

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 12-D-17-RZ

Related File Number:

Application Filed: 10/19/2017

Date of Revision:

Applicant: BOB HAMILTON

PROPERTY INFORMATION

General Location: Northwest side Yarnell Rd., east and west sides Long Farm Way

Other Parcel Info.:

Tax ID Number: 130 A A 00202,00205,00206.00209 OTHER: 00212,00214 **Jurisdiction:** County

Size of Tract: 66 acres

Accessibility: Access is via Yarnell Rd., a major collector street with 20' of pavement width within 80' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences, farmland and vacant land

Surrounding Land Use:

Proposed Use: Agricultural

Density:

Sector Plan: Northwest County **Sector Plan Designation:** AG

Growth Policy Plan: Rural Area

Neighborhood Context: This area is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning: A (Agricultural)

Previous Requests: Rezoned PR in 2006 (10-R-06-RZ)

Extension of Zone: Yes, extension of A zoning from all sides

History of Zoning: Property was rezoned from A to PR in 2006 (10-R-06-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: Marc Payne

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

Staff Recomm. (Full): Agricultural zoning is an extension of zoning from all sides and is consistent with the sector plan and Growth Plan designations for the site. The property has been zoned PR since 2006 and has yet to be developed. The requested A zoning is appropriate for this site. There are no current plans to develop the subject property under the current PR zoning and the current property owners wish to have their properties rezoned back to Agricultural as they were prior to 2006.

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. The requested A zoning is more appropriate for this site than the current PR zoning, based on the surrounding zoning and development pattern.
2. The property is designated for Agricultural on the sector plan and is located in the Rural Area on the Growth Policy Plan. The requested A (Agricultural) zoning is consistent with these plan proposals.
3. The proposal is a logical extension of Agricultural zoning from all sides.
4. Uses permitted under Agricultural zoning would be compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. Agricultural zoning allows for agricultural uses and residential uses on lots of at least one acre in size.
2. The subject property is appropriate for the requested 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 is available to the site. Sewer utilities would have to be extended to serve this site, if needed.
2. The proposal would have a minimal impact on schools or streets. The proposed zoning is less intense than the current PR zoning.
3. There will be no impact on surrounding properties, as the majority of properties in the area are already zoned Agricultural. There should also be no adverse effects on any other part of the County.

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 Northwest County Sector Plan proposes AG (Agricultural) uses for the site. The requested Agricultural zone is the most appropriate zoning district to be considered within the AG plan designation.
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Agricultural zoning is appropriate within the Rural Area.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 12/14/2017

Details of Action:

Summary of Action: Recommend the Knox County Commission approve A (Agricultural) zoning.

Date of Approval: 12/14/2017

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: 1/22/2018

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: