

▶ **FILE #:** 4-N-18-RZ

**AGENDA ITEM #:** 51

**AGENDA DATE:** 4/12/2018

▶ **APPLICANT:** RILEY CHAUVIN-DUCHESNE

OWNER(S): Riley Chauvin-Duchesne

TAX ID NUMBER: 56 D A 013

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 8024 Collier Rd

▶ **LOCATION:** Northeast side Collier Rd., northwest side Helen Dr.

▶ **APPX. SIZE OF TRACT:** 2.05 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Collier Rd., a local street with 21' of pavement width within 50' of right-of-way, or Helen Dr., a local street with 18' of pavement width within 45' 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:** Residence and outbuildings

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, extension of RA from the southwest

HISTORY OF ZONING: None noted for this parcel. The property to the southwest was rezoned from A to RA in 2004 (11-H-04-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: Collier Rd., houses and vacant land / A (Agricultural)

East: Helen Dr., house / A (Agricultural)

West: Houses and vacant lots / RA (Low Density Residential) and PR (Planned Residential)

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 an extension of zoning from the southwest, 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, right-of-way dedications of 25 feet from the centerlines of Collier Rd. and Helen Dr. 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.

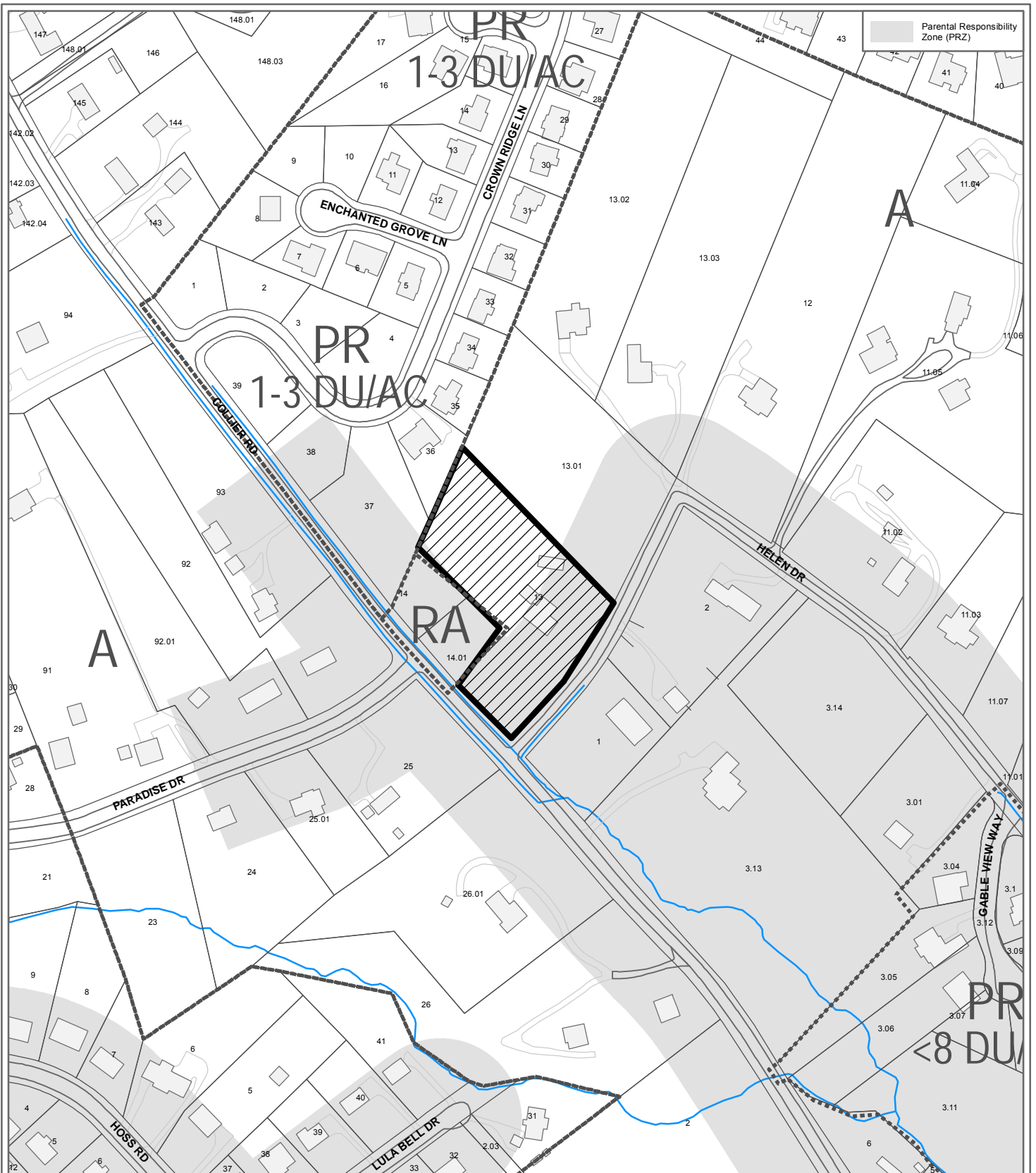
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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-N-18-RZ  
REZONING**

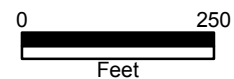
From: A (Agricultural)  
To: RA (Low Density Residential)



Petitioner: Chauvin-Duchesne, Riley

Map No: 56

Jurisdiction: County



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

REZONING  PLAN AMENDMENT

Name of Applicant: Riley Chauvin-Duchesne

Date Filed: 2/26/18 Meeting Date: 04-12-2018

Application Accepted by: James Reed

Fee Amount: \$500.00 File Number: Rezoning 4-N-18-RZ

Fee Amount: \_\_\_\_\_ File Number: Plan Amendment \_\_\_\_\_



PROPERTY INFORMATION

Address: 8024 Collier Rd
General Location: At intersection of Collier Rd & Helen Dr
Parcel ID Number(s): 056DA013

Tract Size: 2.05
Existing Land Use: Residence
Planning Sector: North County
Growth Policy Plan: Planned Growth
Census Tract: 61.04
Traffic Zone: 197
Jurisdiction: [X] County Commission 7 District

Requested Change

REZONING

FROM: Agricultural
TO: Residential RA

PLAN AMENDMENT

[ ] One Year Plan [ ] \_\_\_\_\_ Sector Plan
FROM: \_\_\_\_\_
TO: \_\_\_\_\_

PROPOSED USE OF PROPERTY

Density Proposed \_\_\_\_\_ Units/Acre
Previous Rezoning Requests: None

PROPERTY OWNER  OPTION HOLDER

PLEASE PRINT
Name: Riley Chauvin-Duchesne
Company: \_\_\_\_\_
Address: 8024 Collier Rd
City: Powell State: TN Zip: 37849
Telephone: 865-242-4542 865-776-0302
E-mail: signwithriley@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: Riley Chauvin-Duchesne
Company: \_\_\_\_\_
Address: 8024 Collier Rd
City: Powell State: TN Zip: 37849
Telephone: 865-776-0302
E-mail: signwithriley@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: \_\_\_\_\_
PLEASE PRINT
Name: Riley Chauvin-Duchesne
Company: \_\_\_\_\_
Address: 8024 Collier Rd
City: Powell State: TN Zip: 37849
Telephone: 865-776-0302
E-mail: signwithriley@gmail.com

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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Shannon Chauvin-Duchosne	8024 Collier Rd	Powell	TN	37849	✓	
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<del>Shannon Chauvin-Duchosne</del>						
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## 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 29, consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature: \_\_\_\_\_

Printed name: \_\_\_\_\_

Date: \_\_\_\_\_

MPC/BZA File #: \_\_\_\_\_



RILEY CHAUVIN-DULHESNE

2/26/18

4-N-18-RZ