

▶ **FILE #:** 10-J-15-RZ

AGENDA ITEM #: 44

AGENDA DATE: 10/8/2015

▶ **APPLICANT:** STEVENS ESTATE

OWNER(S): Elizabeth A. Lee

TAX ID NUMBER: 90 012

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8008 Oak Ridge Hwy

▶ **LOCATION:** North side Oak Ridge Hwy., east of Karns Valley Dr.

▶ **APPX. SIZE OF TRACT:** 3.2 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with 24' of pavement width within 100' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** OA (Office Park) & F (Floodway)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residential

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

HISTORY OF ZONING: A sector plan amendment to O and rezoning to OA was approved in 2007 (9-O-07-SP/9-F-07-RZ).

SURROUNDING LAND USE AND ZONING: North: Beaver Creek / STPA / F (Floodway)

South: Oak Ridge Hwy. - Vacant land and houses / LDR, STPA / A (Agricultural)

East: House and vacant land / STPA / A (Agricultural) and F (Floodway)

West: Vacant land / STPA / F (Floodway)

NEIGHBORHOOD CONTEXT: This area has been developed with rural and low density residential uses, along with a community sports park, under A, PR and RA zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE A (Agricultural) and F (Floodway) 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 current Northwest County Sector Plan proposes office uses for the site, but the sector plan update, currently in process, proposes low density residential uses.

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 properties to the south, east and west of the site.
3. The proposed Agricultural zoning is consistent with the updated Northwest 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 current Northwest County Sector Plan proposes office uses for the site, consistent with the current OA zoning. However the updated sector plan will propose low density residential uses and stream protection for the site, consistent with the requested A and F zoning.
2. The site is located within the Planned Growth 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/16/2015. 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.



**10-J-15-RZ
REZONING**

From: OA (Office Park) & F (Floodway)
To: A (Agricultural) & F (Floodway)



Petitioner: Stevens Estate

Map No: 90
Jurisdiction: County

Original Print Date: 9/22/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

