

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-A-22-RZ **Related File Number:**
Application Filed: 8/29/2022 **Date of Revision:**
Applicant: GABRIEL W RATCLIFFE

PROPERTY INFORMATION

General Location: West side of Piney Grove Church Rd, south of Robinson Rd, north of Chastity Way
Other Parcel Info.:
Tax ID Number: 106 A A 00902 **Jurisdiction:** City
Size of Tract: 1.06 acres
Accessibility: Access is via Piney Grove Church Rd, a major collector with a 22-ft pavement width within a 54 to 57-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is in a wooded residential area comprised of large to medium-sized single-family lots and multifamily subdivisions.

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

Street: 2031 PINEY GROVE CHURCH Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning: A-1 (General Agricultural)
Requested Zoning: AG (General Agricultural)
Previous Requests:
Extension of Zone: Yes, it is an extension.
History of Zoning: This property was rezoned in 2005 from A-1 (General Agricultural) to R-1A (Low Density Residential). (7-L-05-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the AG (Agricultural) district because it is consistent with adjacent development and adopted plans for the area.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 subject property's RN-1 (Single-Family Residential Neighborhood) zoning district is an outlier within a cohesive and long-standing AG (Agricultural) zoned area. The property did have agricultural zoning until 2005, when it was rezoned from the A-1 (General Agricultural) district to the R-1A (Low Density Residential) district.
2. The subject property was recently replatted and merged with two adjoining parcels zoned AG. It is through these parcels that the subject property has access to the public right-of-way. Restoring AG zoning to this property is a logical extension of existing permitted land uses.

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

1. The AG zone is intended to permit lands best suited for agriculture to be used for agricultural purposes. Its purpose is to prevent the encroachment of incompatible land uses on farm lands and protect the physical and economic well-being of agricultural operations, which comprise an important part of the local economy.
2. The dimensional standards for the AG zoning district list a minimum lot area of 5 acres. Although the subject parcel is only 1.06 acres in size, it has been replatted to combine it with two other AG-zoned lots which, together, amount to 3 acres. Rezoning the subject property to the AG district would decrease the existing dimensional nonconformity, by increasing the total AG-zoned area from approximately 2 to 3 acres. This is consistent with Article 17.3.D of the City's Zoning Ordinance pertaining to lot consolidation of nonconforming lots.
3. The proposed rezoning brings the total property closer to compliance with the dimensional standards of the zoning ordinance. Returning the subject property to its original agricultural zoning would also reverse an encroachment of residential land use in an AG area, and protect future agricultural operations. In these ways, the requested rezoning is consistent with the intent of the zoning ordinance.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The property is separated from an adjacent townhouse development to the south by a privacy fence, and there are several other AG-zoned properties abutting to this residential community as well. There are no adverse impacts anticipated to occur with a minor extension of the AG zoning district at this location.

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 proposed zoning is permitted in the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan and the One Year Plan.

2. Rezoning to the AG district would not be in conflict with the General Plan or any other adopted plans.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. There is ample infrastructure capacity for this proposed downzoning, and development permitted in the AG district is not anticipated to cause a strain on existing community facilities or utilities.

Action: Approved **Meeting Date:** 10/5/2023

Details of Action:

Summary of Action: Approve the AG (Agricultural) district because it is consistent with adjacent development and adopted plans for the area.

Date of Approval: 10/5/2023 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/14/2023 **Date of Legislative Action, Second Reading:** 11/28/2023

Ordinance Number: **Other Ordinance Number References:** O-157-2023

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

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

Amendments: **Amendments:**

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