

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT

► **FILE #:** 5-G-18-RZ

AGENDA ITEM #: 33

POSTPONEMENT(S): 5/10/2018

AGENDA DATE: 6/14/2018

► **APPLICANT:** WILLBANKS, LLC

OWNER(S): Willbanks, LLC

TAX ID NUMBER: 68 H A 01201

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6339 Lacy Rd

► **LOCATION:** Southwest side Keck Rd., west side Lacy Rd.

► **APPX. SIZE OF TRACT:** 3.17 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Keck Rd., a local street with 19' pavement width within 50' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Fork Creek

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

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Residential

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / C-6 (General Commercial Park)

South: Vacant land / A (Agricultural)

East: Keck Rd., residential lots / RA (Low Density Residential)

West: Attached condominiums / RB (General Residential)

NEIGHBORHOOD CONTEXT: This area south of Callahan Dr., is developed with residential uses under A, RA and RB zoning. To the north, along Callahan Dr., are commercial uses, zoned C-6.

STAFF RECOMMENDATION:

► **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA zoning is consistent with the sector plan designation, is an extension of zoning from the east, 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 City 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 more than one residential lot for construction of detached housing. The current A zoning requires a minimum lot size of one acre. RA zoning will allow this site to be subdivided into lots smaller than one acre in size.
2. The impact to the street system will be minimal as far as trips per day. With the plat submitted to subdivide the property, right-of-way dedications of 25 feet from the centerlines of Keck Rd. and Lacy Rd. will be required. Both the City and County Engineering Departments have indicated that improvements will be needed to the intersection of Keck Rd. and Lacy Rd. in order to provide a safe and legal access point to the development. The reason for this is that the property along has about 75 feet of frontage on Keck Rd., which would not allow proper intersection spacing from the proposed development entrance to Lacy Rd. The applicant will be expected to work with the applicable Engineering Departments to address this issue prior to any subdivision plat approval. After review of possible options for this property in order to meet the MPC Subdivision Regulations, City of Knoxville ordinances and Knox County Ordinances, the review team has reached the conclusion there are 3 options for access of this property. They are the following: 1.) Either the City or County improves the intersection, which is unlikely due to the number of projects and available funding for both jurisdictions. Knox County's Strategic Transportation Plan does not show Keck Rd or Lacy Rd within the top 25 list for road improvements; 2.) The applicant improves the intersection to the City and County standards, which may include the purchasing of right-of-way from an adjacent property owner for a potential roundabout at the intersection of Lacy Rd. and Keck Rd.; or 3.) The applicant can purchase adjoining property to allow for better access and meet the intersection spacing requirements (there appears to be unused property directly north, which would allow for access along Keck Rd. to meeting intersection spacing).
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.

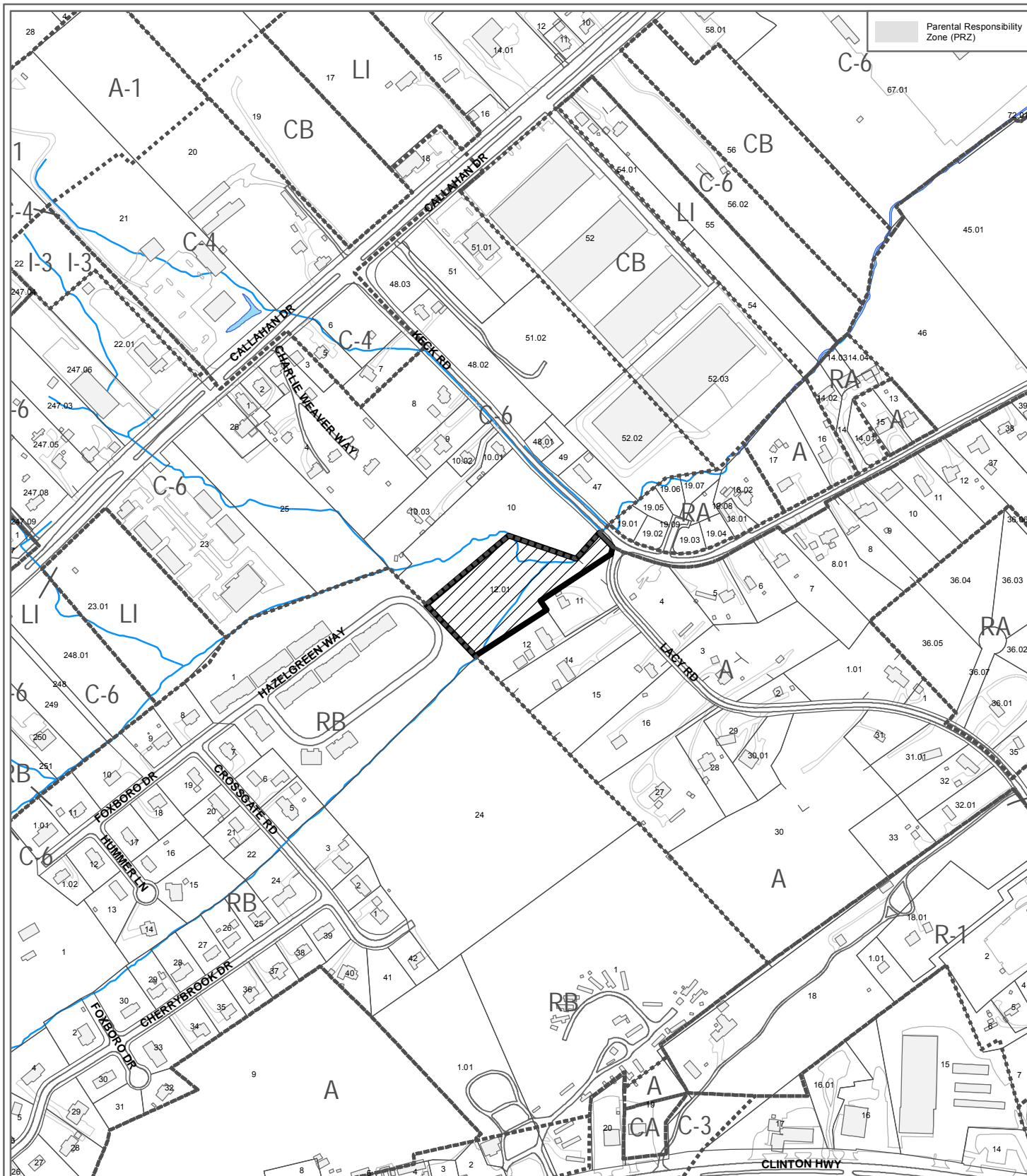
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest City 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.

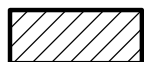
If approved, this item will be forwarded to Knox County Commission for action on 7/23/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**5-G-18-RZ
REZONING**

From: A (Agricultural)

To: RA (Low Density Residential)



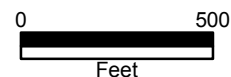
Original Print Date: 4/16/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised: 5/2/2018

Petitioner: Willbanks, LLC

Map No: 68

Jurisdiction: County



MPC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

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Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
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☒ REZONING

☐ PLAN AMENDMENT

Name of Applicant: Willbanks, LLCDate Filed: 4/2/18Meeting Date: May 10, 2018Application Accepted by: Jamer ReedFee Amount: \$1,000 File Number: Rezoning 5-G-18-RZ

Fee Amount: _____ File Number: Plan Amendment _____

RECEIVED

APR 02 2018

Metropolitan
Planning Commission

PROPERTY INFORMATION

Address: 6339 Lacy RoadGeneral Location: At the intersection of Keck Road
and Lacey RoadParcel ID Number(s): 068HA01201, ~~4001~~Tract Size: 3.17Existing Land Use: AgriculturalPlanning Sector: Northwest CityGrowth Policy Plan: Urban GrowthCensus Tract: 48Traffic Zone: 206Jurisdiction: ☐ City Council _____ District
☒ County Commission E6 7 District

Requested Change REZONING

FROM: ATO: RA

PLAN AMENDMENT

☐ One Year Plan ☐ _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

ResidentialDensity Proposed 1.5 Units/Acre

Previous Rezoning Requests: _____

☐ PROPERTY OWNER ☒ OPTION HOLDER

PLEASE PRINT

Name: Gary DuncanCompany: Willbanks, LLCAddress: 10700 Murdock DriveCity: Knoxville State: Tn Zip: 23932Telephone: 865 671-9196Fax: 865 671-9198E-mail: gduncan@sentinelbuilders.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: JB TurnmireCompany: AEMCAddress: 2111 Woodson DriveCity: Knoxville State: Tn Zip: 37920Telephone: 865 588-6355Fax: 865 588-4193E-mail: aemckxtn@bellsouth.net

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: JB TurnmireCompany: AEMCAddress: 2111 Woodson DriveCity: Knoxville State: TN Zip: 37920Telephone: 865 588-6355E-mail: aemckxtn@bellsouth.net

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.)

[illegible]