

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 7-C-19-RZ

**Related File Number:**

**Application Filed:** 5/7/2019

**Date of Revision:**

**Applicant:** ERIC OHLGREN

## PROPERTY INFORMATION

**General Location:** South side of Harold Lane, West side of Island Home Pike

**Other Parcel Info.:**

**Tax ID Number:** 110 H A 028

**Jurisdiction:** County

**Size of Tract:** 19.1 acres

**Accessibility:** Access is via Harold Lane, a local street, with a pavement width of 12' feet within a right-of-way width of 50' feet. Access is also via Island Home Pike, a minor collector, with a pavement width of 17.4' feet within a right-of-way width of 60' feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture / Forestry / Vacant

**Surrounding Land Use:**

**Proposed Use:** Private garage

**Density:**

**Sector Plan:** South City

**Sector Plan Designation:** AG (Agriculture)

**Growth Policy Plan:** Urban Growth Area

**Neighborhood Context:** The surrounding area is primarily public park land and agricultural, forestry and vacant land with some single family residential on the east side of Island Home Pike.

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

**Street:** 2830 Harold Ln

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial)

**Former Zoning:**

**Requested Zoning:** A (Agricultural)

**Previous Requests:**

**Extension of Zone:** Yes, this is an extension of the A zone to 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.:

### ***PLANNING COMMISSION ACTION AND DISPOSITION***

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): RECOMMEND that Planning Commission APPROVE A (Agricultural) zoning.

Staff Recomm. (Full): The South City Sector Plan recommends this forested, steep sloped area for an A (Agricultural) land uses, it is also within the HRP (Hillside and Ridgetop Protection Area). The request to rezone to A (Agricultural) zoning is consistent with the sector plan land use classification for this area, staff recommends approval.

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 proposed rezoning request is consistent with the sector plan land use classification of A (Agricultural), rather than the current I (Industrial) zoning that is on the property.
2. The natural, park land areas of Ijams Nature Center, Meads Quarry and the Urban Wilderness is adjacent to the property, on the north side of Harold Lane, and A (Agricultural) zoning is a more appropriate buffer zone for parkland than the existing I (Industrial) zoning.

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

1. A (Agricultural) zoning provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
2. The parcel is approximately 19 acres in size and is primarily forested.

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. The requested A (Agricultural) zoning is compatible with the surrounding land uses of Agriculture/Forestry/Vacant, Public Park and single family residential land uses.
2. The A (Agricultural) zoning is consistent with the A (Agricultural) South City Sector Plan classification.

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 proposed amendment is consistent with the South City Sector Plan land use classification of A (Agricultural) and HRP (Hillside and Ridgetop Protection Area).
2. The requested amendment is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 7/11/2019

Details of Action:

Summary of Action: RECOMMEND that Planning Commission APPROVE A (Agricultural) zoning.

Date of Approval: 7/11/2019

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:** 8/26/2019

**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:**