

▶ **FILE #:** 6-L-18-RZ

AGENDA ITEM #: 45

AGENDA DATE: 6/14/2018

▶ **APPLICANT:** RANDALL R. SMITH

OWNER(S): Randall R. Smith

TAX ID NUMBER: 66 09101 & 09103

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS:

▶ **LOCATION:** Northeast side Cate Rd., northwest of W. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 2.3 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cate Rd., a minor 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:** Vacant land

▶ **PROPOSED USE:** Multiple detached dwellings

EXTENSION OF ZONE: Not an extension, but RA zoning is located about 500 feet to the north on similar tract on the same side of Cate Rd.

HISTORY OF ZONING: None noted

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

South: House and vacant land / A (Agricultural)

East: Vacant land / A (Agricultural)

West: Cate Rd., condominiums / PR (Planned Residential) at 1-5 du/ac

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 one access drive will be permitted to Cate 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 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 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 2.3 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 one curbcut on Cate Rd. With the plat submitted to subdivide the property, a right-of-way dedication of 30 feet from the centerline of Cate 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 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.