

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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www.knoxmpc.org

File Number: 9-J-17-RZ **Related File Number:**
Application Filed: 7/31/2017 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: Northeast side Staffordshire Blvd., northwest of W. Emory Rd.
Other Parcel Info.:
Tax ID Number: 67 A B PART OF 001 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 3 acres
Accessibility: Access is via Weigel Ln., a local street with 30-35' of right-of-way, that turns into a private drive leading back to the subject property.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: North County **Sector Plan Designation:** AG
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located within the large processing facility owned by Weigel's on W. Emory Rd, zoned CB. Low density residential development is located on all three sides of the subject property, zoned A, RA and RB.

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

Street: 3100 Weigel Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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): A downzoning to the Agricultural zone will bring the existing dwellings on site into conformance with zoning and allow additional housing, consistent with the regulations of the Agricultural zoning district. The sector plan proposes agricultural uses for the site, consistent with the proposed 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. Agricultural zoning much less intense than the current CB zoning, so will not have any negative impact on surrounding properties.
2. Most of the surrounding area is zoned for residential uses, under A, RA and RB zoning.
3. The proposed Agricultural zoning is consistent with the North County Sector Plan proposal for the site.

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

1. Agricultural zoning allows for farming, agriculture and horticulture, including the keeping of livestock. It also allows residential development on one-acre minimum lot sizes.
2. Based on the above description, this site is appropriate for 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 and sewer utilities are available to serve the property.
2. The potential impact to the street system is lessened with the proposed rezoning to Agricultural zoning.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.

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 agricultural uses for the site, consistent with the requested A zoning. The sector plan actually proposes agricultural uses for the property, which is not consistent with its current CB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Staff has not identified any conflicts with 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: