

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTH COUNTY SECTOR PLAN AMENDMENT

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

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File Number: 1-K-17-RZ **Related File Number:** 1-H-17-SP
Application Filed: 11/28/2016 **Date of Revision:**
Applicant: R2R STUDIO, LLC (JESSALYN FRISKE)

PROPERTY INFORMATION

General Location: South side Valgro Rd. east of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 138 27406 **Jurisdiction:** County
Size of Tract: 5.39 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Outdoor airsoft facility
Surrounding Land Use:
Proposed Use: Outdoor and indoor airsoft facility (indoor in existing building at 8907 Valgro Rd.) **Density:**
Sector Plan: South County **Sector Plan Designation:** BP-1
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8822 Valgro Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: EC (Employment Center)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: 3-D-13-RZ/3-A-13-SP
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: BP-1 (Business Park Type 1)
Requested Plan Category: AG (Agricultural)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

Staff Recomm. (Full): The requested Agricultural zoning is a logical extension of zoning from the south and west and it reverts the property back to its original zoning prior to 2013.

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. Agricultural zoning is an extension of zoning from two sides and re-establish the previous zoning that was in place on the property prior to 2013.
2. Current access to the site is from Valgro Rd., which is classified as a local street. Valgro Rd. is currently used to provide access to a number of businesses in the area.
3. The proposed use as an airsoft outdoor recreational facility will require use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues, such as traffic circulation, layout, parking, landscape buffering, drainage and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

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

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Considering the surrounding zoning pattern and land use pattern, the subject property is appropriate for A (Agricultural) zoning, as requested.

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 zoning will allow the opportunity to seek MPC approvals in order to bring the current use of the property into conformance with zoning.
2. The proposed A zoning is less intense than the current EC zoning, so should have less impact on the surrounding area.
3. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site, if necessary.

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. With the recommended amendment of the South County Sector Plan map to AG, the requested A zoning is consistent with the sector plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Agricultural zoning is appropriate in the Rural Area.
3. The proposed rezoning is not in conflict with any adopted plans for the area.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved **Meeting Date:** 1/12/2017

Details of Action:

Summary of Action: Recommend the Knox County Commission approve A (Agricultural) zoning.

Date of Approval: 1/12/2017 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/27/2017 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**