

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: 9-A-17-RZ
Application Filed: 6/30/2017
Applicant: JAMES NOLES

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest end Ancient Oak Ln., northwest of Airtree Ln.
Other Parcel Info.:
Tax ID Number: 91 26503,26504,26505&26506 **Jurisdiction:** County
Size of Tract: 20.3 acres
Accessibility: Access is via Ancient Oak Ln., a local street with 28' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Hay field
Surrounding Land Use:
Proposed Use: Agriculture - farm with homestead **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR w/ HP
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is at the back of a low density residential subdivision, zoned PR, in an area developed with agricultural and low density residential uses.

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

Street:
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: None noted
Extension of Zone: Yes, extension of A zoning from the north, east and west
History of Zoning: Property was rezoned from A to PR in 2005 (8-N-05-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 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 2005 and has yet to be developed. The requested A zoning is 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 appropriate for this site than the current PR zoning, based on the surrounding zoning and development pattern. The site is accessed through an existing subdivision and is located in the northern boundary of the PR zoned area intended for the subdivision.
2. The total area of the PR zoned area that this site would come out of is about 62 acres. The rezoning of the subject area would bring the total area of the PR zoning around 42 acres. There are 117 platted lots in the subdivision. The resulting, developed density of the remaining PR zoned area will be about 2.78 du/ac, which is still well within the allowable density of up to 4 du/ac.
3. The proposal is an extension of Agricultural zoning from three sides.
4. 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 Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Agricultural zoning is appropriate within the Planned Growth Area.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 9/14/2017

Details of Action:

Summary of Action: Recommend the Knox County Commission approve A (Agricultural) zoning.

Date of Approval: 9/14/2017

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: 10/23/2017

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: