

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: 7-D-13-RZ **Related File Number:**
Application Filed: 5/29/2013 **Date of Revision:**
Applicant: ROLLING ACRES FARM

PROPERTY INFORMATION

General Location: South side Thorn Grove Pike, west side Smith School Rd.
Other Parcel Info.:
Tax ID Number: 74 148 **Jurisdiction:** County
Size of Tract: 99.67 acres
Accessibility: Access is via Thorn Grove Pike, a major collector street with 18' of pavement width within 40' of right of way, or Smith School Rd., a local street with 18' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, farming
Surrounding Land Use:
Proposed Use: Unmanaged woodland **Density:**
Sector Plan: East County **Sector Plan Designation:** Ag and HP
Growth Policy Plan: Rural Area
Neighborhood Context: This area is relatively undeveloped with a limited number of residences, under A zoning, and vacant land.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: OS (Open Space)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: Property was rezoned from A to OS in 2008 (11-G-08-RZ).
Extension of Zone: Yes, extension of A zoning from all sides
History of Zoning: Property was rezoned from A to OS in 2008 (11-G-08-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 is an extension of zoning from all sides and is consistent with the sector plan. Agricultural zoning is similar in intensity to the current OS zoning. Approval of the proposal will bring the entire parcel under one zoning district. A sizable portion of the 99.67-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 appropriate for this site, based on the surrounding zoning and on the sector plan proposal for agricultural and rural residential uses for the site.
2. The proposal is an extension of Agricultural zoning from all sides of the property.
3. A portion of the subject parcel is already zoned Agricultural, 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.
3. There will be no impact on surrounding properties, as all adjacent properties in the area are 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 East 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. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 7/11/2013

Details of Action:

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

Date of Approval: 7/11/2013

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: 8/26/2013

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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