

▶ **FILE #:** 9-C-13-RZ

**AGENDA ITEM #:** 33

**AGENDA DATE:** 9/12/2013

▶ **APPLICANT:** TERRY ROMANS

OWNER(S): Harmon

TAX ID NUMBER: 80 P D 00601 & 00701 PARTS OF 5.01 & 6.02 (MAP ON FILE AT MPC)

JURISDICTION: City Council District 3

▶ **LOCATION:** East side Sullivan Rd., east of Conway Cir.

▶ **APPX. SIZE OF TRACT:** 10 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Sullivan Rd., a minor collector street with 21' of pavement width within 50-60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential) & F-1 (Floodway)

▶ **ZONING REQUESTED:** A-1 (General Agricultural) & F-1 (Floodway)

▶ **EXISTING LAND USE:** Horse ranch

▶ **PROPOSED USE:** Horse ranch

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)  
South: Residences / R-1 (Low Density Residential)

East: Third Creek, Victor Ashe Park, residences / OS-2 (Parks and Open Space) and R-1 (Low Density Residential)

West: Sullivan Rd. - Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: A horse facility called Cumberland Springs Ranch is located on the subject property. The property is surrounded by residential development and a park, zoned R-1 and OS-2.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE A-1 (General Agricultural) and F-1 (Floodway) zoning.**

A-1 zoning is appropriate for this 10 acre site that has been used as a horse ranch for many years. The requested zoning is consistent with the adopted plans for the area and will be compatible with surrounding land uses and zoning.

**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. A-1 zoning for the subject property will bring the zoning of the property into closer conformance with the existing use.
2. The property meets all applicable requirements of the A-1 zoning district.
3. The requested A-1 zoning is consistent with the sector plan and One Year Plan proposals for the property, which call for low density residential development.
4. A-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The A-1 zoning district is intended to provide space for agricultural uses which together comprise an important part of the economy of Knox County and the City of Knoxville. The intent is to permit lands best suited for agriculture to be used for those purposes, and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.
2. Based on the above general intent, this area is appropriate for A-1 zoning. The site also meets the A-1 area regulations, including the minimum lot size of 10 acres, a small portion of which is in the F-1 zoned area.
3. The applicant has submitted an administrative plat to MPC to establish the subject property as one lot of record.

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. A-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties. The proposed use as a horse ranch has already been established on the site.
2. The potential impact on the street system will be lessened with this rezoning, as the property may no longer be subdivided for low density residential development.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
4. Public water and sewer utilities are available to serve the site.

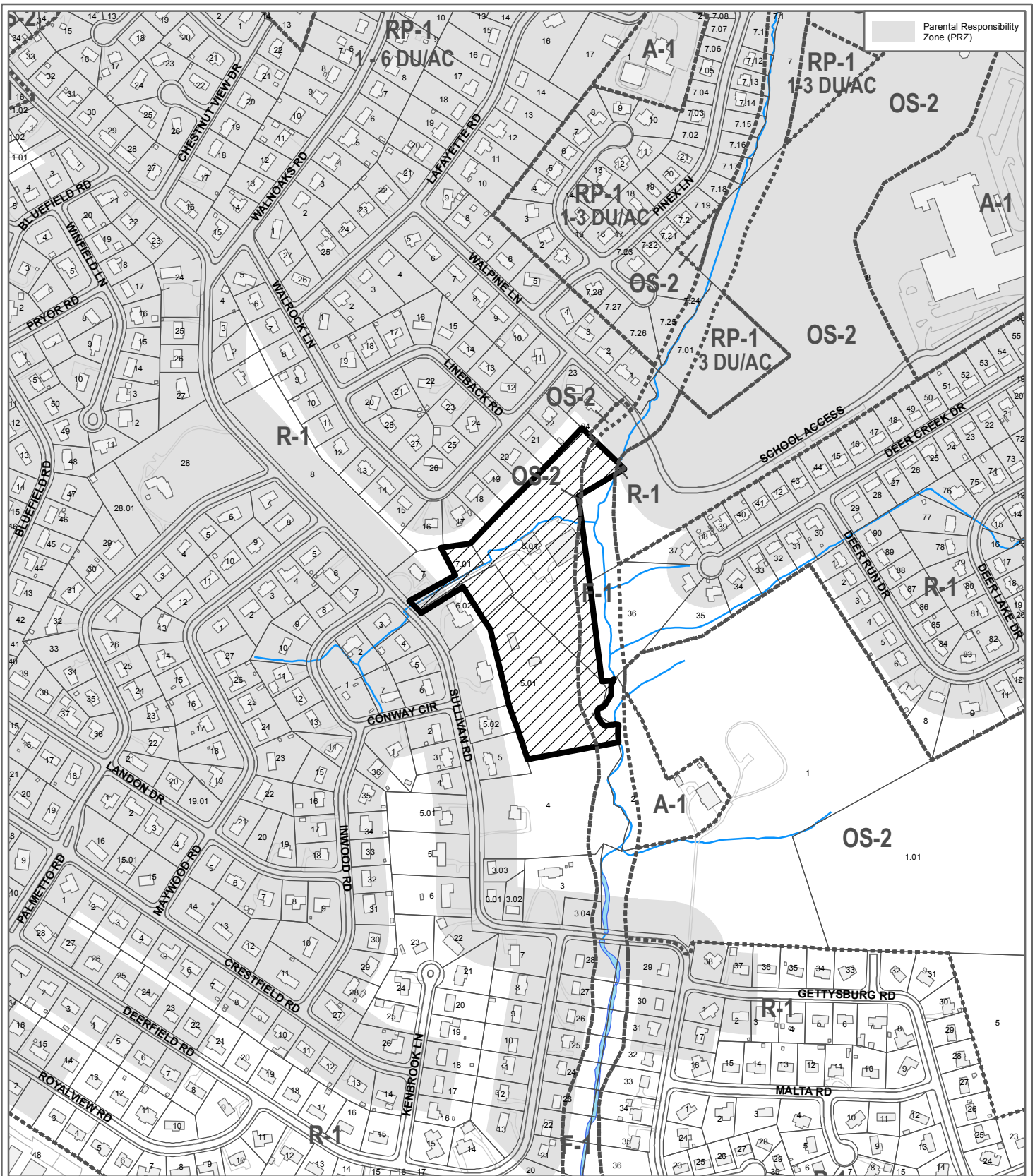
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest City Sector Plan proposes low density residential uses and stream protection for the site, consistent with the proposed A-1 and F-1 zoning.
2. The City of Knoxville One Year Plan proposes low density residential uses and floodway for the site, consistent with the proposed A-1 and F-1 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This 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 Knoxville City Council for action on 10/15/2013 and 10/29/2013. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



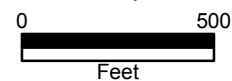
**9-C-13-RZ  
REZONING**

From: R-1 (Low Density Residential) & F-1 (Floodway)  
To: A-1 (General Agricultural) & F-1 (Floodway)



Petitioner: Romans, Terry

Map No: 80  
Jurisdiction: City



Original Print Date: 8/16/2013  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902