

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-D-21-RZ **Related File Number:**
Application Filed: 9/27/2021 **Date of Revision:**
Applicant: FURROW AUCTION COMPANY

PROPERTY INFORMATION

General Location: Between the north side of N. Wooddale Road and Holston River
Other Parcel Info.:
Tax ID Number: 61 060 & 051 **Jurisdiction:** County
Size of Tract: 123.3 acres
Accessibility: Access is via N Ruggles Ferry Pike, a major collector road with a pavement width of 20-ft within a right-of-way width of 60-ft, and N Wooddale Road, a local road with a pavement width of 15-ft within a right-of-way width of 40-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised primarily of agricultural uses and single-family dwellings on large lots located on the south side of the Holston River.

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

Street: 7907 N. Ruggles Ferry Pike & 0 N. Wooddale Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests:
Extension of Zone: Yes, A (Agriculture) zoning is to the south
History of Zoning: None noted

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve A (Agricultural) zoning because it is consistent with the surrounding area, is an extension of A (Agricultural) zoning, and is compatible with the East County Sector Plan.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. There have been no significant changes in this area that would prompt a rezoning. However, the requested A (Agricultural) zoning allows development consistent with the surrounding area, which consists of large-lots zoned A (Agricultural).
2. During the 1950s this property was zoned I (Industrial) with the intent that industrial sites would benefit from access to the Holston River. However, this area has not developed with industrial uses in the last 70 years. The area remains primarily rural, agricultural in character.

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

1. The A (Agricultural) zone is intended to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
3. The properties at 7907 N Ruggles Ferry Pike and 0 N Wooddale Rd are 100 acres and 23.3 acres, both of which are consistent with A (Agricultural) zoning requirements.

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 area is largely rural in character and many surrounding properties are zoned Agricultural.
2. Approximately 36 acres of 7907 N Ruggles Ferry Pike is already A (Agricultural) zoning. The addition of more A (Agricultural) zoning in this area should not have any adverse effects on any other parts of the county.
3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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 existing I (Industrial) zoning is in conflict with the East County Sector Plan's LDR (Low Density Residential) and HP (Hillside Protection) designation. Rezoning these two properties to A (Agricultural) will bring the zoning in conformity with the sector plan's land use designation for this area.
2. This rezoning is not in conflict with the General Plan, the Growth Plan, or any other adopted plans.

Action:

Approved

Meeting Date: 11/10/2021

Details of Action:

Summary of Action:

Approve A (Agricultural) zoning because it is consistent with the surrounding area, is an extension of A (Agricultural) zoning, and is compatible with the East County Sector Plan.

Date of Approval: 11/10/2021

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: 12/20/2021

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: