

▶ **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 one access drive 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 one curbcut 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.

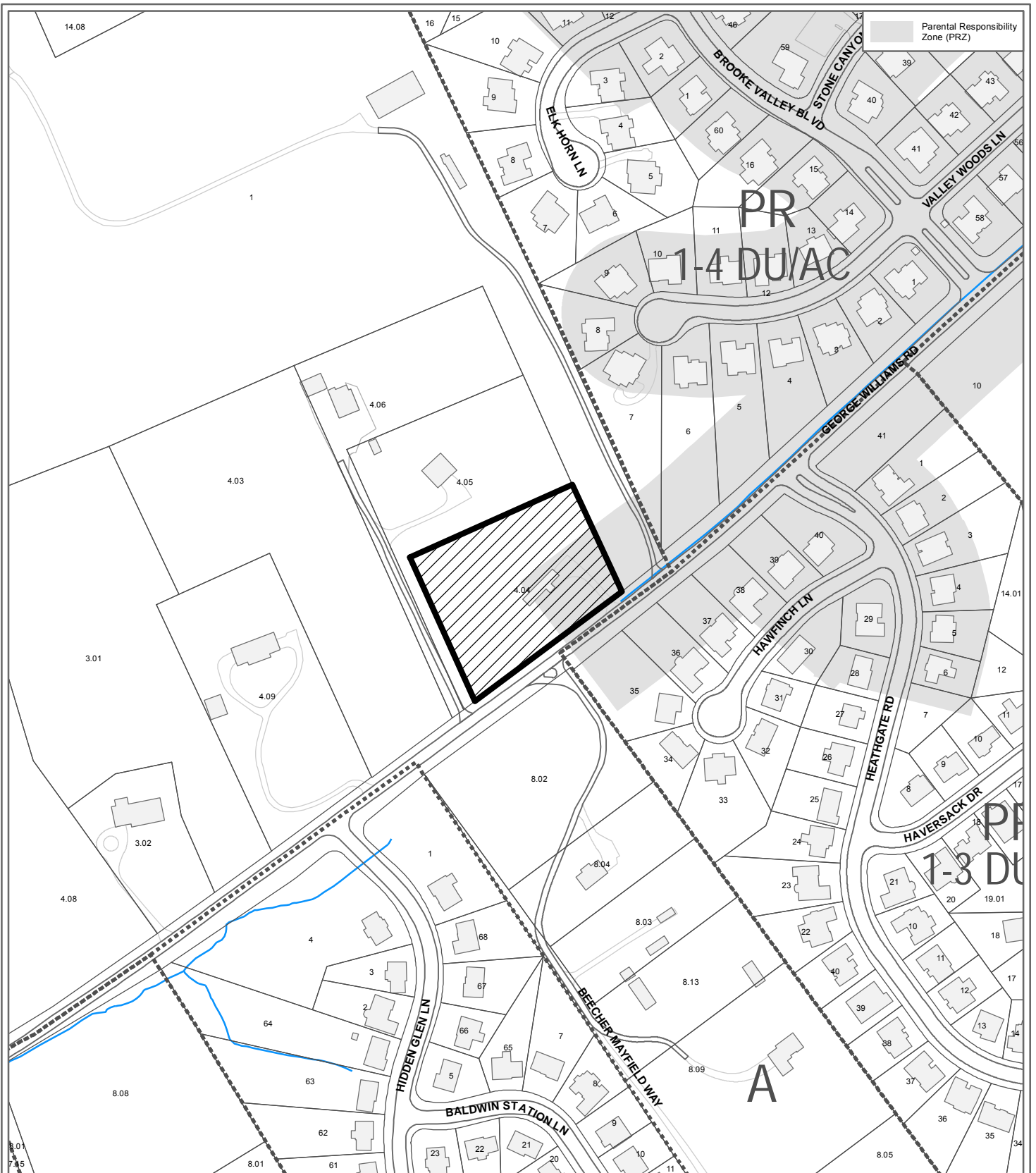
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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.



