

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 A (Agricultural) zoning.

Staff Recomm. (Full): Agricultural zoning is an extension of zoning from three sides and is consistent with the sector plan. It is a significantly less intense zone than the current CA zoning. All surrounding properties are either vacant or developed with residential uses.

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 applicant proposes to continue residential and agricultural use of the property. Residences are permitted on minimum one acre lots in the Agricultural zone.
2. The proposal is an extension of Agricultural zoning from three sides. Agricultural zoning is very prevalent in the area surrounding this property.
3. The request is consistent with the current sector plan proposal for the property, which is for low density residential uses.
4. The majority of this 2 acre parcel is already zoned Agricultural. Approval of this request will establish the same Agricultural zoning over the entire property.

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 entire subject property is about 2 acres in size, so it 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 are available nearby, but may 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 CA zoning.
3. There would be a minimal impact on surrounding properties, as most properties in the area are already zoned Agricultural.

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 Southwest County Sector Plan proposes low density residential uses for the site. The requested Agricultural zone is acceptable to be considered with this plan designation..
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. There are no other apparent conflicts with adopted plans or policies.

Action: Approved

Meeting Date: 2/8/2018

Details of Action:

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

Date of Approval: 2/8/2018

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: 3/26/2018

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: