

# 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-J-15-RZ                      **Related File Number:**  
**Application Filed:** 8/20/2015              **Date of Revision:**  
**Applicant:** STEVENS ESTATE

### PROPERTY INFORMATION

**General Location:** North side Oak Ridge Hwy., east of Karns Valley Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 90 012    **Jurisdiction:** County  
**Size of Tract:** 3.2 acres  
**Accessibility:** Access is via Oak Ridge Hwy., a major arterial street with 24' of pavement width within 100' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Residential    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** STPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with rural and low density residential uses, along with a community sports park, under A, PR and RA zoning.

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

**Street:** 8008 Oak Ridge Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** OA (Office Park) & F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural) & F (Floodway)  
**Previous Requests:** 9-F-07-RZ/9-D-07-SP  
**Extension of Zone:** Yes, extension of A zoning from the south and east  
**History of Zoning:** A sector plan amendment to O and rezoning to OA was approved in 2007 (9-O-07-SP/9-F-07-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

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) and F (Floodway) zoning.

Staff Recomm. (Full): A downzoning to the Agricultural zone allows compatible uses with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site. The current Northwest County Sector Plan proposes office uses for the site, but the sector plan update, currently in process, proposes low density residential uses.

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 compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
- 2. Most of the surrounding area is zoned Agricultural, including properties to the south, east and west of the site.
- 3. The proposed Agricultural zoning is consistent with the updated Northwest County Sector Plan proposal for the site.

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

- 1. Agricultural zoning allows for farming, agriculture and horticulture, including the keeping of livestock. It also allows residential development on one-acre minimum lot sizes.
- 2. Based on the above description, this site is appropriate for Agricultural zoning.

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. Public water and sewer utilities are available in the area, but may need to be extended in order to serve this site. Sanitary sewer may not be necessary to meet the wastewater needs for this particular site.
- 2. The potential impact to the street system is lessened with the proposed rezoning to Agricultural zoning.
- 3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.

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 current Northwest County Sector Plan proposes office uses for the site, consistent with the current OA zoning. However the updated sector plan will propose low density residential uses and stream protection for the site, consistent with the requested A and F 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 is not likely to lead to future requests for Agricultural zoning in the area, as most surrounding properties are already zoned Agricultural.

Action: Approved

Meeting Date: 10/8/2015

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission approve A (Agricultural) and F (Floodway).

Date of Approval: 10/8/2015

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: 11/16/2015

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: