

► **FILE #:** 9-B-18-RZ

AGENDA ITEM #: 38

AGENDA DATE: 9/13/2018

► **APPLICANT:** DAVID ROBERTS / AMANDA WEBB

OWNER(S): David Roberts / Amanda Webb

TAX ID NUMBER: 50 I B 034 & 035

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6016 Edmondson Ln

► **LOCATION:** South side Edmondson Ln., east of Happy Acres Rd.

► **APPX. SIZE OF TRACT:** 2.5 acres

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Access is via Edmondson Lane, a local street, with a right-of-way width of 49' feet and a pavement width of 50' feet.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

► **PRESENT ZONING:** PR (Planned Residential)

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Single detached residence

EXTENSION OF ZONE: This is an extension of the surrounding A (Agricultural) zoning to the north, west and east.

HISTORY OF ZONING: This property was zoned from A (Agricultural) to PR up to 5 du/ac in 2007

SURROUNDING LAND USE AND ZONING: North: Single family residential homes and vacant land / A (Agricultural)

South: Single family residential homes / PR (Planned Residential) up to 5 du/ac

East: Single family residential homes and vacant land / A (Agricultural)

West: Single family residential homes and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: Single family residential with densities ranging from less than 1 du/acre to 4-5 du/acre.

STAFF RECOMMENDATION:

► **RECOMMEND that County Commission APPROVE A (Agricultural).**

A (Agricultural) zoning is consistent with the Northeast County Sector Plan's proposed land use designation recommending Low Density Residential and Hillside Protection for this area. The parcels were previously zoned A (Agricultural) before the 2007 rezoning to PR (Planned Residential) up to 5 du/ac.

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. A (Agricultural) zoning is less intense than the existing zoning of PR (Planned Residential) up to 5 du/ac.
2. A (Agricultural) uses are compatible with the surrounding land use and zoning pattern of A (Agricultural), PR (Planned Residential) and RA (Low Density Residential) zoning.
3. The density of the A (Agricultural) zone is limited to 1 dwelling unit per acre and is less dense than the existing zoning of PR up to 5 dwelling units per acre.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The recommended A (Agricultural) zoning district allows a wide range of agricultural and related uses, including residential for low population densities.
2. Based on the above description and intent of A (Agricultural) zoning, this property is appropriate to be rezoned to A (Agricultural), as requested.
3. The requested A (Agricultural) zoning requires a minimum 1 acre lot size.

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 recommended A (Agricultural) zoning is compatible with the surrounding land uses and zoning pattern.
2. A (Agricultural) zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle traffic generated by allowing agricultural and low density residential uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AN 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 Northeast County Sector Plan proposes Low Density Residential and Hillside/Ridgetop Protection Area, consistent with the requested A (Agricultural) zoning.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The recommended A (Agricultural) zoning does not present any apparent conflicts with any other adopted plans.

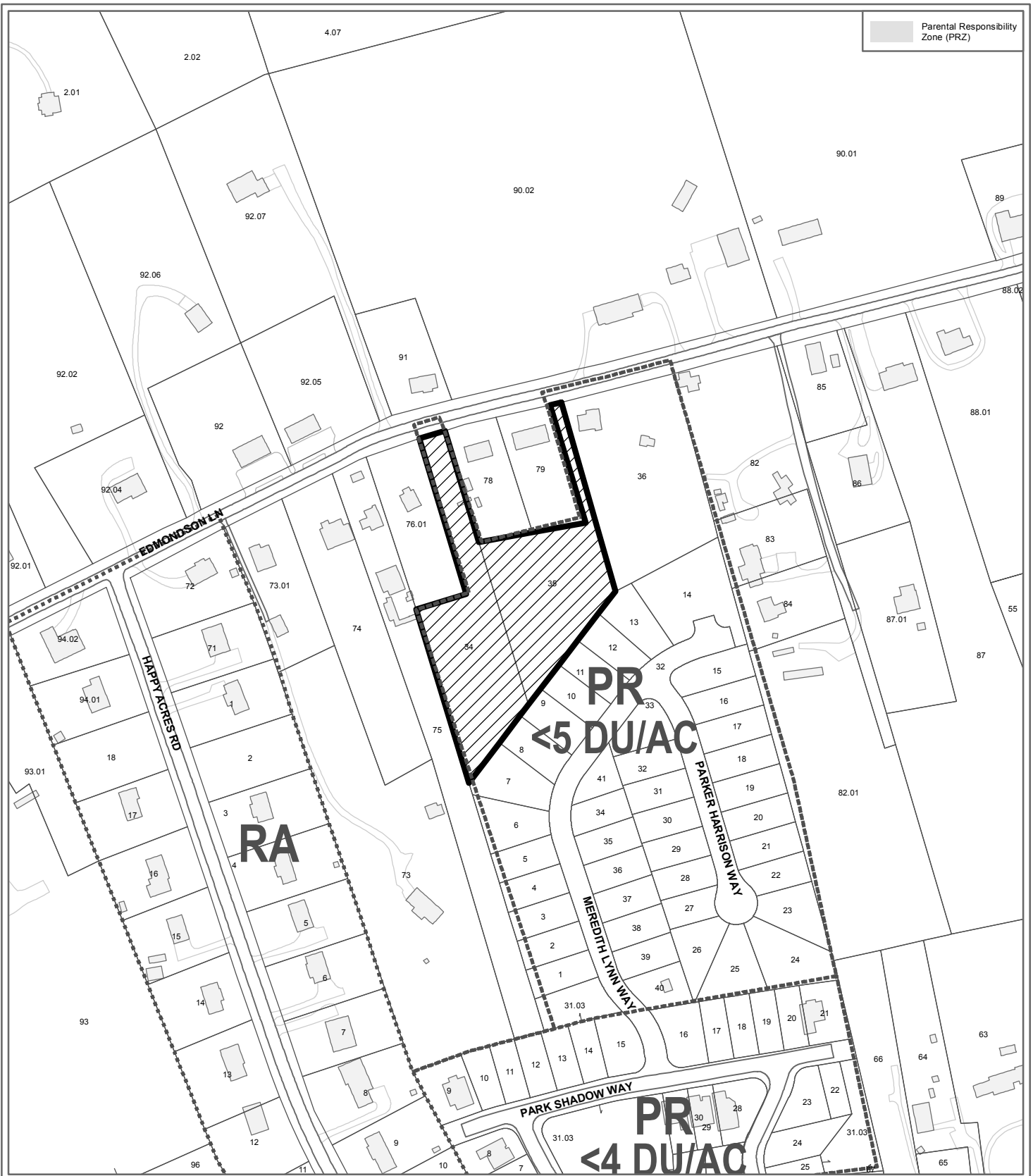
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 1 (public school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs Elementary.

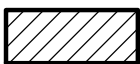
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 10/22/2018. 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 to appeal an MPC decision in the County.



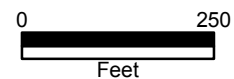
**9-B-18-RZ
REZONING**

Petitioner: David Roberts / Amanda Webb



From: PR (Planned Residential)
To: A (Agricultural)

Map No: 50
Jurisdiction: County



Original Print Date: 8/15/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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: David Roberts / Amanda Webb

Date Filed: 7/20/2018 Meeting Date: 9/13/2018

Application Accepted by: Marc Payne

Fee Amount: \$ 500.00/100 File Number: Rezoning 9-B-18-RZ

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 6016, 6024 Edmonson Lane
 General Location: 3/3 Edmonson Lane, due east of Happy Acres Rd

Parcel ID Number(s): 050IB034
050IB035

Tract Size: 2 tracts 2.5 ac +/- Total
 Existing Land Use: Vacant
 Planning Sector: Northeast County
 Growth Policy Plan: Urban
 Census Tract: 52.01
 Traffic Zone: 135
 Jurisdiction: City Council _____ District
 County Commission 8th District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
 Name: David Roberts / Amanda Webb
 Company: _____
 Address: 4928 Shannon Run Drive
 City: Knoxville State: TN Zip: 37918
 Telephone: 865-621-3673
 Fax: 865-244-1090
 E-mail: David.Roberts@ReddyExecutive.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: David Roberts / Amanda Webb
 Company: _____
 Address: 4928 Shannon Run Drive
 City: Knoxville State: TN Zip: 37918
 Telephone: 865-621-3673
 Fax: 865-244-1090
 E-mail: David.Roberts@ReddyExecutive.com

Requested Change
REZONING

FROM: PR <5 du/ac
 TO: A

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: N/A
 TO: N/A

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: David Roberts
 PLEASE PRINT
 Name: David Roberts
 Company: _____
 Address: 4928 Shannon Run Drive
 City: Knoxville State: TN Zip: 37918
 Telephone: 865-621-3673
 E-mail: David.Roberts@ReddyExecutive.com

PROPOSED USE OF PROPERTY
Single Family Residence

Density Proposed 1 Units/Acre
 Previous Rezoning Requests: _____
Property was rezoned From A to PR
11-3-07-RZ

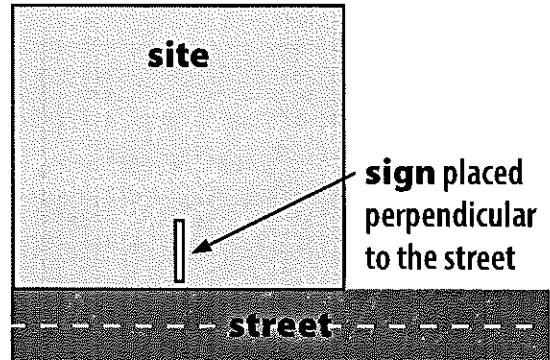
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

8/29/18 and 9/14/18
(15 days before the MPC meeting) (the day after the MPC meeting)

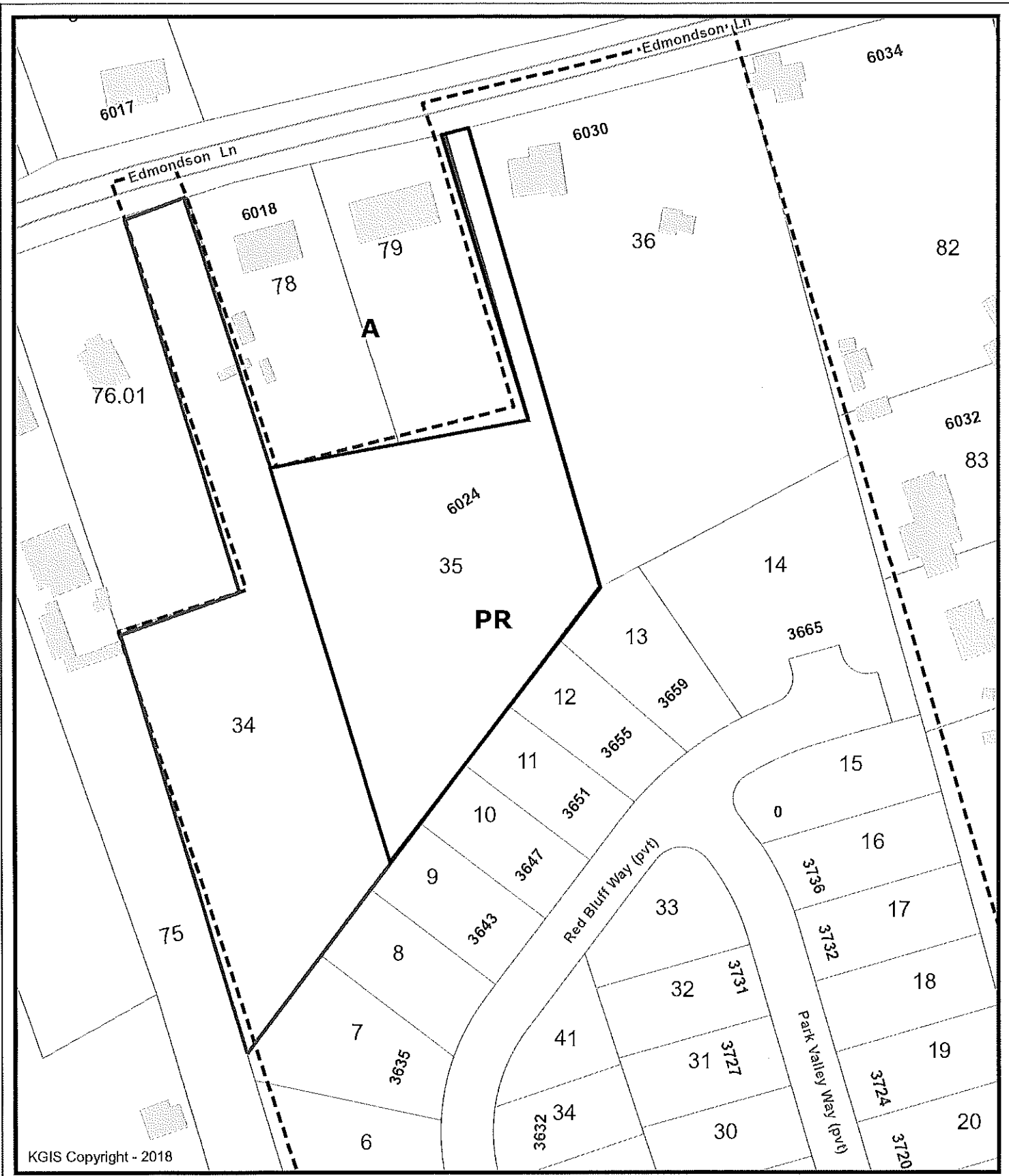
Signature: David Roberts

Printed Name: David Roberts

Phone: 965-621-3673 Email: DavidRoberts@RealtyExecutives.com

Date: 7/20/18

MPC File Number: 9-B-18-RZ



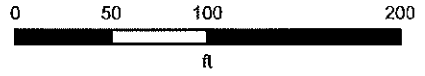
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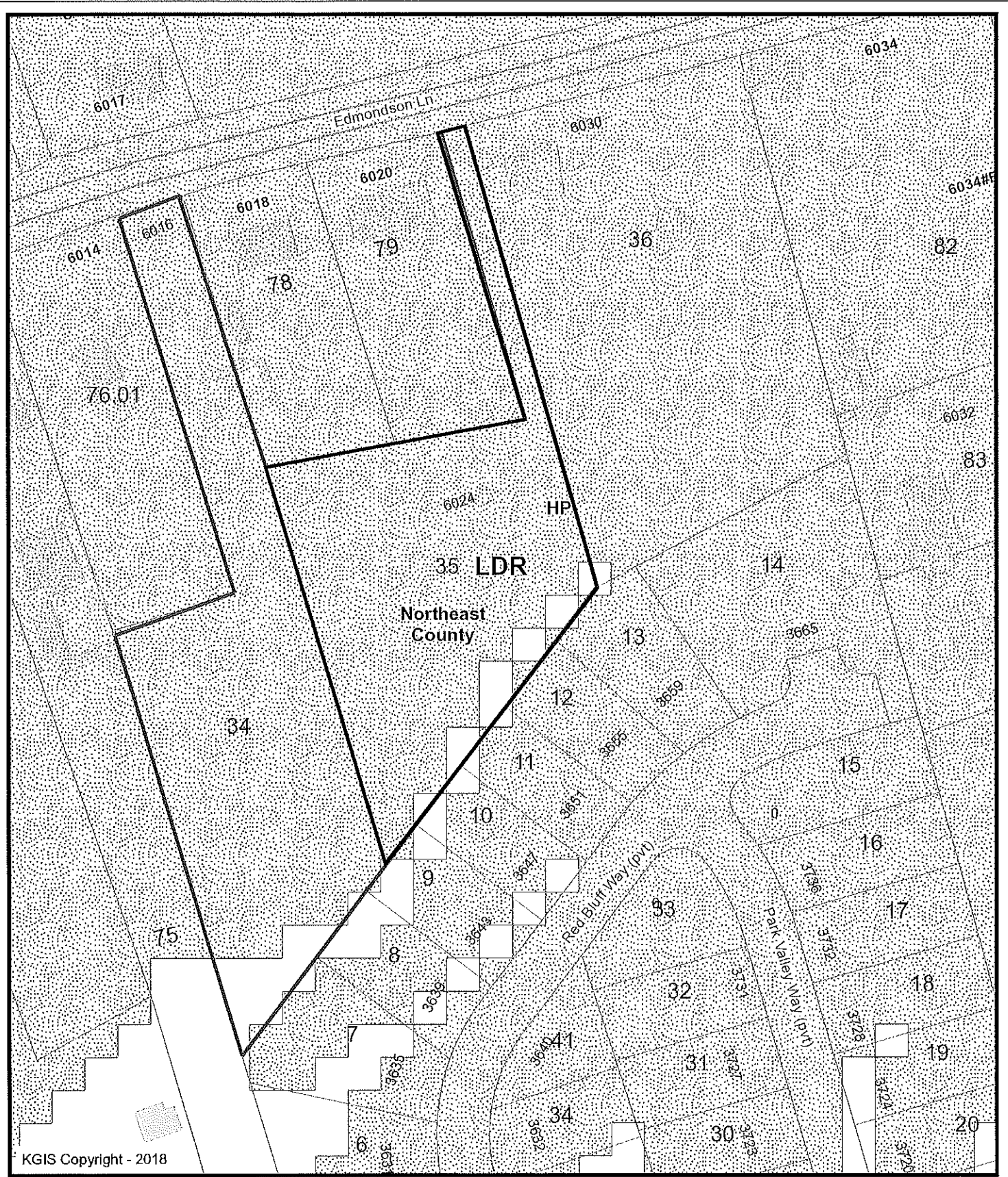
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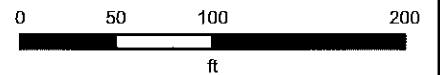


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