

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-E-21-RZ
Application Filed: 3/24/2021
Applicant: EVA MILLWOOD

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Sevierville Pike, southeast side of E. Red Bud Road
Other Parcel Info.:
Tax ID Number: 109 L D 006 **Jurisdiction:** City
Size of Tract: 10.92 acres
Accessibility: Access is via Sevierville Pike, a major collector, with pavement width of 21-ft within a right-of-way width of 52-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South City **Sector Plan Designation:** LDR (Low Density Residential)/HP (Hillside Protect
Growth Policy Plan: Inside City Limits
Neighborhood Context: This area is characterized by forested, steep sloped topography with large, vacant lots with some single family residential and multi-family residential uses. The Urban Wilderness park and trail system is adjacent to this property.

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

Street: 4507 Sevierville Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: AG (Agricultural) / HP (Hillside Protection Overlay)
Previous Requests:
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve AG (Agricultural) / HP (Hillside Protection Overlay) zoning because it is compatible with the surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

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 GENERALLY:

1. In the last decade, the Urban Wilderness Trail System has developed adjacent to this property and an adjacent City of Knoxville owned property zoned NA (Natural Areas) which is intended to preserve and protect recreational and conservation open space. The NA District is intended to preserve and enhance areas as permanent open space that contributes to the creation of a network of lands that provide safe and enjoyable areas and routes for non-intensive recreational opportunities and is protective of natural resources.

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

1. The AG (Agricultural Zoning) district is intended to provide for agricultural uses that comprise an important part of the economy of Knoxville. The intent is to permit lands best suited for agriculture to be used for agriculture purposes, and prevent the encroachment of incompatible land uses on farm lands and protect the physical and economic well-being of agricultural operations.
2. The HP (Hillside Protection Overlay) zoning district identifies hillsides that constitute significant natural topographic features of the City. In addition, when development occurs on hillsides, there are potential serious consequences, such as increased erosion, fire, or flood hazards, and property damage from extensive soils slippage and subsidence. In order to protect hillsides and hillside development, the HP Hillside Protection Overlay District is established. A Certificate of Appropriateness is required for development in the HP Overlay areas.

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. AG (Agriculture)/HP (Hillside Protection) zoned areas are interspersed with the RN-1 (Single Family Residential Neighborhood)/HP (Hillside Protection) and NA (Natural Area)/HP (Hillside Protection) zone districts in this steep sloped forested area.
2. The range of uses permitted and minimum lot sizes for both the AG and RN-1 zone districts is attached as part of Exhibit A and demonstrates that residential development potential is reduced under the AG zoning, limiting lot sizes to 5 acres. The number of uses permitted is reduced under the AG zone districts, and uses that may have impacts are considered "Special Uses" and would require additional review and as well as use standards.

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 AG (Agricultural) zone district lessens the residential development potential in a steep sloped, forested hillside area, is adjacent to public land and a trail system and is not in conflict with any adopted plans.

Action: Approved

Meeting Date: 5/13/2021

Details of Action:

Summary of Action: Approve AG (Agricultural) / HP (Hillside Protection Overlay) zoning because it is compatible with the surrounding development.

Date of Approval: 5/13/2021

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: 6/15/2021

Date of Legislative Action, Second Reading: 6/29/2021

Ordinance Number:

Other Ordinance Number References: O-91-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: