

▶ **FILE #:** 4-K-18-RZ

AGENDA ITEM #: 48

AGENDA DATE: 4/12/2018

▶ **APPLICANT:** RANDALL G. WEBB

OWNER(S): Randall G. Webb

TAX ID NUMBER: 37 212 (SOUTH PORTION ONLY)

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7723 Greenwell Rd

▶ **LOCATION:** Southwest side Greenwell Rd., northwest of E. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Greenwell Rd., a major collector street with 19' of pavement width within 50' 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:** Residences

▶ **PROPOSED USE:** Residential development

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Greenwell Rd., vacant land / A (Agricultural)

South: Cleared and graded land / A (Agricultural)

East: Vacant land / A (Agricultural)

West: House / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under A, RA and PR 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 two or more residential lots. The current A zoning requires a minimum lot size of one acre. RA zoning will allow this 1 acre site to be subdivided into lots smaller than one acre in size.
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 30 feet from the centerline of Greenwell 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.

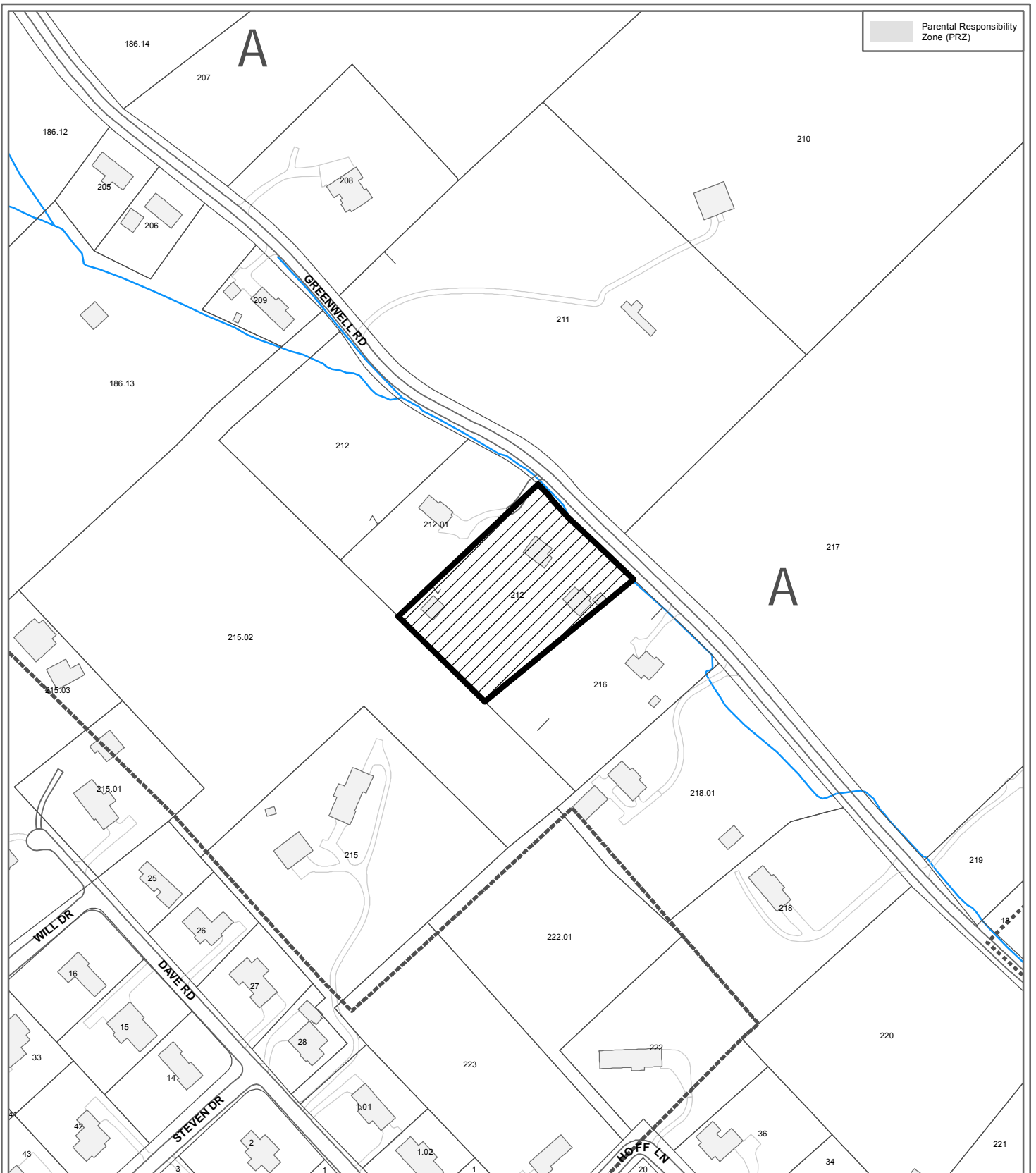
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The 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 5/29/2018. 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.



**4-K-18-RZ
REZONING**

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



Petitioner: Webb, Randall G.

Map No: 37
Jurisdiction: County



Original Print Date: 3/19/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Randall G. Webb

Date Filed: 2-23-18

Meeting Date: _____

Application Accepted by: James Reel

Fee Amount: \$500 File Number: Rezoning 4-2-18-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 1719, 1723, 1725 Greenwell Rd
 General Location: Knoxville, Knox Co.
Halls Community SW of Greenwell Rd,
5 of Western Ave.

Parcel ID Number(s): 037 212
(partial only)

Tract Size: total 4.84 / RA change approx 2 acres

Existing Land Use: Private Residential

Planning Sector: North County

Growth Policy Plan: Planned Growth

Census Tract: 62.06

Traffic Zone: 193

Jurisdiction: City Council _____ District
 County Commission 7 District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Randall G. and Sandra Webb

Company: N/A

Address: 1729 Greenwell Rd

City: Knoxville State: TN Zip: 37938

Telephone: (865) 249-8997

Fax: _____

E-mail: papawrandy@comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Randall G. Webb

Company: N/A

Address: 1729 Greenwell Rd

City: Knoxville State: TN Zip: 37938

Telephone: (865) 249-8997

Fax: _____

E-mail: papawrandy@comcast.net

Requested Change

REZONING

FROM: Agriculture

TO: RA

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

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: [Signature]

PLEASE PRINT

Name: Randall G. Webb

Company: N/A

Address: 1729 Greenwell Rd

City: Knoxville State: TN Zip: 37938

Telephone: (865) 249-8997

E-mail: papawrandy@comcast.net

PROPOSED USE OF PROPERTY

Private Residential
(Build private home on
1725 Greenwell Rd Address)

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign(s) provided on the subject property on or before March 29th, consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature:



Printed name:

RANDALL G. WEBB

Date:

2/26/18

MPC/BZA File #:

4-K-18-RZ