

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-D-11-RZ **Related File Number:**
Application Filed: 4/20/2011 **Date of Revision:**
Applicant: VANCE AND PAM GRIFFIN

PROPERTY INFORMATION

General Location: Southwest side Shoffner Ln., northwest of Griffith Rd.
Other Parcel Info.:
Tax ID Number: 28 J A 006 **Jurisdiction:** County
Size of Tract: 1.15 acres
Accessibility: Access is via Shoffner Ln., a local street with 13-15' of pavement width within 30' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling
Surrounding Land Use:
Proposed Use: Dwelling with chickens **Density:**
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

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

Street: 7803 Shoffner Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: None noted
Extension of Zone: Yes, extension of RA from the south
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 north and is consistent with the sector plan. It is a significantly less intense zone than the current zoning. All surrounding properties are either vacant or developed with residential uses.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The applicant proposes to keep chickens on the property, which are not permitted under the current RA zoning. In Knox County, Agricultural zoning is required to keep farm animals.
2. The proposal is an extension of Agricultural zoning from the north. Agricultural zoning is still the predominant zoning in the area surrounding this property.
3. The request is consistent with the current sector plan proposal for the property.

CONSISTENCY WITH INTENT AND PURPOSE OF THE 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 1.15 acres in size, so it is therefore appropriate for the requested Agricultural zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water is available to the site. Sewer utilities are available in the general area, 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 RA zoning.
3. There would be a minimal impact on surrounding properties, as there are numerous properties in the area already zoned Agricultural.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential (LDR) uses for the site. The requested Agricultural zone is acceptable to be considered with the LDR plan designation..
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
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: 6/9/2011

Details of Action:

Summary of Action:

RECOMMEND the Knox County Commission APPROVE A (Agricultural)

Date of Approval:

6/9/2011

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: 7/25/2011

Date of Legislative Action, Second Reading: 10/24/2011

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Denied

If "Other":

Amendments:

Effective Date of Ordinance: