CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-B-14-RZ Related File Number:

Application Filed: 6/4/2014 Date of Revision:

Applicant: JEFFERY MORRIS



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www.•knoxmpc•org

PROPERTY INFORMATION

General Location: South side Highland View Rd., west side Shade Weaver Rd.

Other Parcel Info.:

Tax ID Number: 27 223.01 & 245.01 Jurisdiction: County

Size of Tract: 19.87 acres

Accessibility: Access is from Highland View Rd., a local street with 18' of pavement width within 40' of right-of-way,

or Shade Weaver Rd., a local street with 15' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and carport

Surrounding Land Use:

Proposed Use: Farmland with livestock Density:

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Rural Area

Neighborhood Context: This area is developed with agricultural and rural residential uses under primarily A (Agricultural)

zoning. The PR zoning currently on this site and to the east has not been developed.

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

Street: 8707 Highland View Rd

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: Zoned PR in 2006 (2-P-06-RZ/2-E-06-SP).

Extension of Zone: Yes, extension of A zoning from three sides

History of Zoning: Property was zoned PR in 2006 (2-P-06-RZ/2-E-06-SP).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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

and Growth Plan designations for the site. The property has been zoned PR since 2006 and has yet to

be developed. The requested A zoning is more appropriate for this site.

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 more appropriate for this site than the current PR zoning, based on the Growth Plan map designation of the site as Rural Area.

2. The proposal is an extension of Agricultural zoning from three sides.

3. Uses permitted under Agricultural zoning would be compatible with the scale and intensity of the surrounding development and zoning pattern.

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. The proposed zoning is less intense than the current PR zoning.
- 3. There will be no impact on surrounding properties, as the majority of properties in the area are already zoned Agricultural. There should also be no adverse effects on any other part of the County.

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 North County Sector Plan proposes low density residential (LDR) uses for the site. The requested Agricultural zone is an appropriate zone to be considered within the LDR 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. Approval of Agricultural zoning for this site could lead to a future similar request to rezone the property to the east back from PR to A, which would also be consistent with the sector plan and Growth Plan proposals for the area.

Action: Approved Meeting Date: 8/14/2014

Details of Action:

Summary of Action:RECOMMEND the Knox County Commission APPROVE A (Agricultural) zoning.Date of Approval:8/14/2014Date of Denial:Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/22/2014 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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