

▶ **FILE #:** 10-D-12-RZ

AGENDA ITEM #: 26

AGENDA DATE: 10/11/2012

▶ **APPLICANT:** HUNTER VALLEY FARM

OWNER(S): Hunter Valley, LLC

TAX ID NUMBER: 155 PART OF 04406 MAP ON FILE AT MPC

JURISDICTION: County Commission District 4

▶ **LOCATION:** Northwest side Hunter Valley Ln., northeast of Tedford Ln.

▶ **APPX. SIZE OF TRACT:** 1.7 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Hunter Valley Ln., a local street with 23' of pavement width within the larger right of way of the adjacent Interstate 140.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: N/A

WATERSHED: Tennessee River

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

▶ **ZONING REQUESTED:** T (Transition)

▶ **EXISTING LAND USE:** Horse stables

▶ **PROPOSED USE:** Barn event facility

EXTENSION OF ZONE: Yes, extension of T zoning from the west

HISTORY OF ZONING: Two other portions of the site have previously been rezoned to Transition with conditions (5-A-09-RZ, 8-E-10-RZ)

SURROUNDING LAND USE AND ZONING: North: Event pavilion, Bluegrass Lake, commercial uses / T (Transition)(K), A (Agricultural) & F (Floodway) and CA (General Business)

South: Horse farm and Hunter Valley Ln. / A (Agricultural)

East: Residences / A (Agricultural)

West: Event facility and parking / T (Transition) with conditions

NEIGHBORHOOD CONTEXT: This area is developed with rural residential and agricultural uses under A zoning. Some commercial uses are located within view of the site to the north across Bluegrass Lake, zoned CA, along S. Northshore Dr.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE T (Transition) zoning, limited to use as an event facility, subject to use on review development plan approval of the use by MPC.**

Transition zoning would allow the current use of a portion of this parcel as an event facility with associated parking to be expanded to include the horse stables within the subject property, with the approval of a use on review development plan by MPC. The transition zone requires use on review approval for all development. This will offer the opportunity for public comment on this use.

COMMENTS:

There is an event facility with associated parking located within the area of this parcel already zoned T. The

reason for this proposed expansion of the Transition zoning is to allow horse stables on the site to also host events. A revised development plan will need to be approved by MPC before any events can be held in the horse stable area. The development plan will likely expand on the already approved use on review plan (8-C-11-UR), which was approved by MPC on September 8, 2011.

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 proposed T zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. T zoning is appropriate at this location which faces commercial uses on the opposite side of Bluegrass Lake to the north (about 400 feet).
3. T zoning requires use on review approval for all development, so the applicant will have to apply for use on review approval of a development plan for the site. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, layout, signage, drainage and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

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

1. The T (Transition) zone, as described in the zoning ordinance, is intended to insure the development of land adjacent to residential areas into a transition zone between other types of commercial and residential classifications and which will promote the public health, safety, morals, and general welfare of the citizens of Knox County.
2. Further, the purpose is to allow types of commercial uses which are not major traffic generators, and would not open the area to objectionable types of commercial uses, as well as have a transition zone that will be compatible with adjacent residential areas.
3. Based on the above general intent, this site is appropriate for Transition zoning. The site is located within view of commercial development to the north and near office development to the west. This use of the site for an event facility would appear to be an appropriate transitional use.

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. The proposal would have no impact on schools. The impact on the street system will be minimal, as increased traffic will only be apparent when there is an event being held.
2. As part of the required use on review process, staff and MPC will have the opportunity to impose conditions on the development which will help to minimize the impact to adjacent properties.
3. Water utilities are in place to serve this site. Sanitary sewer is not available.

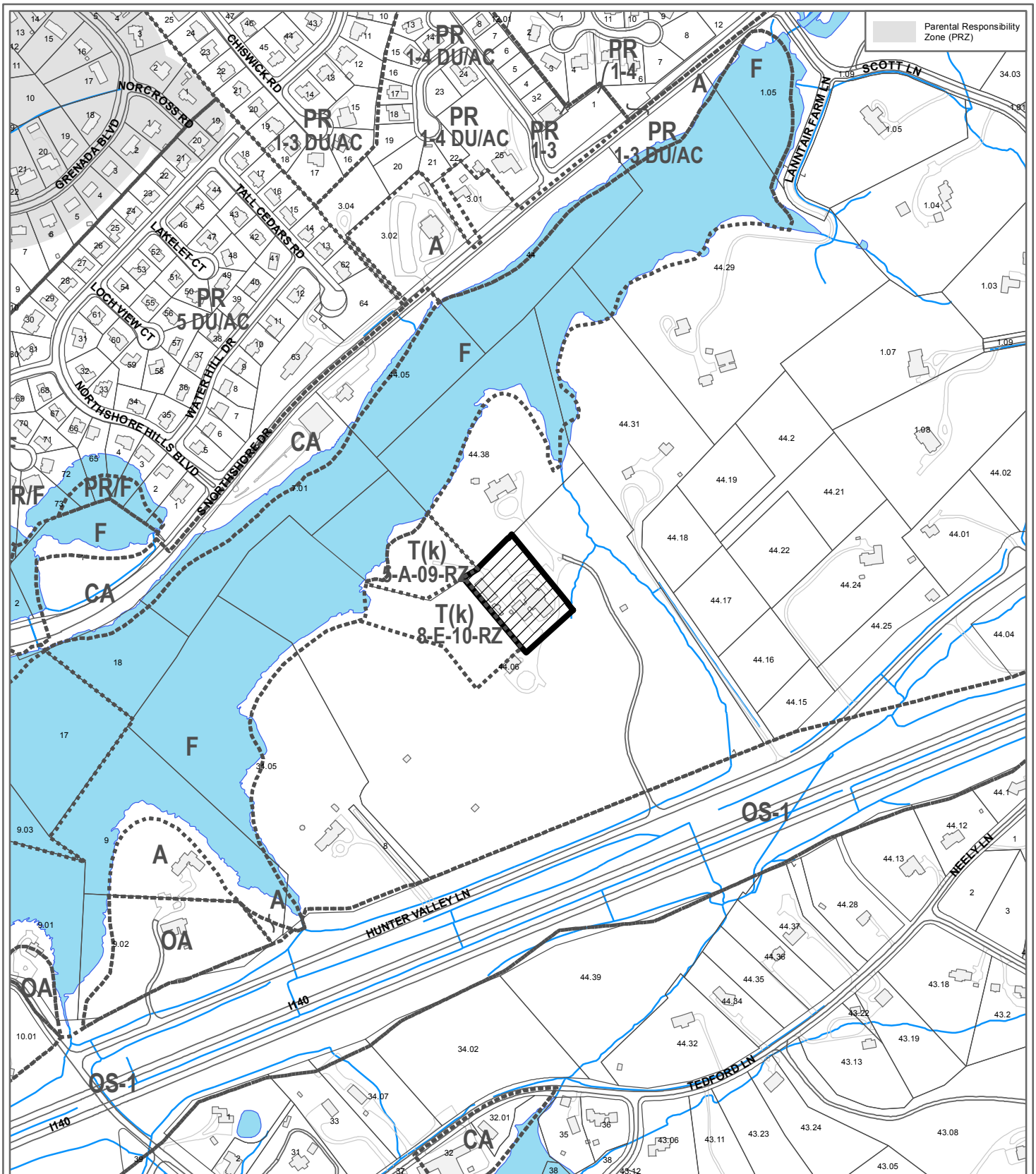
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan proposes agricultural and rural residential uses and stream protection for this site. Staff has determined that the Transition zone may be considered on a case by case basis within this plan designation without a plan amendment.
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan. The Transition zone is an acceptable zone to be considered within the Rural Area.
3. Approval of this request could lead to future requests for Transition zoning in the area. These applications would be reviewed on a case by case basis.
4. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/19/2012. 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.



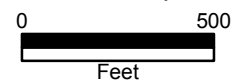
**10-D-12-RZ
REZONING**

Petitioner: Hunter Valley Farm



From: A (Agricultural)
To: T (Transition)

Map No: 155
Jurisdiction: County



Original Print Date: 9/26/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902