



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT**

▶ **FILE #:** 6-A-13-RZ

**AGENDA ITEM #:** 25

**AGENDA DATE:** 6/13/2013

▶ **APPLICANT:** RAY D. WILLIAMS

OWNER(S): Ray D. Williams

TAX ID NUMBER: 134 H H 002 PORTION ZONED RB

JURISDICTION: County Commission District 4

▶ **LOCATION:** East side Dogwood Ln., southwest side Dogwood Dr.

▶ **APPX. SIZE OF TRACT:** 2.6 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Dogwood Ln., a local street with 14' of pavement width within 50' of right-of-way, or Dogwood Dr., a local street with 18' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT ZONING:** RB (General Residential)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Barn and horse

EXTENSION OF ZONE: Yes, extension of A zoning from the south on the remainder of the parcel

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses / RB (General Residential)

South: Vacant land / A (Agricultural)

East: Dogwood Dr. - Houses / RB (General Residential)

West: Dogwood Ln. - Houses / RB (General Residential)

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

**STAFF RECOMMENDATION:**

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

Agricultural zoning is an extension of zoning from the south and is consistent with the sector plan. It is a less intense zone than the current zoning. Approval of the proposal will bring the entire parcel under one zoning district. The majority of the larger 8-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 more appropriate for this site than the current RB zoning, based on the sector

plan proposal for agricultural and rural residential uses for the site.

2. The proposal is an extension of Agricultural zoning from the south on the rest of the 8-acre property.
3. The majority of the subject parcel is already classified the less intense A zoning, 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. The proposed zoning is less intense than the current RB zoning.
3. There will be no impact on surrounding properties, as there are numerous properties in the area already zoned Agricultural.

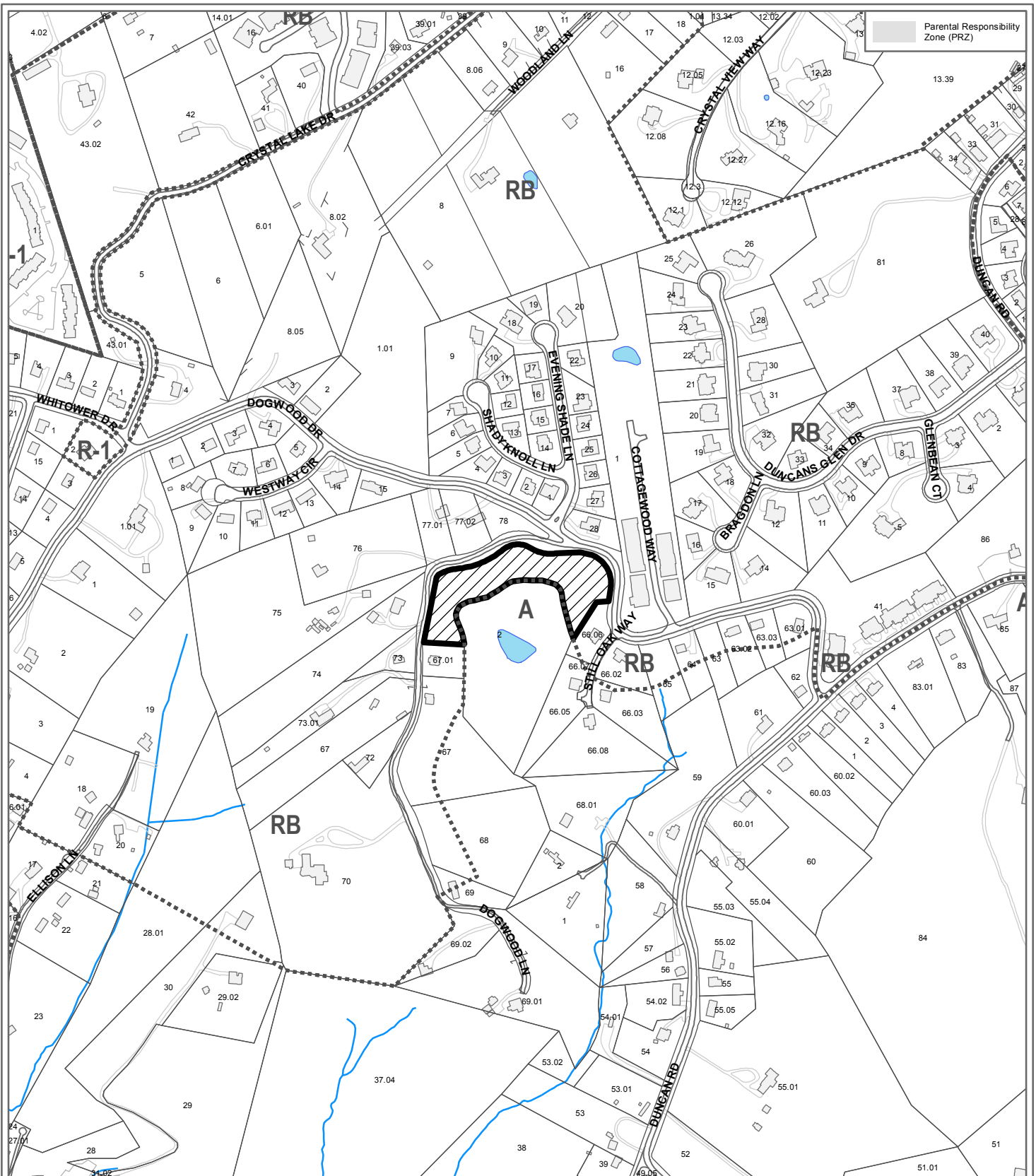
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest 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. 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 7/22/2013. 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.



**6-A-13-RZ  
REZONING**

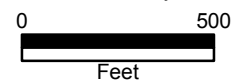
From: RB (General Residential)  
To: A (Agricultural)



Petitioner: Williams, Ray D.

Map No: 134

Jurisdiction: County



Original Print Date: 5/17/2013  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902