

CASE SUMMARY

APPLICATION TYPE: ANNEXATION REZONING ONE YEAR PLAN AMENDMENT



File Number: 7-E-19-RZ **Related File Number:**
Application Filed: 5/20/2019 **Date of Revision:**
Applicant: CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT / RICK EMMETT

PROPERTY INFORMATION

General Location: Property is at the southeastern intersection of Montlake Drive and Lynbrulee Lane.
Other Parcel Info.:
Tax ID Number: 122 I C 015.00 **Jurisdiction:** City
Size of Tract: 2.08 acres
Accessibility: Currently, the site is accessed from Montlake Drive, a minor collector with a pavement width of 20 feet and a right-of-way width of 50 feet. The parcel has frontage on both Montlake Drive and Lynbrulee Lane, a local road with a pavement width of 20 feet and a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Agricultural/Forestry/Vacant **Density:**
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Surrounding land is predominantly single family residential or vacant land. Immediately adjacent properties to the north and west are single family detached houses on roughly half-acre lots.

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

Street: 0 Lynbrulee Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning: n/a
Requested Zoning: A-1 (General Agricultural)
Previous Requests:
Extension of Zone: A-1 (General Agricultural)
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: NPD (No Plan Designation)

Requested Plan Category: LDR (Low Density Residential)

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: Michelle Portier

Staff Recomm. (Abbr.): Approval of designating the zoning of this property as A-1 (General Agricultural District).

Staff Recomm. (Full): A-1 (General Agricultural District) is the City's most comparable zone to the County's A (Agricultural) zone. The sector plan's land use designation will remain Low Density Residential, which lists A-1 as a zone to consider.

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 is located in the Planned Growth Area of the Growth Policy Plan.
2. City Council approved the annexation of this property into the City of Knoxville on 7/2/2019. It now requires a City of Knoxville zoning classification.

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

1. The proposed amendment to A-1 zoning is intended to provide space for agricultural uses which together comprise an important part of the economy of Knox County and the City of Knoxville. The intent here is to permit lands best suited for agriculture to be used for agriculture purposes, and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.
2. Further, this district is intended to provide suitable locations on the fringes of the urban area for urbanization which will occur in the foreseeable future. It is not intended that this district provide a location for a lower standard of residential, commercial or industrial development than is authorized in other districts. Rather, this district should promote an organized, efficient pattern of urban development by providing conditions conducive to continued use of land for agricultural purposes in appropriate locations, thereby reducing economic pressures which would otherwise lead to a scattered, inefficient, inconvenient pattern of urban activities. The types of uses, area and intensity of use of land authorized in this district are designed to encourage and protect any agriculture uses until urbanization is warranted and the appropriate changes in districts can be made.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. A-1 (General Agricultural District) is the most comparable zone to the County's A (Agricultural) zone.
2. The sector plan designation would remain LDR (Low Density Residential), which is the designation for all parcels in this area. The sector plan lists A-1 as a possible zone to consider for the LDR land use designation.
3. This property has recently been filled and graded, so there is no longer a swale running through the property (culverts below ground), and there are no longer any parts of the property in the Hillside and Ridgetop Protection Area.
4. This property has been designated by FEMA as lying within Flood Zone X.

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 One-Year Plan will be amended per its regular annual update, at which time any annexed properties would be added.

2. The proposed rezoning is consistent with all other plans.

Action: Approved

Meeting Date: 7/11/2019

Details of Action:

Summary of Action: The Planning Commission voted unanimously to approve the A-1 zoning of this property.

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: Knoxville City Council

Date of Legislative Action: 8/13/2019

Date of Legislative Action, Second Reading: 8/27/2019

Ordinance Number:

Other Ordinance Number References: O-119-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: