

CASE SUMMARY

APPLICATION TYPE: REZONING

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: 10-D-12-RZ **Related File Number:**
Application Filed: 8/21/2012 **Date of Revision:**
Applicant: HUNTER VALLEY FARM

PROPERTY INFORMATION

General Location: Northwest side Hunter Valley Ln., northeast of Tedford Ln.
Other Parcel Info.:
Tax ID Number: 155 PART OF 04406 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 1.7 acres
Accessibility: Access is via Hunter Valley Ln., a local street with 23' of pavement width within the larger right of way of the adjacent Interstate 140.

GENERAL LAND USE INFORMATION

Existing Land Use: Horse stables
Surrounding Land Use:
Proposed Use: Barn event facility **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with rural residential and agricultural uses under A zoning. Some commercial uses are located within view of the site to the north across Bluegrass Lake, zoned CA, along S. Northshore Dr.

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

Street: 9111 Hunter Valley Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: T (Transition)
Previous Requests: Portions of parcel were rezoned in 2009 and 2010 (5-A-09-RZ, 8-E-10-RZ).
Extension of Zone: Yes, extension of T zoning from the west
History of Zoning: Two other portions of the site have previously been rezoned to Transition with conditions (5-A-09-RZ, 8-E-10-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variations 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 T (Transition) zoning, limited to use as an event facility, subject to use on review development plan approval of the use by MPC.

Staff Recomm. (Full): Transition zoning would allow the current use of a portion of this parcel as an event facility with associated parking to be expanded to include the horse stables within the subject property, with the approval of a use on review development plan by MPC. The transition zone requires use on review approval for all development. This will offer the opportunity for public comment on this use.

Comments: There is an event facility with associated parking located within the area of this parcel already zoned T. The reason for this proposed expansion of the Transition zoning is to allow horse stables on the site to also host events. A revised development plan will need to be approved by MPC before any events can be held in the horse stable area. The development plan will likely expand on the already approved use on review plan (8-C-11-UR), which was approved by MPC on September 8, 2011.

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. The proposed T zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. T zoning is appropriate at this location which faces commercial uses on the opposite side of Bluegrass Lake to the north (about 400 feet).
3. T zoning requires use on review approval for all development, so the applicant will have to apply for use on review approval of a development plan for the site. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, layout, signage, 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. The T (Transition) zone, as described in the zoning ordinance, is intended to insure the development of land adjacent to residential areas into a transition zone between other types of commercial and residential classifications and which will promote the public health, safety, morals, and general welfare of the citizens of Knox County.
2. Further, the purpose is to allow types of commercial uses which are not major traffic generators, and would not open the area to objectionable types of commercial uses, as well as have a transition zone that will be compatible with adjacent residential areas.
3. Based on the above general intent, this site is appropriate for Transition zoning. The site is located within view of commercial development to the north and near office development to the west. This use of the site for an event facility would appear to be an appropriate transitional use.

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 proposal would have no impact on schools. The impact on the street system will be minimal, as increased traffic will only be apparent when there is an event being held.
2. As part of the required use on review process, staff and MPC will have the opportunity to impose conditions on the development which will help to minimize the impact to adjacent properties.
3. Water utilities are in place to serve this site. Sanitary sewer is not available.

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 agricultural and rural residential uses and stream protection for this site. Staff has determined that the Transition zone may be considered on a case by case basis within this plan designation without a plan amendment.
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan. The Transition zone is an acceptable zone to be considered within the Rural Area.
3. Approval of this request could lead to future requests for Transition zoning in the area. These applications would be reviewed on a case by case basis.
4. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 10/11/2012

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission approve T (k) (Transition) zoning limited to use as an event facility subject to use on review development plan approval of the use by MPC.

Date of Approval: 10/11/2012 **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: 11/19/2012

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: