

▶ **FILE #:** 8-B-14-RZ

**AGENDA ITEM #:** 37

**AGENDA DATE:** 8/14/2014

▶ **APPLICANT:** JEFFERY MORRIS

OWNER(S): Jeffery Morris

TAX ID NUMBER: 27 223.01 & 245.01

JURISDICTION: County Commission District 7

STREET ADDRESS: 8707 Highland View Rd

▶ **LOCATION:** South side Highland View Rd., west side Shade Weaver Rd.

▶ **APPX. SIZE OF TRACT:** 19.87 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is from Highland View Rd., a local street with 18' of pavement width within 40' of right-of-way, or Shade Weaver Rd., a local street with 15' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

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

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

▶ **EXISTING LAND USE:** Vacant land and carport

▶ **PROPOSED USE:** Farmland with livestock

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

HISTORY OF ZONING: Property was zoned PR in 2006 (2-P-06-RZ/2-E-06-SP).

SURROUNDING LAND USE AND ZONING: North: Highland View Rd. - Vacant land, dwellings and Norris Freeway / A (Agricultural)

South: Vacant land, dwellings / A (Agricultural)

East: Shade Weaver Rd. - Vacant land, dwellings / PR (Planned Residential)

West: Vacant land, dwellings / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural residential uses under primarily A (Agricultural) zoning. The PR zoning currently on this site and to the east has not been developed.

**STAFF RECOMMENDATION:**

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

Agricultural zoning is an extension of zoning from three sides and is consistent with the sector plan and Growth Plan designations for the site. The property has been zoned PR since 2006 and has yet to be developed. The requested A zoning is more appropriate for this site.

**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 PR zoning, based on the Growth Plan map designation of the site as Rural Area.
2. The proposal is an extension of Agricultural zoning from three sides.
3. Uses permitted under Agricultural zoning would be 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. 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 PR zoning.
3. There will be no impact on surrounding properties, as the majority of properties in the area are already zoned Agricultural. There should also be no adverse effects on any other part of the County.

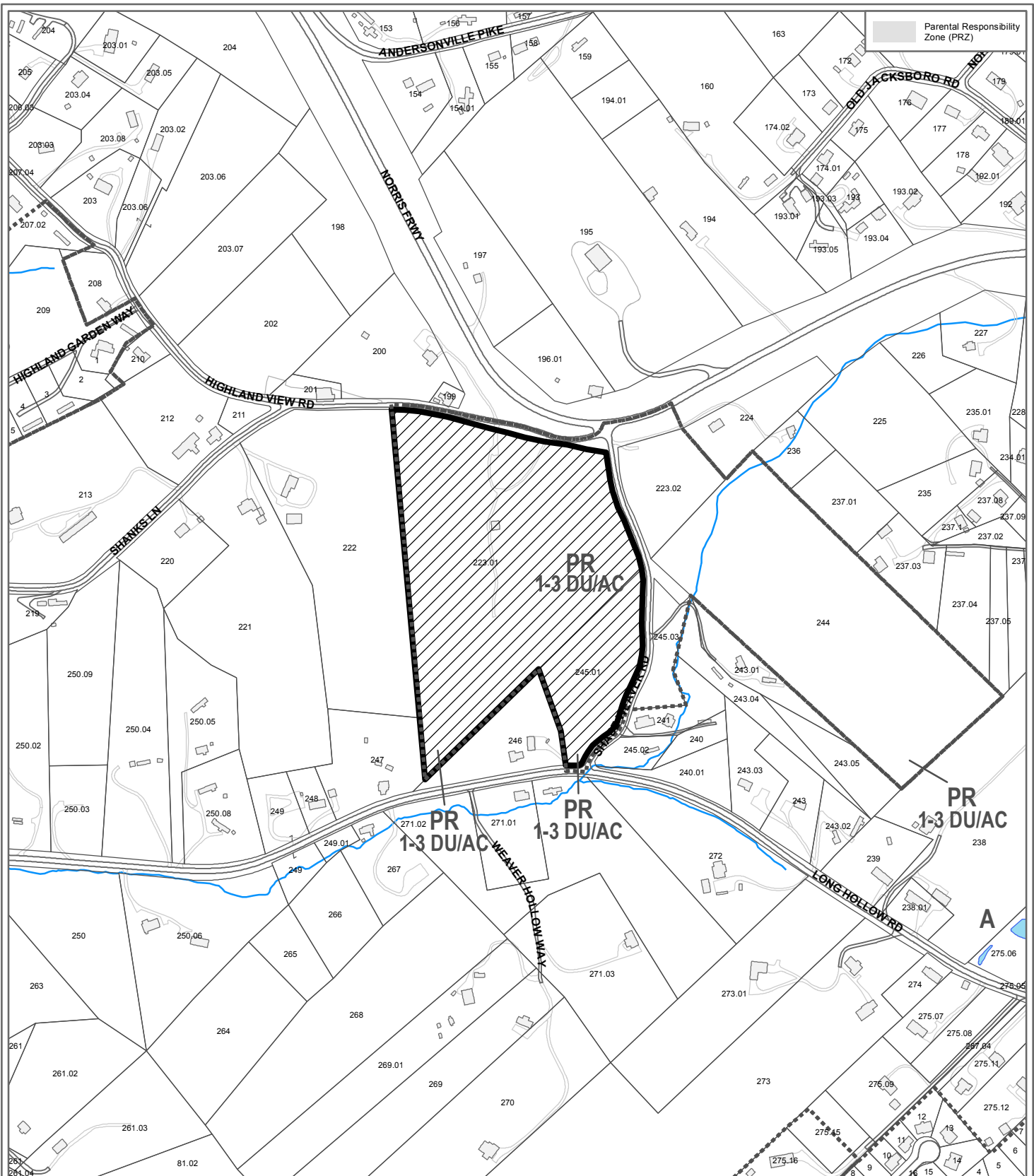
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan proposes low density residential (LDR) uses for the site. The requested Agricultural zone is an appropriate zone to be considered within the LDR 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 a future similar request to rezone the property to the east back from PR to A, which would also be consistent with the sector plan and Growth Plan proposals for the area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/22/2014. 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.



**8-B-14-RZ  
REZONING**

From: PR (Planned Residential)  
To: A (Agricultural)



Original Print Date: 7/16/2014  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Morris, Jeffery

Map No: 27

Jurisdiction: County

