

▶ **FILE #:** 8-F-18-RZ

**AGENDA ITEM #:** 33

**AGENDA DATE:** 8/9/2018

▶ **APPLICANT:** SARAH CLARK AND AMERICA'S HOME PLACE

OWNER(S): Sarah Clark

TAX ID NUMBER: 105 G K 004

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1612 Old Andes Rd

▶ **LOCATION:** Northwest side Andes Rd., northeast of Ivywood Ln.

▶ **APPX. SIZE OF TRACT:** 0.735 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andes Rd., a local street with 15' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

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

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

▶ **EXISTING LAND USE:** One dwelling

▶ **PROPOSED USE:** Additional dwelling

EXTENSION OF ZONE: Yes, extension of RA zoning from the east.

HISTORY OF ZONING: None noted

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

South: Andes Rd., vacant land / A (Agricultural)

East: House / RA (Low Density Residential)

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 a logical extension of zoning from the east, 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 Northwest 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 residential lots. The current A zoning requires a minimum lot size of one acre. RA zoning will allow this 0.73 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 Andes Rd. and Old Andes 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.

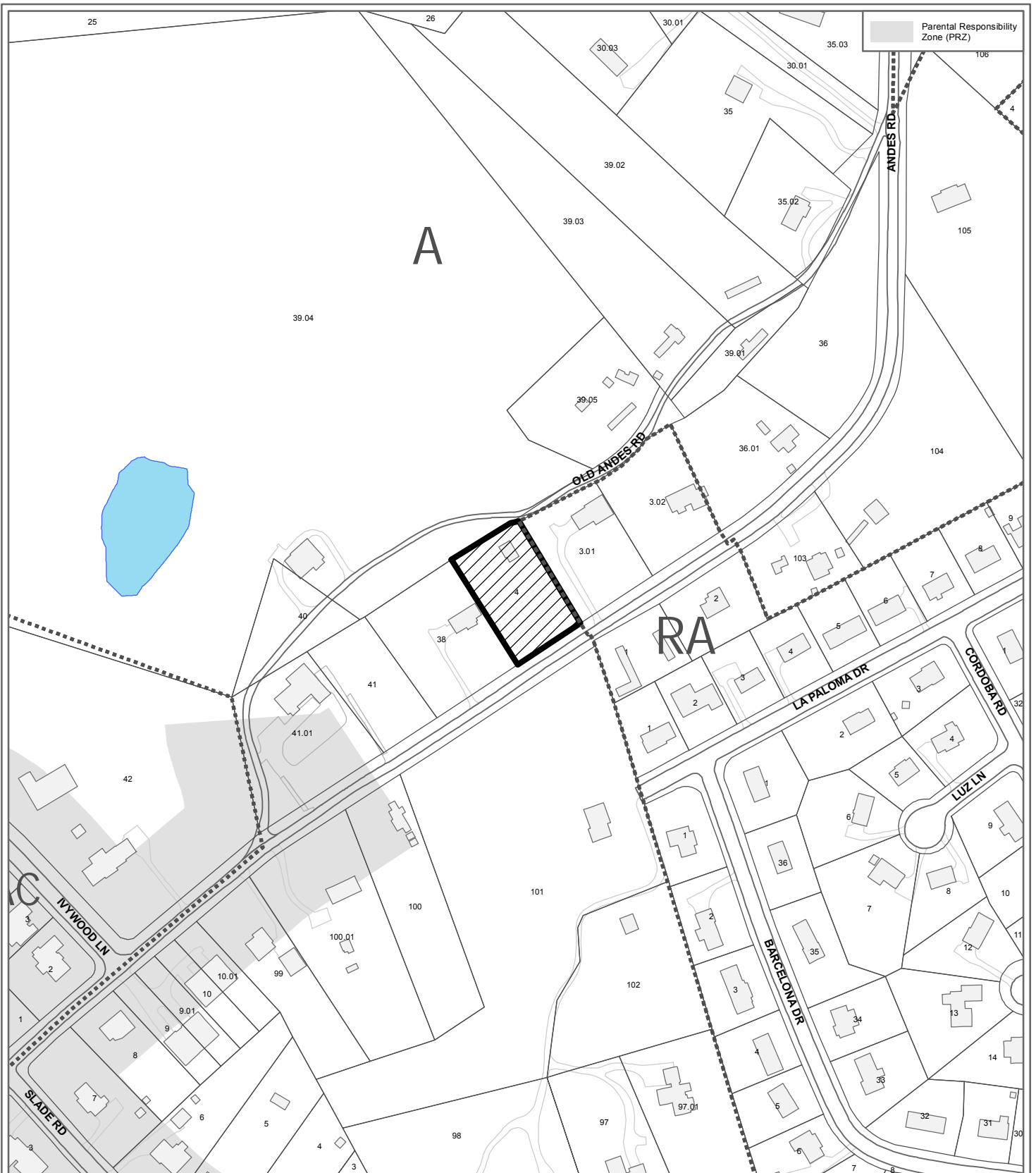
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest 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 9/24/2018. 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.



**8-F-18-RZ  
REZONING**

From: A (Agricultural)

To: RA (Low Density Residential)



Petitioner: Sarah Clark and America's Home Place

Map No: 105

Jurisdiction: County



Original Print Date: 7/19/2018      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



# REZONING      PLAN AMENDMENT

Name of Applicant: SARAH CLARK & AMERICA'S HOME PLACE

Date Filed: 6/25/2018 Meeting Date: AUGUST 9<sup>th</sup>, 2018

Application Accepted by: Marc Payne

Fee Amount: 511.00/100 File Number: Rezoning B-F-18-72

Fee Amount: N/A File Number: Plan Amendment N/A

**PROPERTY INFORMATION**

Address: 1612 OLD ANDES RD

General Location: KNOX COUNTY / CEDAR BLUFF  
NEED TO REZONE FOR (RA)

Parcel ID Number(s): 105GK004

Tract Size: .735 AC

Existing Land Use: AGRICULTURE

Planning Sector: LDR

Growth Policy Plan: Planned

Census Tract: 46.06

Traffic Zone: 225

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6 District

**Requested Change**

**REZONING**

FROM: AGRICULTURE

TO: RESIDENTIAL

**PLAN AMENDMENT**

One Year Plan     N/A Sector Plan

FROM: N/A

TO: N/A

**PROPOSED USE OF PROPERTY**

SINGLE FAMILY DWELLING

Density Proposed .735 AC Units/Acre

Previous Rezoning Requests: N/A

PROPERTY OWNER     OPTION HOLDER

PLEASE PRINT

Name: SARAH CLARK

Company: \_\_\_\_\_

Address: 4908 E. EMORY RD

City: KNOXVILLE State: TN Zip: 37938

Telephone: 865-924-6292

Fax: \_\_\_\_\_

E-mail: SVCLARK0612@GMAIL.COM

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: SHANE COX

Company: AMERICA'S HOME PLACE

Address: 3414 ADVENTURE LANE

City: KODAK State: TN Zip: 37764

Telephone: 865-465-0091

Fax: 865-465-0096

E-mail: SCOX@AMERICASHOMEPLACE.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: [Signature]

PLEASE PRINT

Name: SHANE COX

Company: AMERICA'S HOME PLACE

Address: 3414 ADVENTURE LANE

City: KNOXVILLE State: TN Zip: 37764

Telephone: 865-465-0091

E-mail: SCOX@AMERICASHOMEPLACE.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

SARAH CLARK

4908 E. EMORY RD, KNOXVILLE, TN 37938