**6-D-18-RZ
REZONING**

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



Petitioner: Elite Construction

Map No: 144

Jurisdiction: County



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

KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 TENNESSEE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2600
 FAX • 215 • 2068
 www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: Elite Construction
 Date Filed: 4/25/18 Meeting Date: June meeting June 14, 2018
 Application Accepted by: James Reed
 Fee Amount: \$500 File Number: Rezoning 6-D-18-RZ
 Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION
 Address: 9801 George Williams Rd
 General Location: At intersection of Beecher Mayfield Way and N/Side of George Williams Rd
 Parcel ID Number(s): 144 00404
 Tract Size: 1.94 acres
 Existing Land Use: Vacant
 Planning Sector: Southwest County
 Growth Policy Plan: Planned Growth
 Census Tract: 57.06
 Traffic Zone: 171
 Jurisdiction: City Council _____ District
 County Commission 3 District

Requested Change
REZONING
 FROM: Agricultural
 TO: RA
PLAN AMENDMENT
 One Year Plan _____ Sector Plan
 FROM: _____
 TO: _____

PROPOSED USE OF PROPERTY
Single family Residential
 Density Proposed _____ Units/Acre
 Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**
 PLEASE PRINT
 Name: Alex Botezat
 Company: Elite Construction
 Address: 4318 Ball Camp Pike
 City: Knoxville State: TN Zip: 37921
 Telephone: 865-313-5695
 Fax: N/A
 E-mail: alex.botezat@gmail.com

APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: Alex Botezat
 Company: Elite Construction
 Address: 4318 Ball Camp Pike
 City: Knoxville State: TN Zip: 37921
 Telephone: 865-313-5695
 Fax: _____
 E-mail: alex.botezat@gmail.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: Alex Botezat
 Company: Elite Construction
 Address: 4318 Ball Camp Pike
 City: Knoxville State: TN Zip: 37921
 Telephone: 865-313-5695
 E-mail: alex.botezat@gmail.com



OLEG CHEBAN BROKER/CONSULTANT
 GRI, ABR, SRS, SRES, SFR, RENE,
 GREEN, CDPE, AHWD
 865-323-2487
 knoxvilleteamwork@yahoo.com



Wednesday, April 25, 2018

LOCATION

Property Address 9801 George Williams Rd
 Knoxville, TN 37922

Subdivision

County Knox County, TN

PROPERTY SUMMARY

Property Type Residential

Land Use Other-Res

Improvement Type Mobile Home

Square Feet 840

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 144 00404

Alternate Parcel ID 18220

Account Number

District/Ward COU

2010 Census Tract/Blk 57.08/1

Assessor Roll Year 2017



CURRENT OWNER

Name Kirby Phillip Allen Marcelyn

Mailing Address 5291 Matlock Bend Rd
 Loudon, TN 37774-5518

SALES HISTORY THROUGH 04/06/2018

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
1/29/1988		Kirby Phillip Allen & Marcelyn		Warranty Deed		1940/739
7/31/1975						1571/988

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2017	Assessment Year	2017		
Appraised Land	\$50,400	Assessed Land		Knox County	2.12
Appraised Improvements	\$6,600	Assessed Improvements			
Total Tax Appraisal	\$57,000	Total Assessment	\$14,260		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2017		\$302.00	\$302.00
2016		\$339.00	\$339.00
2015		\$339.00	\$339.00
2014		\$339.30	\$339.30
2013		\$339.30	\$339.30

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

http://kaarmis.crsdata.com/mis/property/~gtpb3DQ3ml1SDfpuAlXpqj46NgGEXha27~jv4CyHl5a7YO35ucHQ_

Type	Mobile Home	Condition	Poor For Age	Units
Year Built	1990	Effective Year	1990	Stories 1
BRs		Baths	F H	Rooms
Total Sq. Ft.	840			
Building Square Feet (Living Space)		Building Square Feet (Other)		
Manufactured Home 840				

- CONSTRUCTION

Quality	Fair	Roof Framing	Gable
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	Drywall
Floor System		Air Conditioning	
Exterior Wall	Hardboard	Heat Type	Heat Pump
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Other-Res	Lot Dimensions	
Block/Lot		Lot Square Feet	84,500
Latitude/Longitude	35.891066°/-84.101725°	Acreage	1.94

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Gas	Road Type	
Electric Source		Topography	
Water Source	Water	District Trend	
Sewer Source	Sewer	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	COU
Description			

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47093C0263F	05/02/2007

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