

▶ **FILE #:** 11-G-08-RZ

AGENDA ITEM #: 68

AGENDA DATE: 11/13/2008

▶ **APPLICANT:** FALCONNIER DESIGN CO.

OWNER(S): WILLIAM SHERROD

TAX ID NUMBER: 74 148 (PORTION) MAP ON FILE AT MPC

JURISDICTION: County Commission District 8

▶ **LOCATION:** South side Thorn Grove Pike, west side Smith School Rd., north side I-40

▶ **APPX. SIZE OF TRACT:** 82.6 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Thorn Grove Pike, a major collector street with 18' of pavement width within 40' of right of way, or Smith School Rd., a local street with 18' of pavement width within 40' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: N/A

WATERSHED: Tuckahoe Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** OS (Open Space)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Campground, hunting preserve and equestrian trails

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Thorn Grove Pike - Vacant land / A (Agricultural)

South: I-40 right of way / A (Agricultural)

East: Smith School Rd. - Vacant land / A (Agricultural)

West: Residence and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is relatively undeveloped with a limited number of residences, under A zoning, and vacant land.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE OS (Open Space) zoning.**

OS zoning is an appropriate zone for this site, which has some topographic constraints, as well as water features that could limit the development potential for low density residential uses. These same physical features of the land make it a desirable site to establish recreational open space uses.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. This site has topographic features that could limit the development for low density residential uses, but

make it desirable for open space recreation opportunities, which would be afforded with this rezoning proposal.
3. The applicant proposes to rezone approximately 82.6 acres of the 100 acre site for OS zoning. The proposed uses are a campground, hunting preserve and equestrian trails. The remaining acreage would remain zoned Agricultural, allowing for stables and other equestrian facilities to be constructed there.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The OS zone, as described in the zoning ordinance, is established to provide areas in which the principal use of land is devoted to open space and/or the preservation and protection of park and recreation lands, wilderness areas, beach and shoreline areas, scenic routes, wild and scenic rivers, historical and archeological sites, watersheds and water supply areas, hiking, cycling and equestrian trails.
2. The site is appropriate for OS zoning, which will allow the proposed recreational uses of the site, while preserving the land. The current Agricultural zoning would allow the site to be subdivided into minimum 1 acre lots for a residential development.

EFFECTS OF THE PROPOSAL:

1. Public water is available to serve the site. Sewer is not available, but will likely not be necessary for the proposed development.
2. The potential impact to the street system may be lessened with the proposed to open space, rather than agricultural zoning. The impact is fairly minimal under either zoning district.
3. The proposal is compatible with surrounding development and zoning.

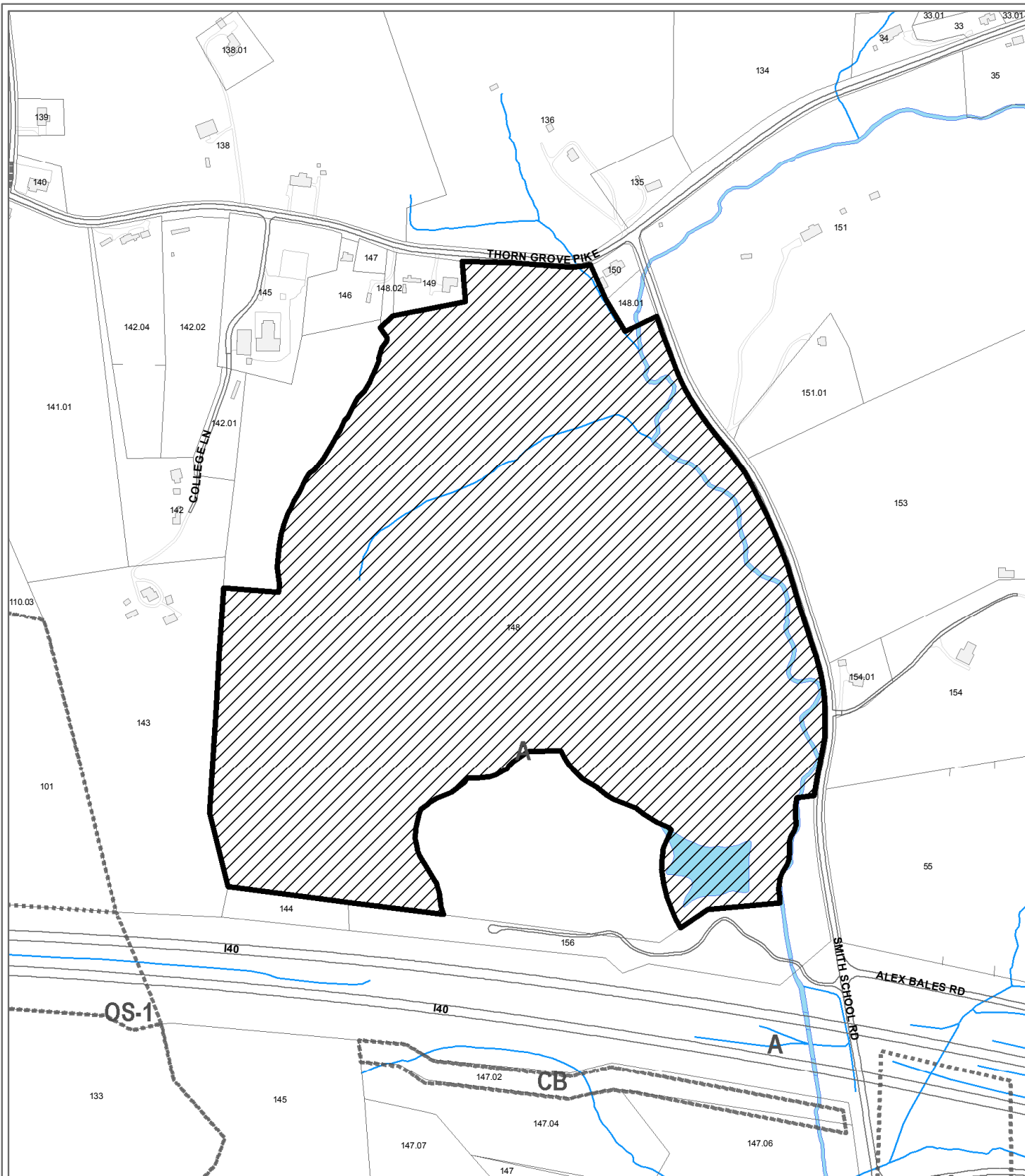
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The East County Sector Plan proposes agricultural and rural residential uses for this site, consistent with the proposed OS zoning.
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

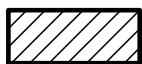
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/15/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**11-G-08-RZ
REZONING**

Petitioner: Falconnier Design Co.

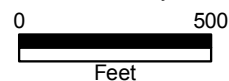


From: A (Agricultural)

To: OS (Open Space)

Map No: 74

Jurisdiction: County



Original Print Date: 10/28/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902