

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-I-23-RZ **Related File Number:** 12-C-23-SP
Application Filed: 11/7/2023 **Date of Revision:**
Applicant: ERIKA AYALA MUNOZ

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 80 J B 018 01 **Jurisdiction:** City
Size of Tract: 3 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential), NC (Neighborhood)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 2812 MERCHANT DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: AG (General Agricultural);HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)
Requested Plan Category: LDR (Low Density Residential)

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 a minor extension of zoning that is more compatible with the surrounding natural area. The HP (Hillside Protection Overlay) would be retained.

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. This parcel is part of Pleasant Ridge, much of which is zoned AG (Agricultural) and has remained forested and undisturbed.
- 2. The property originally had agricultural zoning before it was rezoned to an office district in 1982. The property has remained undeveloped.

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

- 1. The stated purpose of the AG district is to provide for agricultural uses and to prevent encroachment of incompatible land uses. The subject property's connection to over 100 acres of contiguous AG zoning aligns with this intent to protect and buffer this district.
- 2. This property meets the dimensional standards of the AG district, which include a minimum lot size of 5 acres and a minimum lot width of 200 ft.

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 uses outside of agriculture that are permitted in this district are generally less intensive. More intensive uses like heavy retail and rental operations or a reception facility would go through a special use review by the Planning Commission to evaluate its impact on the surrounding area.
- 2. A downzoning from the OP (Office Park) to the AG district is more compatible with the surrounding natural area along Pleasant Ridge, and is not anticipated to have any adverse impacts on other properties.

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. AG zoning is consistent with the Northwest City Sector Plan as amended to expand the LDR (Low Density Residential) land use classification throughout the parcel.
- 2. The proposed rezoning is not in conflict with development policies in the General Plan, or any other adopted plans pertaining to this area.

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. This property is in an area that has ample utility infrastructure and community facility capacity.

Action: Approved

Meeting Date: 12/14/2023

Details of Action:

Summary of Action: Approve the AG (Agricultural) district because it is a minor extension of zoning that is more compatible with the surrounding natural area. The HP (Hillside Protection Overlay) would be retained.

Date of Approval: 12/14/2023 **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: 1/23/2024 **Date of Legislative Action, Second Reading:** 2/6/2024

Ordinance Number: **Other Ordinance Number References:** O-16-2024

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

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

Amendments: **Amendments:**

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