

▶ **FILE #:** 7-D-13-RZ

**AGENDA ITEM #:** 26

**AGENDA DATE:** 7/11/2013

▶ **APPLICANT:** **ROLLING ACRES FARM**

OWNER(S): Rolling Acres Farm

TAX ID NUMBER: 74 148

JURISDICTION: County Commission District 8

▶ **LOCATION:** **South side Thorn Grove Pike, west side Smith School Rd.**

▶ **APPX. SIZE OF TRACT:** **99.67 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:** **OS (Open Space)**

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

▶ **EXISTING LAND USE:** **Vacant, farming**

▶ **PROPOSED USE:** **Unmanaged woodland**

EXTENSION OF ZONE: Yes, extension of A zoning from all sides

HISTORY OF ZONING: Property was rezoned from A to OS in 2008 (11-G-08-RZ).

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 A (Agricultural) zoning.**

Agricultural is an extension of zoning from all sides and is consistent with the sector plan. Agricultural zoning is similar in intensity to the current OS zoning. Approval of the proposal will bring the entire parcel under one zoning district. A sizable portion of the 99.67-acre parcel is already zoned A.

**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. The requested A zoning is appropriate for this site, based on the surrounding zoning and on the sector plan

proposal for agricultural and rural residential uses for the site.

2. The proposal is an extension of Agricultural zoning from all sides of the property.
3. A portion of the subject parcel is already zoned Agricultural, and approval of this request will bring the entire parcel under one zoning district.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 appropriate for the requested 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 is available to the site. Sewer utilities would have to be extended to serve this site, if needed.
2. The proposal would have a minimal impact on schools or streets.
3. There will be no impact on surrounding properties, as all adjacent properties in the area are already zoned Agricultural.

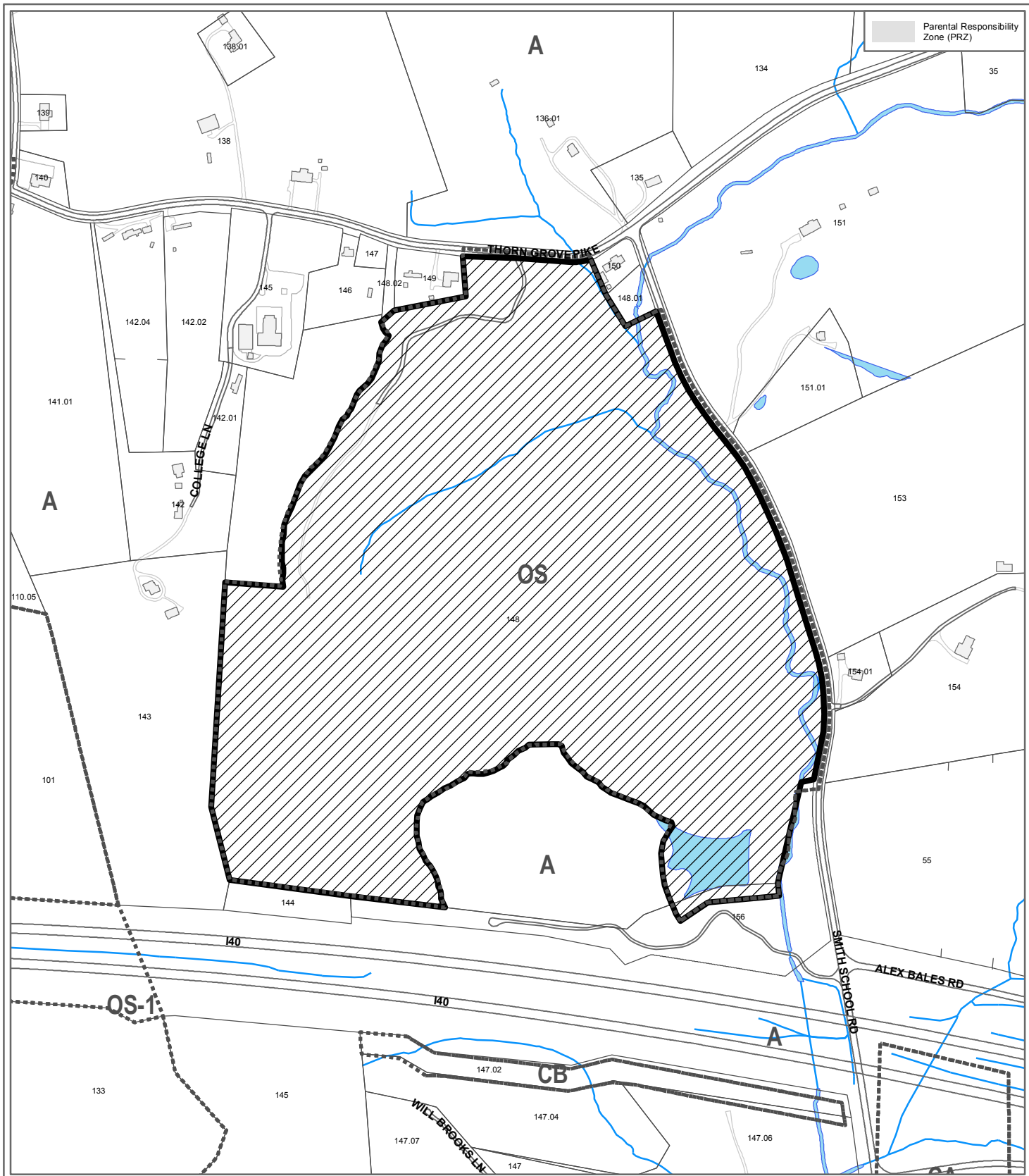
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The East County Sector Plan proposes agricultural and rural residential (Ag/RR) uses for the site. The requested Agricultural zone is the most appropriate zone to be considered within the Ag/RR plan designation.
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Agricultural zoning is appropriate within the Rural Area.
3. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

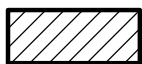
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/26/2013. 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.



**7-D-13-RZ  
REZONING**

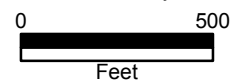
From: OS (Open Space)  
To: A (Agricultural)



Petitioner: Rolling Acres Farm

Map No: 74

Jurisdiction: County



Original Print Date: 6/27/2013      Revised: 7/1/2013  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902