

► **FILE #:** 5-C-18-RZ

**AGENDA ITEM #:** 35

**AGENDA DATE:** 5/10/2018

► **APPLICANT:** WILLIAM A. SMITH

OWNER(S): Allan Smith

TAX ID NUMBER: 37 097

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1301 Greenwell Dr

► **LOCATION:** North side Greenwell Dr., east side Pedigo Rd.

► **APPX. SIZE OF TRACT:** 0.75 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Greenwell Dr., a minor collector street with 18' of pavement width within 50' of right-of-way, or Pedigo Rd., a major collector street with 21' of pavement width within 40' 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:** Residence

► **PROPOSED USE:** Two residential lots

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: Greenwell Dr., vacant land / A (Agricultural)

East: House / A (Agricultural)

West: Pedigo Rd., house and vacant land / House / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under Agricultural, RA and PR 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 North 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 residential lots and has already submitted an administrative plat to do so. The current A zoning requires a minimum lot size of one acre. RA zoning will allow this 1 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, right-of-way dedications of 30 feet from the centerline of Greenwell Dr. and 35 feet from the centerline of Pedigo 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.

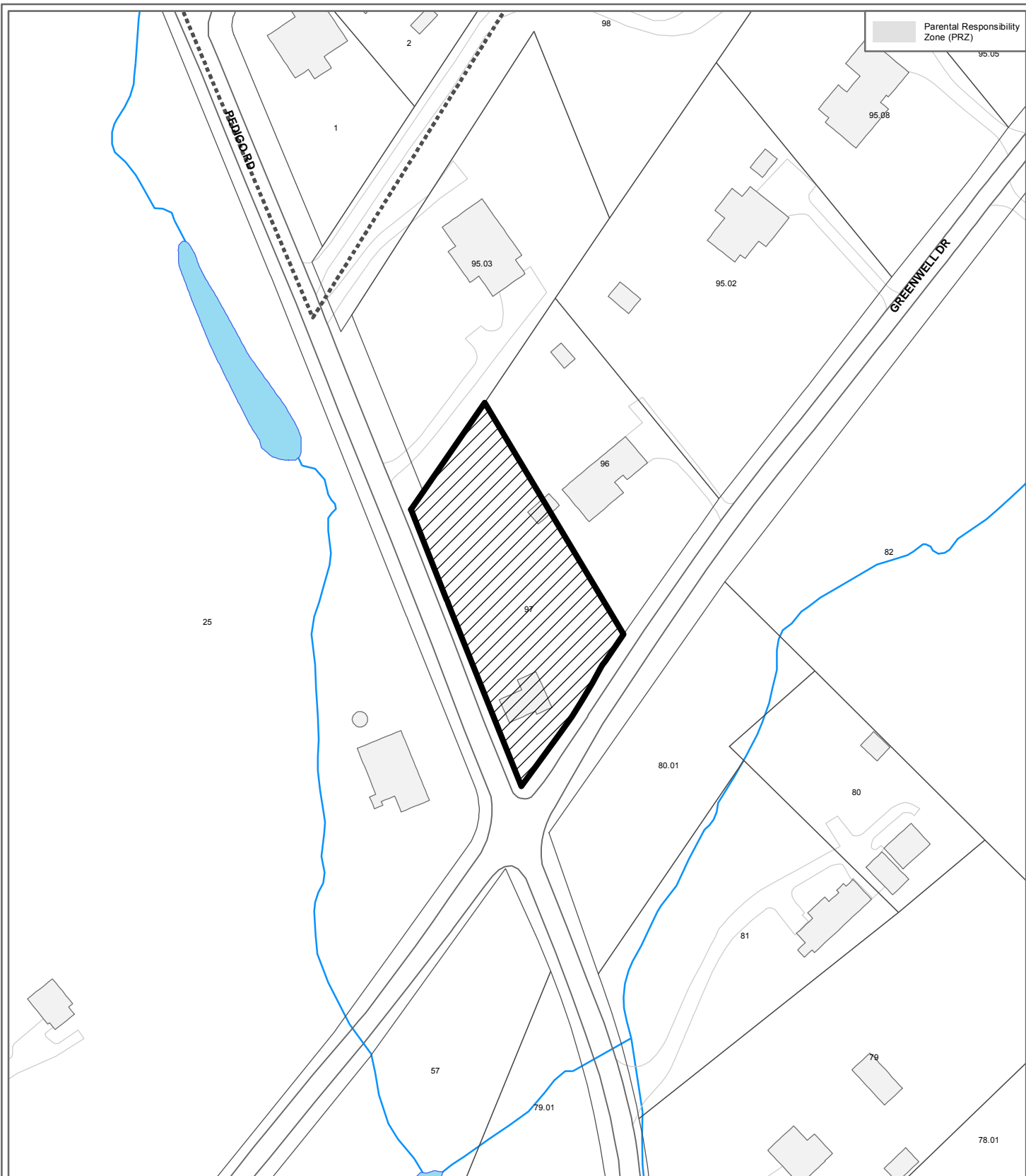
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North 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.

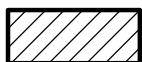
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/25/2018. 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-C-18-RZ  
REZONING**

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



Petitioner: Smith, William A.

Map No: 37  
Jurisdiction: County



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

SP: LDR

KNOXVILLE-KNOX COUNTY

# M P C

METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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

## REZONING      PLAN AMENDMENT

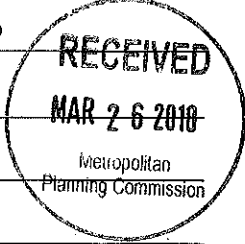
Name of Applicant: William A Smith

Date Filed: March 26 2018 Meeting Date: May 10 2018

Application Accepted by: M Payne

Fee Amount: \$500.00 File Number: Rezoning 5-C-18-RZ

Fee Amount: 4 File Number: Plan Amendment 4



**PROPERTY INFORMATION**

Address: 1301 Greenwell Drive

General Location: 1/2 Pedigo Rd  
1/2 Greenwell Dr.

Parcel ID Number(s): 037 097

Tract Size: 32,833 +/-

Existing Land Use: Residential

Planning Sector: North County

Growth Policy Plan: Planned

Census Tract: 62.06

Traffic Zone: 193

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 7th District

PROPERTY OWNER     OPTION HOLDER

PLEASE PRINT

Name: Allan Smith

Company: \_\_\_\_\_

Address: 8160 Conner Rd

City: Powell State: TN Zip: 37849

Telephone: 865-740-2486

Fax: \_\_\_\_\_

E-mail: allan7803smith@gmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Allan Smith

Company: \_\_\_\_\_

Address: 8160 Conner Rd

City: Powell State: TN Zip: 37849

Telephone: 865-740-2486

Fax: \_\_\_\_\_

E-mail: allan7803smith@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: Allan Smith

PLEASE PRINT

Name: Allan Smith

Company: \_\_\_\_\_

Address: 8160 Conner Rd

City: Powell State: TN Zip: 37849

Telephone: 865-740-2486

E-mail: allan7803smith@gmail.com

**Requested Change**

**REZONING**

FROM: A

TO: RA

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**PROPOSED USE OF PROPERTY**

Creating two lots zoned RA  
Admin Plot 3-Y-18 was submitted  
as well. (Approval Pending upon RZ approval)

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_