

▶ **FILE #:** 6-D-11-RZ

AGENDA ITEM #: 25

AGENDA DATE: 6/9/2011

▶ **APPLICANT:** VANCE AND PAM GRIFFIN

OWNER(S): Vance and Pam Griffin

TAX ID NUMBER: 28 J A 006

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southwest side Shoffner Ln., northwest of Griffith Rd.

▶ **APPX. SIZE OF TRACT:** 1.15 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Shoffner Ln., a local street with 13-15' of pavement width within 30' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Dwelling

▶ **PROPOSED USE:** Dwelling with chickens

EXTENSION OF ZONE: Yes, extension of RA from the south

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / A (Agricultural)

South: House / RA (Low Density Residential)

East: Shoffner Ln. - House / A (Agricultural)

West: Condominiums / PR (Planned Residential) at 1-4 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE A (Agricultural) zoning.**

Agricultural zoning is an extension of zoning from the north and is consistent with the sector plan. It is a significantly less intense zone than the current zoning. All surrounding properties are either vacant or developed with residential uses.

COMMENTS:

REZONING REQUIREMENTS:

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

1. The applicant proposes to keep chickens on the property, which are not permitted under the current RA zoning. In Knox County, Agricultural zoning is required to keep farm animals.
2. The proposal is an extension of Agricultural zoning from the north. Agricultural zoning is still the

predominant zoning in the area surrounding this property.

3. The request is consistent with the current sector plan proposal for the property.

CONSISTENCY WITH INTENT AND PURPOSE OF THE 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 1.15 acres in size, so it is therefore appropriate for the requested Agricultural zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water is available to the site. Sewer utilities are available in the general area, but may 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 RA zoning.
3. There would be a minimal impact on surrounding properties, as there are numerous properties in the area already zoned Agricultural.

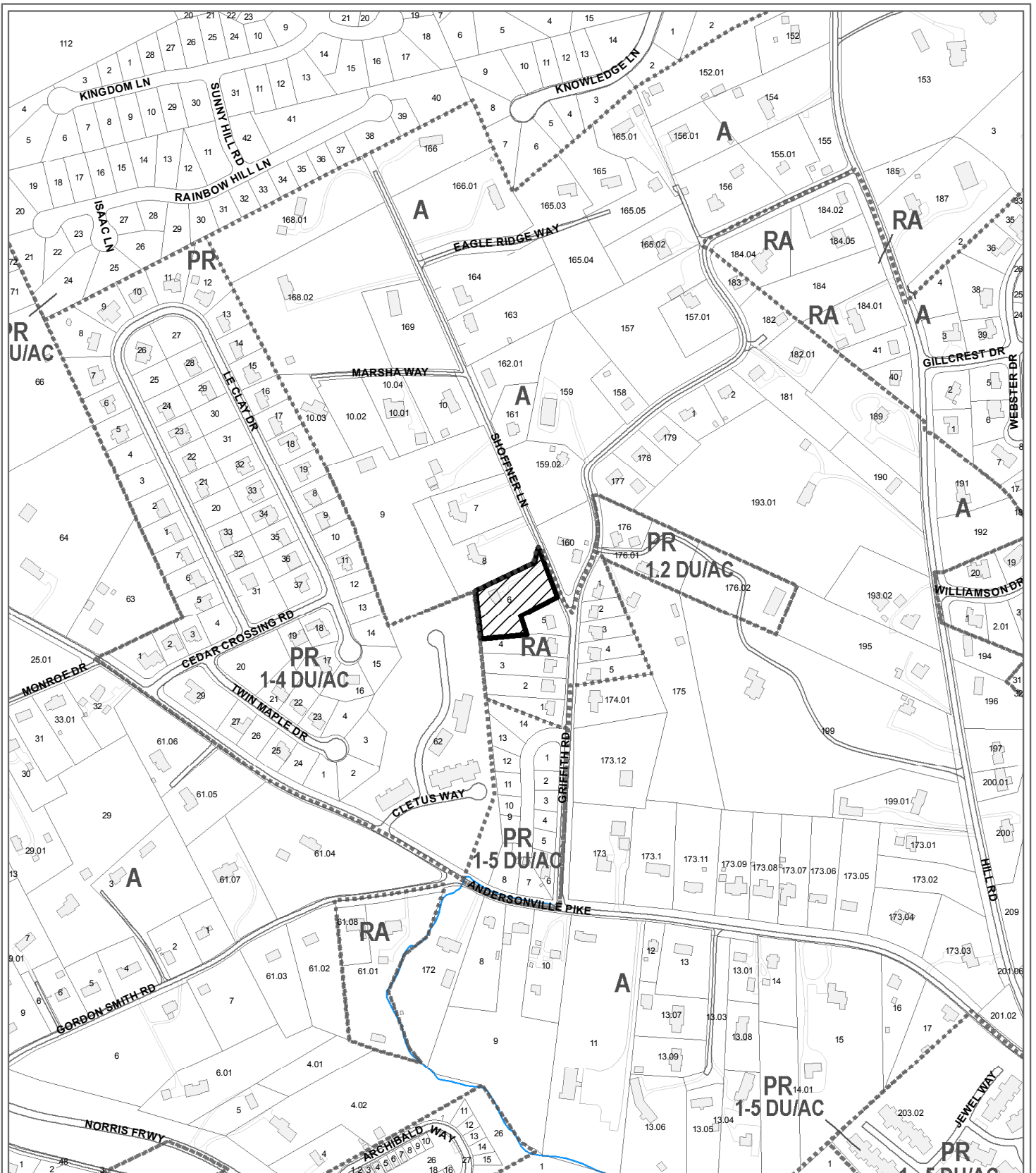
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential (LDR) uses for the site. The requested Agricultural zone is acceptable to be considered with the LDR plan designation..
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of Agricultural zoning for this site could lead to future similar requests in the area, which would be consistent with the sector plan proposal for the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/25/2011. 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.



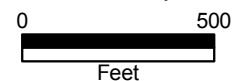
**6-D-11-RZ
REZONING**

From: RA (Low Density Residential)
To: A (Agricultural)



Petitioner: Griffin, Vance and Pam

Map No: 28
Jurisdiction: County



Original Print Date: 5/19/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902