042JE001, 002
& 003
 Tract Size: less than 5 Acres
 Existing Land Use: Residential
 Planning Sector: NE County
 Growth Policy Plan: Planned
 Census Tract: 65.02
 Traffic Zone: 179
 Jurisdiction: City Council _____ District
 County Commission 8 District

PROPERTY OWNER **OPTION HOLDER**
 PLEASE PRINT
 Name: Stanley Ludder
 Company: _____
 Address: 4741 W BEAVER CREEK DR
 City: POWELL State: IL Zip: 37849
 Telephone: 865-388-8489
 Fax: _____
 E-mail: _____

APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: Surveyor
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

Requested Change
REZONING
 FROM: Ag
 TO: RA
PLAN AMENDMENT
 One Year Plan _____ Sector Plan
 FROM: N/A
 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: Stuart P. Boyer
 PLEASE PRINT
 Name: Stuart P. Boyer
 Company: Boyer Land Surveying
 Address: 4501 Idumea Rd.
 City: Corryton State: TN Zip: 37721
 Telephone: (865) 933-3571
 E-mail: _____

PROPOSED USE OF PROPERTY
per zoning
 Density Proposed _____ Units/Acre
 Previous Rezoning Requests: _____