

▶ **FILE #:** 6-D-18-RZ

**AGENDA ITEM #:** 37

**AGENDA DATE:** 6/14/2018

▶ **APPLICANT:** ELITE CONSTRUCTION

OWNER(S): Alex Botezat

TAX ID NUMBER: 144 00404

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9801 George Williams Rd

▶ **LOCATION:** Northwest side George Williams Rd., northeast of Hidden Glen Ln.

▶ **APPX. SIZE OF TRACT:** 1.94 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via George Williams Rd., a major collector street with 20' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: George Williams Rd., houses / A (Agricultural) and PR (Planned Residential)

East: Residential subdivision / PR (Planned Residential)

West: House and vacant land / 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, subject to one condition.**

1. No more than two access drives will be permitted to George Williams Rd., regardless of the number of lots created from the parcel.

With the recommended condition, 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 Southwest 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 requested RA zoning will allow minimum lot sizes of 10,000 sq. ft., if connected to sanitary sewer.

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 1.94 acre site to be subdivided into lots smaller than one acre in size.
2. The impact to the street system will be minimal, especially with the recommended condition allowing only no more than two curbcuts on George Williams Rd. With the plat submitted to subdivide the property, a right-of-way dedication of 35 feet from the centerline of George Williams 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 Southwest 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 7/23/2018. 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.