

▶ **FILE #:** 9-F-17-RZ

AGENDA ITEM #: 46

AGENDA DATE: 9/14/2017

▶ **APPLICANT:** SOUTHERN HOMES & FARMS, LLC

OWNER(S): Southern Homes & Farms, LLC

TAX ID NUMBER: 110 024

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 2812 French Broad Ln

▶ **LOCATION:** Northeast side French Broad Ln., southeast of Asbury Cemetery Rd.

▶ **APPX. SIZE OF TRACT:** 1.8 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via French Broad Ln., a local street with 14' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

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

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

▶ **EXISTING LAND USE:** One residence

▶ **PROPOSED USE:** Two residential lots

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence / OB (Office, Medical & Related Services)

South: Vacant land / I (Industrial)

East: Residence / A (Agricultural)

West: Vacant land / I (Industrial)

NEIGHBORHOOD CONTEXT: This property is located in area of mixed uses, under A, OB, CA and I 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 East 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 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 1.8 acre site to be subdivided into more than 2 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 25 feet from the centerline of French Broad Ln. 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.

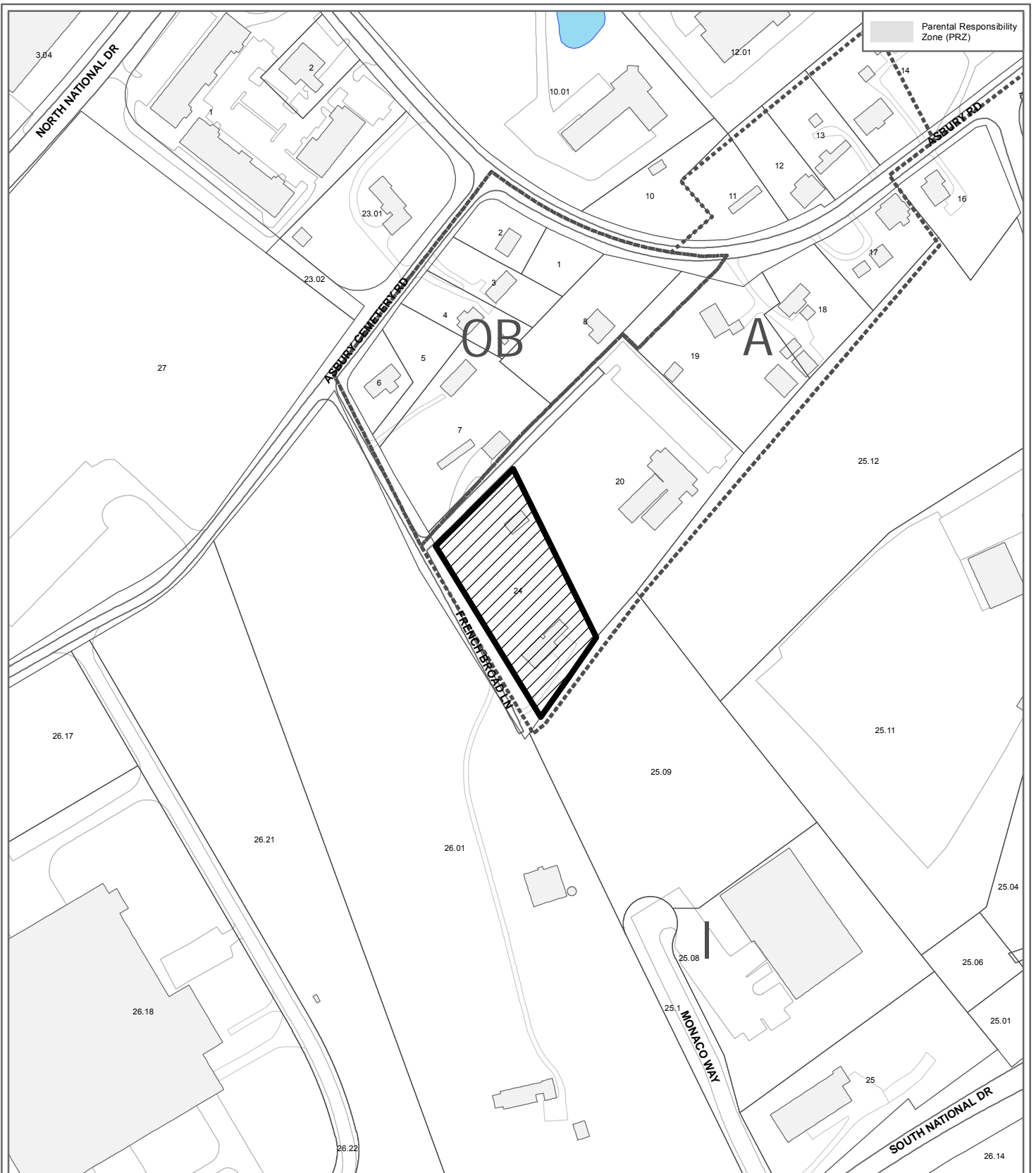
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The East 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 10/23/2017. 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.



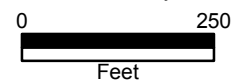
**9-F-17-RZ
REZONING**

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



Petitioner: Southern Homes & Farms, LLC

Map No: 110
Jurisdiction: County



Original Print Date: 8/15/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Southern Homes & Farms, LLC Date Filed: 7/28/17 Meeting Date: 9/14/17 Application Accepted by: Marc Payne Fee Amount: 500 SA / 700 File Number: Rezoning 9-F-17-RZ Fee Amount: X File Number: Plan Amendment X



PROPERTY INFORMATION Address: 2810, 2812 French Broad Lane General Location: 1/2 French Broad Lane 1/2 of Ashbury Cemetery Rd Parcel ID Number(s): 110 024 Tract Size: 1.80 Existing Land Use: Dwelling Planning Sector: East County Growth Policy Plan: Planned Census Tract: 54.01 Traffic Zone: No7 Jurisdiction: [X] County Commission 8th District

PROPERTY OWNER / OPTION HOLDER PLEASE PRINT Name: SOUTHERN HOMES & FARMS Company: Address: 813 HUCKLEBERRY LN City: Knoxville State: TN Zip: 37924 Telephone: (865) 679-6383 Fax: E-mail:

Requested Change REZONING FROM: A TO: RA PLAN AMENDMENT [X] One Year Plan [] Sector Plan FROM: X TO: X

APPLICATION CORRESPONDENCE All correspondence relating to this application should be sent to: PLEASE PRINT Name: LAVERNA LATTIMORE Company: Address: 7858 McMillan Rd. City: Knoxville State: TN Zip: 37914 Telephone: (865) 385-9445 Fax: E-mail: lalattimore@comcast.net

PROPOSED USE OF PROPERTY Creating two residential lots Density Proposed Units/Acre Previous Rezoning Requests:

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: Laverne Lattimore PLEASE PRINT Name: LAVERNA LATTIMORE Company: Address: 7858 McMillan Rd. City: Knoxville State: TN Zip: 37914 Telephone: (865) 385-9445 E-mail: lalattimore@comcast.net