

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-C-02-RZ                      **Related File Number:**  
**Application Filed:** 10/7/2002              **Date of Revision:**  
**Applicant:** JANICE HINES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Riverside Dr., southeast of Holston Hills Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 96 11.03, 11.04                      **Jurisdiction:** County  
**Size of Tract:** 26 acres  
**Accessibility:** Access is via Riverside Dr., a local street with 40' of right of way and 18' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Tree farm, soil removal and compost operation  
**Surrounding Land Use:**  
**Proposed Use:** Tree farm, soil removal and compost operation                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with a mix of residential, agricultural and commercial uses under RB, R-2, A, A-1, and CB zoning.

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

**Street:** 3401 Riverside Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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.): APPROVE A (Agricultural) zoning.

Staff Recomm. (Full): This voluntary down zoning from the current RB zoning would permit uses that are compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments: The applicant has indicated that the property is currently being used for a tree farm, soil removal and composting operation. Soil removal and composting are not permitted by the current RB zoning and are illegal. In the requested Agricultural zone, a tree farm is permitted and soil removal and composting uses would be permitted with use on review approval. The applicant will need to obtain use on review approval in order for the current on-site operations to continue in conformance with the Knox County Zoning Ordinance.

A. Need and Justification for the Proposal

- 1. The Agricultural zoning is more appropriate for this non-residential property than RB, because it will bring the zoning into closer compliance with the existing and proposed use of the property.
- 2. The request is a downzoning from the current RB zoning and is consistent with the adjacent A-1 zoning to the south and west.
- 3. The property has been zoned RB for many years and has not been developed with residential uses.

B. Effects of Proposal

- 1. No additional demands will be placed on schools, streets or utilities as a result of this zoning change.
- 2. The potential impact to adjacent properties will be reduced with the requested Agricultural zoning, as higher impact permitted uses in RB would no longer be permitted. The current use of the property is not expected to change.
- 3. The request is a logical extension of the City's A-1 agricultural zoning from the south and west.

C. Conformity with the General Plan and Sector Plan

- 1. The East City Sector Plan proposes low density residential uses for this site. The use on review process for soil removal and composting would provide protection for adjacent properties.
- 2. Uses permitted under Agricultural zoning are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 3. Water and sanitary sewer utilities are available to the site.

MPC Action: Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 11/14/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 12/16/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**