

▶ **FILE #:** 6-A-18-RZ

AGENDA ITEM #: 34

AGENDA DATE: 6/14/2018

▶ **APPLICANT:** SMOKY MOUNTAIN LAND SURVEYING, INC.

OWNER(S): Joseph Church

TAX ID NUMBER: 68 J A 006

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 751 Murray Dr

▶ **LOCATION:** Northwest side Murray Dr., northeast of Friendship Ln.

▶ **APPX. SIZE OF TRACT:** 1.8 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Murray Dr., a major collector street with 18' of pavement width within 35' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

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

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: No an extension of RA zoning, but the City's R-1 zoning is located to the south.

HISTORY OF ZONING: None noted

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

South: Murray Dr., houses / R-1 (Low Density Residential)

East: Duplexes / A (Agricultural)

West: House / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under A, RA, PR, RP-1 and R-1 zoning.

STAFF RECOMMENDATION:

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

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 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 two or more residential lots. The current A zoning requires a minimum lot size of one acre. RA zoning will allow this 1.8 acre site to be subdivided into lots smaller than one acre in size.
2. The impact to the street system will be minimal. With the plat submitted to subdivide the property, a right-of-way dedication of 30 feet from the centerline of Murray 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.

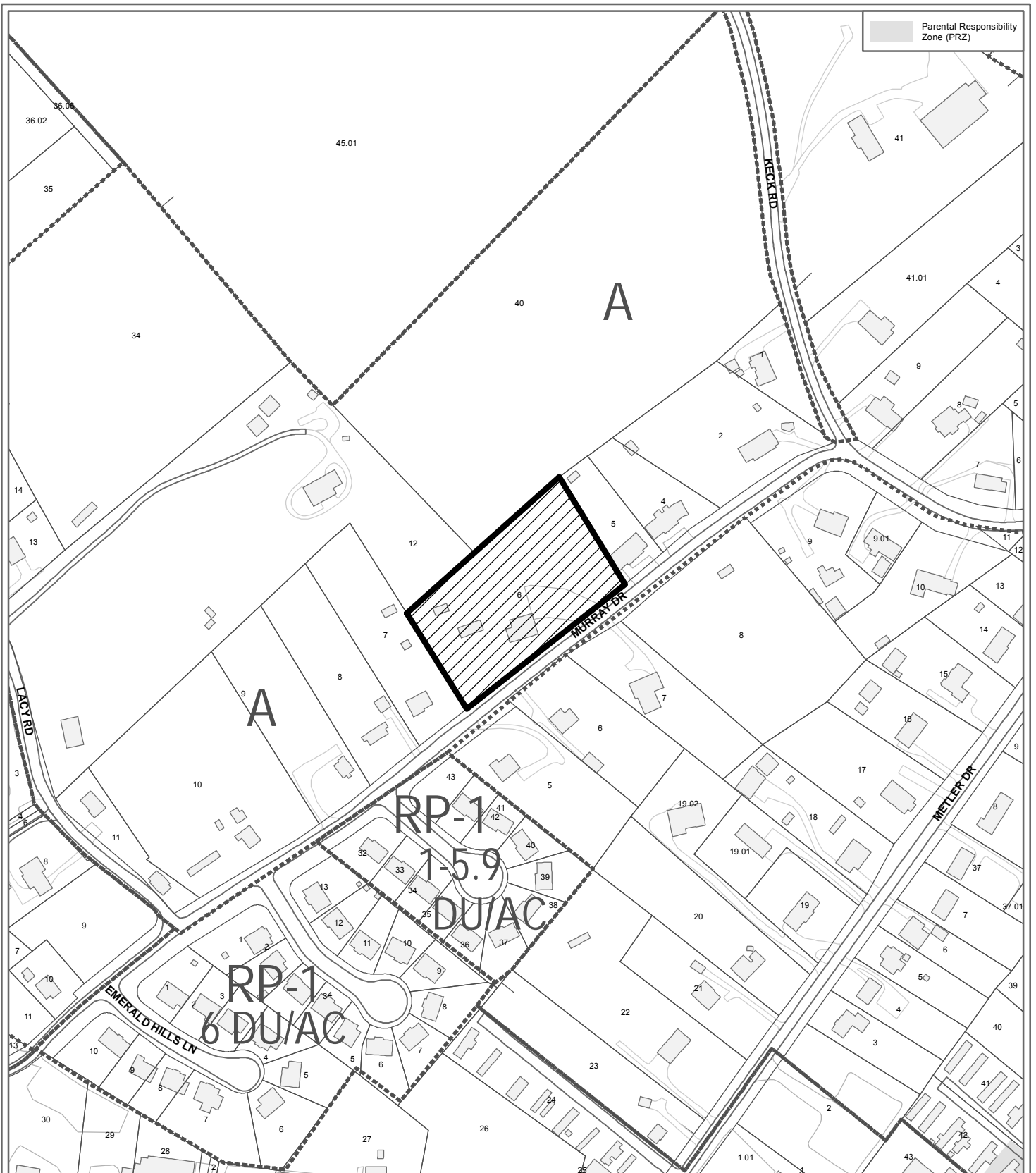
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The 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.



**6-A-18-RZ
REZONING**

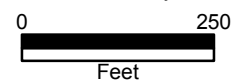
From: A (Agricultural)
To: RA (Low Density Residential)



Petitioner: Smoky Mountain Land Surveying, Inc.

Map No: 68

Jurisdiction: County



Original Print Date: 5/14/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

SP: LDR (hps)



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: Smoky Mtn. Land Surveying, Inc.

Date Filed: April 18, 2018 Meeting Date: June 14, 2018

Application Accepted by: M. Payne

Fee Amount: 500.00 File Number: Rezoning 6-A-18-RZ

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 751 Murray Drive
 General Location: Murray Dr. - NW Side - SW of Keck Rd.

Parcel ID Number(s): 068 JA006

Tract Size: ± 1.8 AC.
 Existing Land Use: Residential
 Planning Sector: LDR - NW City
 Growth Policy Plan: ~~UG~~ UG
 Census Tract: 48
 Traffic Zone: 206

Jurisdiction: City Council _____ District
 County Commission 7 District

Requested Change
REZONING

FROM: A
 TO: RA

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: N/A
 TO: A

PROPOSED USE OF PROPERTY
Residential

Density Proposed 1.7 Units/Acre
 Previous Rezoning Requests: N/A

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
 Name: Joseph Church
 Company: _____
 Address: 751 Murray Dr.
 City: Knoxville State: TN Zip: 37912
 Telephone: 865-232-2911
 Fax: _____
 E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Matthew Dawson
 Company: SMLS
 Address: P.O. Box 9691
 City: Knoxville State: TN Zip: 37940
 Telephone: 579-4075
 Fax: _____
 E-mail: mattjdawson@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: Matthew Dawson

PLEASE PRINT
 Name: Matthew Dawson
 Company: SMLS
 Address: P.O. Box 9691
 City: Knoxville State: TN Zip: 37940
 Telephone: _____
 E-mail: mattjdawson@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.)

Name	Address	City	State	Zip	Owner	Option
Joseph Church	751 Murray Dr.	Knoxville	TN	37912	X	