

# 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:** 6-A-13-RZ                      **Related File Number:**  
**Application Filed:** 4/16/2013              **Date of Revision:**  
**Applicant:** RAY D. WILLIAMS

### PROPERTY INFORMATION

**General Location:** East side Dogwood Ln., southwest side Dogwood Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 134 H H 002    OTHER: PORTION ZONED RB                      **Jurisdiction:** County  
**Size of Tract:** 2.6 acres  
**Accessibility:** Access is via Dogwood Ln., a local street with 14' of pavement width within 50' of right-of-way, or Dogwood Dr., a local street with 18' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Barn and horse    **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Ag/RR and SLPA  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with agricultural, rural residential and low density residential uses under A and RB zoning.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of A zoning from the south on the remainder of the parcel  
**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 A (Agricultural) zoning.

Staff Recomm. (Full): Agricultural zoning is an extension of zoning from the south and is consistent with the sector plan. It is a less intense zone than the current zoning. Approval of the proposal will bring the entire parcel under one zoning district. The majority of the larger 8-acre parcel is already zoned A.

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 RB zoning, based on the sector plan proposal for agricultural and rural residential uses for the site.  
2. The proposal is an extension of Agricultural zoning from the south on the rest of the 8-acre property.  
3. The majority of the subject parcel is already classified the less intense A zoning, and approval of this request will bring the entire parcel under one zoning district.

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 RB zoning.
- 3. There will be no impact on surrounding properties, as there are numerous properties in the area 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 agricultural and rural residential (Ag/RR) uses for the site. The requested Agricultural zone is the most appropriate zone to be considered within the Ag/RR 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. Approval of Agricultural zoning for this site could lead to future similar requests in the area, which would be consistent with the sector plan proposal for the area.

Action: Approved

Meeting Date: 6/13/2013

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE A (Agricultural) zoning.

Date of Approval: 6/13/2013

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:** 7/22/2013

**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:**

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