

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: 6-C-14-RZ **Related File Number:**
Application Filed: 4/28/2014 **Date of Revision:**
Applicant: THE RIVERS AND LAKES TRUST / THE MOUNTAINS AND VALLEYS TRUST

PROPERTY INFORMATION

General Location: Southwest end Thistledown Ln., southwest of Mystic Ridge Rd.
Other Parcel Info.:
Tax ID Number: 169 033 **Jurisdiction:** County
Size of Tract: 67.44 acres
Accessibility: Access is via Thistledown Ln., a local street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land
Surrounding Land Use:
Proposed Use: Residences **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Ag/RR & SLPA
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with agricultural and rural residential uses under A and PR zoning.

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

Street: 12632 Thistledown Ln
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: Property was rezoned from A to PR in 2004 (10-F-04-RZ).
Extension of Zone: Yes, extension of A zoning from three sides
History of Zoning: Property was rezoned PR in 2004 (10-F-04-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: 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 less intense zone than the current zoning. The property was previously zoned A prior to 2004.

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 property was previously zoned Agricultural prior to 2004, when PR zoning was proposed for the development of a residential subdivision. Since then, the PR zoned property to the north has been subdivided into residential lots and conservation areas at a density of slightly less than the maximum 1 du/ac. Therefore, the subject property may be rezoned from PR back to A without resulting in the overall development density being exceeded.
2. The proposal is an extension of Agricultural zoning from three sides. Agricultural zoning is the predominant zoning district in the area surrounding this property.
3. The request is consistent with the current sector plan proposal for the 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 subject property is over 67 acres in size and is undeveloped, so it is therefore 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 would be a minimal impact on surrounding properties, as most surrounding properties in the area are already zoned Agricultural.
- 4. The applicant has submitted a statement of intent to staff on the proposed plan for the property. It reads as follows: Two or three private residences will be built on the subject property and will be accompanied by a TVA-permitted boat house, a TVA-permitted boat dock, a private-use pavilion, a barn, a vegetable garden, a walking trail, and a variety of recreational landscape features. All utilities will be installed underground and as much of the existing forestry growth as practical will be preserved. Schmid & Rhodes Construction is anticipated to commence construction in late 2014.

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 Ag/RR (Agricultural and Rural Residential) uses for the site. The requested Agricultural zone is consistent with this plan designation.
- 2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Agricultural zoning is acceptable within the Rural Area.

Action: Approved

Meeting Date: 6/12/2014

Details of Action:

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

Date of Approval: 6/12/2014

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: 7/28/2014

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: