CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 9-C-13-RZ Related File Number:

Application Filed: 7/29/2013 **Date of Revision:**

Applicant: TERRY ROMANS



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: East side Sullivan Rd., east of Conway Cir.

Other Parcel Info.:

Tax ID Number: 80 P D 00601 & 00701 OTHER: PARTS OF 5.01 & 6.02 (**Jurisdiction:** City

Size of Tract: 10 acres

Accessibility: Access is via Sullivan Rd., a minor collector street with 21' of pavement width within 50-60' of right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Horse ranch

Surrounding Land Use:

Proposed Use: Horse ranch Density:

Sector Plan: Northwest City Sector Plan Designation: LDR & STPA

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: A horse facility called Cumberland Springs Ranch is located on the subject property. The property is

surrounded by residential development and a park, zoned R-1 and OS-2.

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

Street: 4104 Sullivan Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) & F-1 (Floodway)

Former Zoning:

Requested Zoning: A-1 (General Agricultural) & F-1 (Floodway)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

2/3/2014 03:58 PM Page 1 of 3

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 City Council APPROVE A-1 (General Agricultural) and F-1 (Floodway) zoning.

Staff Recomm. (Full): A-1 zoning is appropriate for this 10 acre site that has been used as a horse ranch for many years. The

requested zoning is consistent with the adopted plans for the area and will be compatible with

surrounding land uses and zoning.

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. A-1 zoning for the subject property will bring the zoning of the property into closer conformance with the existing use.
- 2. The property meets all applicable requirements of the A-1 zoning district.
- 3. The requested A-1 zoning is consistent with the sector plan and One Year Plan proposals for the property, which call for low density residential development.
- 4. A-1 zoning is 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. The A-1 zoning district 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 is to permit lands best suited for agriculture to be used for those 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. Based on the above general intent, this area is appropriate for A-1 zoning. The site also meets the A-1 area regulations, including the minimum lot size of 10 acres, a small portion of which is in the F-1 zoned area.
- 3. The applicant has submitted an administrative plat to MPC to establish the subject property as one lot of record.

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. A-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties. The proposed use as a horse ranch has already been established on the site.
- 2. The potential impact on the street system will be lessened with this rezoning, as the property may no longer be subdivided for low density residential development.
- 3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
- 4. Public water and sewer utilities are available to serve the site.

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 Northwest City Sector Plan proposes low density residential uses and stream protection for the site, consistent with the proposed A-1 and F-1 zoning.
- 2. The City of Knoxville One Year Plan proposes low density residential uses and floodway for the site, consistent with the proposed A-1 and F-1 zoning.
- 3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth

2/3/2014 03:58 PM Page 2 of 3

Policy Plan map.

4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved Meeting Date: 9/12/2013

Details of Action:

Summary of Action: A-1 (General Agricultural) and F-1 (Floodway)

Date of Approval: 9/12/2013 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: 10/15/2013 Date of Legislative Action, Second Reading: 10/29/2013

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

2/3/2014 03:58 PM Page 3 of 3