

▶ **FILE #:** 5-F-13-RZ

AGENDA ITEM #: 32

AGENDA DATE: 5/9/2013

▶ **APPLICANT:** LEON SHERROD

OWNER(S): Various owners

TAX ID NUMBER: 43 01201-01217

JURISDICTION: County Commission District 8

▶ **LOCATION:** East and west sides Arnold Ln., east of Clear Springs Rd.

▶ **APPX. SIZE OF TRACT:** 103.3 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Arnold Ln., a local street with 16' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District
Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **PRESENT ZONING:** PR (Planned Residential)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential dwellings

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

HISTORY OF ZONING: Property was rezoned from A to PR in 2006 (9-F-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land / I (Industrial) and A (Agricultural)

South: Vacant land and zinc mine / I (Industrial)

East: Holston River / Jefferson County

West: Vacant land / I (Industrial) and A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily undeveloped. There are a few dwellings in the area, and there is a large mining operation to the south of the site. Most of the surrounding area is zoned Industrial with some Agricultural. East bridge Industrial Park is located about 1.5 miles west of this site.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE A (Agricultural) zoning, subject to 1 condition.**

1. A turnaround, sufficient for school bus or emergency vehicle turn around, must be provided at the end of Arnold Ln., subject to approval by Knox County Engineering and Public Works.

Agricultural zoning is an extension of zoning from the west and is consistent with the sector plan. It is a less intense zone than the current zoning. All established lots within the subject property meet the minimum lot size requirements of the A zoning district. The zoning condition, which was placed on the property by Knox County Commission during the 2006 rezoning, is still applicable and is recommended to be retained.

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 property was previously zoned Agricultural prior to 2006, when PR zoning was proposed for the development of a residential subdivision. Since then, the property was subdivided into lots of greater than 1 acre in size, making it suitable to be rezoned back to Agricultural. Staff is recommending that the zoning condition to require a turnaround be retained, to allow for sufficient maneuvering room for large vehicles at the end of a long access road.
2. The proposal is an extension of Agricultural zoning from the west. Agricultural and Industrial zoning are the predominant zoning districts in the area surrounding this property.
3. The request is consistent with the current sector plan proposal for the property.

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 subdivided into greater than 1 acre lots, so it is therefore 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 PR zoning.
3. There would be a minimal impact on surrounding properties, as there are numerous properties in the area already zoned Agricultural, as well as much more intense Industrial zoning.

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 Northeast County Sector Plan proposes low density residential (LDR) uses for the site. The requested Agricultural zone is acceptable to be considered within 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 6/24/2013. 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.



**5-F-13-RZ
REZONING**

Petitioner: Sherrod, Leon



From: PR (Planned Residential)

To: A (Agricultural)

Map No: 43

Jurisdiction: County



Original Print Date: 4/24/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902