

# 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:** 11-G-08-RZ                      **Related File Number:**  
**Application Filed:** 10/6/2008              **Date of Revision:**  
**Applicant:** FALCONNIER DESIGN CO.

### PROPERTY INFORMATION

**General Location:** South side Thorn Grove Pike, west side Smith School Rd., north side I-40  
**Other Parcel Info.:**  
**Tax ID Number:** 74 148 (PORTION) OTHER: MAP ON FILE AT MPC              **Jurisdiction:** County  
**Size of Tract:** 82.6 acres  
**Accessibility:** Access is via Thorn Grove Pike, a major collector street with 18' of pavement width within 40' of right of way, or Smith School Rd., a local street with 18' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Campground, hunting preserve and equestrian trails              **Density:**  
**Sector Plan:** East County              **Sector Plan Designation:** Agricultural / Rural Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is relatively undeveloped with a limited number of residences, under A zoning, and vacant land.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OS (Open Space)  
**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:

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 OS (Open Space) zoning.

**Staff Recomm. (Full):** OS zoning is an appropriate zone for this site, which has some topographic constraints, as well as water features that could limit the development potential for low density residential uses. These same physical features of the land make it a desirable site to establish recreational open space uses.

**Comments:** NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:  
1. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.  
2. This site has topographic features that could limit the development for low density residential uses, but make it desirable for open space recreation opportunities, which would be afforded with this rezoning proposal.  
3. The applicant proposes to rezone approximately 82.6 acres of the 100 acre site for OS zoning. The proposed uses are a campground, hunting preserve and equestrian trails. The remaining acreage would remain zoned Agricultural, allowing for stables and other equestrian facilities to be constructed there.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:**  
1. The OS zone, as described in the zoning ordinance, is established to provide areas in which the principal use of land is devoted to open space and/or the preservation and protection of park and recreation lands, wilderness areas, beach and shoreline areas, scenic routes, wild and scenic rivers, historical and archeological sites, watersheds and water supply areas, hiking, cycling and equestrian trails.  
2. The site is appropriate for OS zoning, which will allow the proposed recreational uses of the site, while preserving the land. The current Agricultural zoning would allow the site to be subdivided into minimum 1 acre lots for a residential development.

**EFFECTS OF THE PROPOSAL:**  
1. Public water is available to serve the site. Sewer is not available, but will likely not be necessary for the proposed development.  
2. The potential impact to the street system may be lessened with the proposed to open space, rather than agricultural zoning. The impact is fairly minimal under either zoning district.  
3. The proposal is compatible with surrounding development and zoning.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:**  
1. The East County Sector Plan proposes agricultural and rural residential uses for this site, consistent with the proposed OS zoning.  
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 11/13/2008

**Details of MPC action:**

**Summary of MPC action:** RECOMMEND that Knox County Commission approve OS (Open Space) zoning consistent with the current sector plan.

**Date of MPC Approval:** 11/13/2008

**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:** 12/15/2008

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**