

▶ **FILE #:** 8-C-15-RZ

AGENDA ITEM #: 44

AGENDA DATE: 8/13/2015

▶ **APPLICANT:** BRYAN E. CHASE

OWNER(S): Bryan E. Chase

TAX ID NUMBER: 28 01201 PART ZONED RA ONLY

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 8153 Pelleaux Rd

▶ **LOCATION:** Northwest side Pelleaux Rd., southwest of Norris Fwy.

▶ **APPX. SIZE OF TRACT:** 2.06 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Pelleaux Rd., a major collector street with 20' of pavement width within 55' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Any use permitted in the A zone

EXTENSION OF ZONE: Yes, extension of A zoning from the south and east

HISTORY OF ZONING: Adjacent property was rezoned A in 2010 (3-A-10-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land / RA (Low Density Residential)

South: Vacant pasture land, house / A (Agricultural)

East: Pelleaux Rd. - Vacant land / A (Agricultural)

West: Vacant land, houses / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is located within an area that is sparsely developed with rural residential uses on the west side of Norris Fwy.

STAFF RECOMMENDATION:

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

A downzoning to the Agricultural zone allows compatible uses with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site. The North County Sector Plan proposes agricultural and rural residential use for the 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. Agricultural zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. Most of the surrounding area is zoned Agricultural, including large properties to the south, east and west of the site.
3. The proposed Agricultural zoning is consistent with the North County Sector Plan proposal for the site.

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

1. Agricultural zoning allows for farming, agriculture and horticulture, including the keeping of livestock. It also allows residential development on one-acre minimum lot sizes.
2. Based on the above description, this site is appropriate for 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 and sewer utilities are available in the area, but may need to be extended in order to serve this site. Sanitary sewer may not be necessary to meet the wastewater needs for this particular site.
2. The potential impact to the street system is lessened with the proposed rezoning to Agricultural zoning.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.

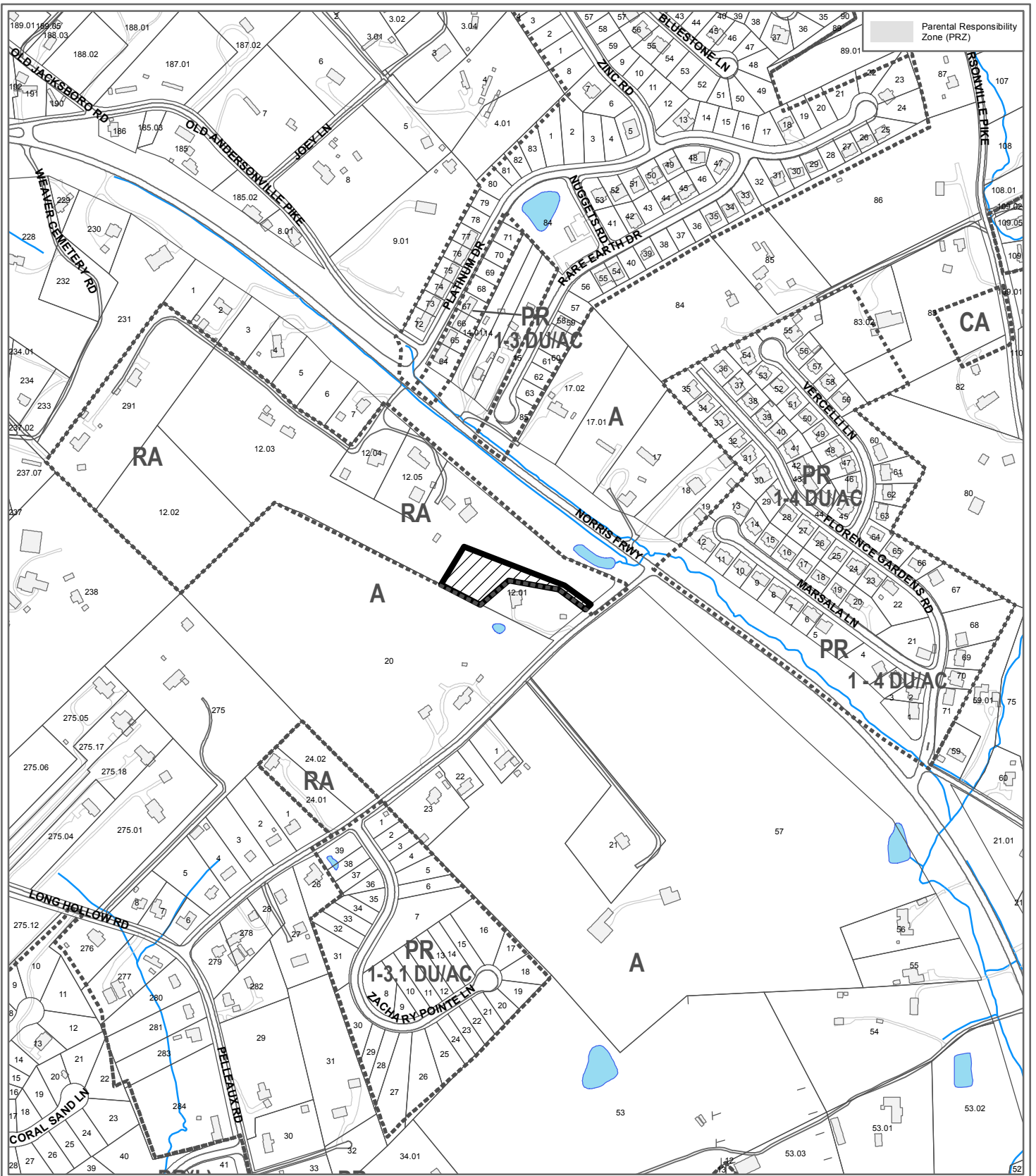
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan proposes low density residential uses and hillside protection for the site, consistent with the requested A zoning.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request is not likely to lead to future requests for Agricultural zoning in the area, as most surrounding properties are already zoned Agricultural, consistent with the sector plan proposal, as well as with the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/28/2015. 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-C-15-RZ
REZONING**

From: RA (Low Density Residential)
To: A (Agricultural)



Petitioner: Chase, Bryan E.

Map No: 28

Jurisdiction: County



Original Print Date: 7/24/2015
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902