

▶ **FILE #:** 6-C-14-RZ

**AGENDA ITEM #:** 38

**AGENDA DATE:** 6/12/2014

▶ **APPLICANT:** THE RIVERS AND LAKES TRUST / THE MOUNTAINS AND VALLEYS TRUST

**OWNER(S):** The Rivers and Lakes Trust / The Mountains and Valleys Trust

**TAX ID NUMBER:** 169 033

**JURISDICTION:** County Commission District 5

**STREET ADDRESS:** 12632 Thistledown Ln

▶ **LOCATION:** Southwest end Thistledown Ln., southwest of Mystic Ridge Rd.

▶ **APPX. SIZE OF TRACT:** 67.44 acres

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Rural Area

**ACCESSIBILITY:** Access is via Thistledown Ln., a local street with 26' of pavement width within 50' of right-of-way.

**UTILITIES:** Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

**WATERSHED:** Tennessee River

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

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

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant land

▶ **PROPOSED USE:** Residences

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

**HISTORY OF ZONING:** Property was rezoned PR in 2004 (10-F-04-RZ).

**SURROUNDING LAND USE AND ZONING:** North: Developing subdivision / PR (Planned Residential) at 1 du/ac

South: Vacant land, lake / A (Agricultural)

East: Residences and vacant land / A (Agricultural)

West: Residential subdivision / A (Agricultural)

**NEIGHBORHOOD CONTEXT:** This area is developed with agricultural and rural residential uses under A and PR zoning.

**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. It is a less intense zone than the current zoning. The property was previously zoned A prior to 2004.

**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 2004, when PR zoning was proposed for the

development of a residential subdivision. Since then, the PR zoned property to the north has been subdivided into residential lots and conservation areas at a density of slightly less than the maximum 1 du/ac. Therefore, the subject property may be rezoned from PR back to A without resulting in the overall development density being exceeded.

2. The proposal is an extension of Agricultural zoning from three sides. Agricultural zoning is the predominant zoning district 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 over 67 acres in size and is undeveloped, 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 most surrounding properties in the area are already zoned Agricultural.

4. The applicant has submitted a statement of intent to staff on the proposed plan for the property. It reads as follows: Two or three private residences will be built on the subject property and will be accompanied by a TVA-permitted boat house, a TVA-permitted boat dock, a private-use pavilion, a barn, a vegetable garden, a walking trail, and a variety of recreational landscape features. All utilities will be installed underground and as much of the existing forestry growth as practical will be preserved. Schmid & Rhodes Construction is anticipated to commence construction in late 2014.

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:

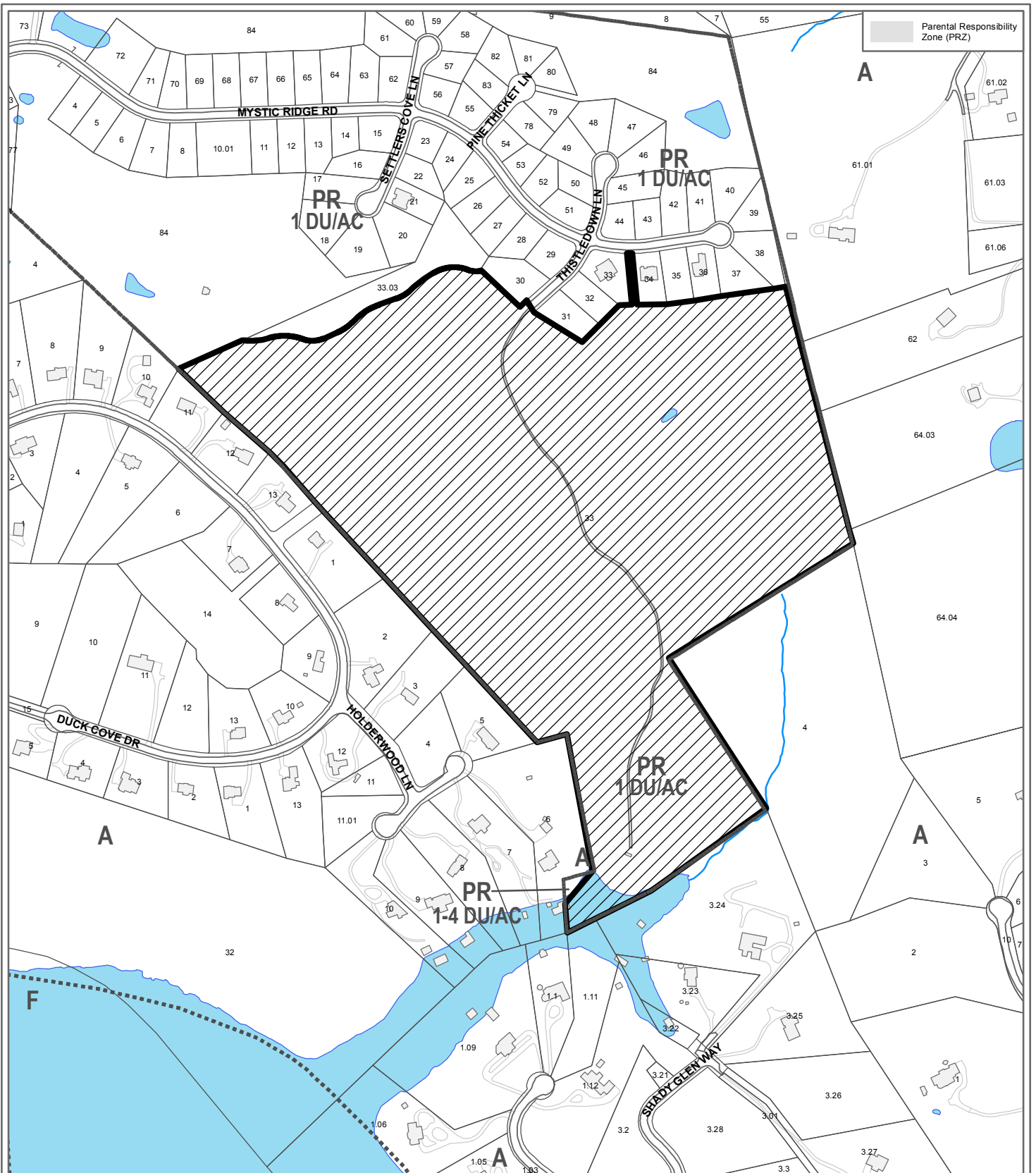
1. The Southwest County Sector Plan proposes Ag/RR (Agricultural and Rural Residential) uses for the site. The requested Agricultural zone is consistent with this plan designation.

2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Agricultural zoning is acceptable within the Rural 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 7/28/2014. 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.



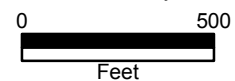
**6-C-14-RZ  
REZONING**

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



Petitioner: The Rivers and Lakes Trust /  
The Mountains and Valleys Trust

Map No: 169  
Jurisdiction: County



Original Print Date: 5/21/2014  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902