

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT

► **FILE #:** 12-D-17-RZ

AGENDA ITEM #: 42

AGENDA DATE: 12/14/2017

► **APPLICANT:** BOB HAMILTON

OWNER(S): Various owners

TAX ID NUMBER: 130 A A 00202,00205,00206.00209
 00212,00214,00215,00216 (PARTS ZONED PR ONLY)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS:

► **LOCATION:** Northwest side Yarnell Rd., east and west sides Long Farm Way

► **APPX. SIZE OF TRACT:** 66 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Yarnell Rd., a major collector street with 20' of pavement width within 80' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek and Conner Creek

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

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

► **EXISTING LAND USE:** Residences, farmland and vacant land

► **PROPOSED USE:** Agricultural

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

HISTORY OF ZONING: Property was rezoned from A to PR in 2006 (10-R-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: Yarnell Rd., house and vacant land / A (Agricultural)

East: Houses and vacant land / A (Agricultural)

West: House and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

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

Agricultural zoning is an extension of zoning from all 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 appropriate for this site. There are no current plans to develop the subject property under the current PR zoning and the current property owners wish to have their properties rezoned back to Agricultural as they were prior to 2006.

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 surrounding zoning and development pattern.
2. The property is designated for Agricultural on the sector plan and is located in the Rural Area on the Growth Policy Plan. The requested A (Agricultural) zoning is consistent with these plan proposals.
3. The proposal is a logical extension of Agricultural zoning from all sides.
4. 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.

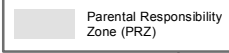
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes AG (Agricultural) uses for the site. The requested Agricultural zone is the most appropriate zoning district to be considered within the AG 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. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2018. 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.



M P C

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knox.mpc.org

☒ REZONING ☐ PLAN AMENDMENT

Name of Applicant: Bob HamiltonDate Filed: 10-19-17 Meeting Date: 12-14-17Application Accepted by: Sherry MichienziFee Amount: 950⁰⁰ File Number: Rezoning 12-D-17-RZ

Fee Amount: _____ File Number: Plan Amendment _____

RECEIVED

OCT 19 2017

Metropolitan
Planning Commission

PROPERTY INFORMATION

Address: 130AA00202 (part)
General Location: West Knoxville, Yarnall
37932 130AA00216 130AA00215
130AA00214 (part) 130AA00205 (part)
Parcel ID Number(s): 130AA00212 (part) 130AA00213
130AA00206 130AA00211 130AA00209
Tract Size: (part) (parts zoned PR only)
Existing Land Use: Vacant/residential
Planning Sector: Northwest County
Growth Policy Plan: Rural Area
Census Tract: 59.05
Traffic Zone: 222
Jurisdiction: ☐ City Council _____ District _____
☒ County Commission 6 District _____

Requested Change

REZONING

FROM: PR (zoned Residential)
TO: Agricultural (A)

PLAN AMENDMENT

☐ One Year Plan ☐ _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Agricultural

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

Rezoned to PR in
2006, 10 R-06 RZ☐ PROPERTY OWNER ☐ OPTION HOLDER

PLEASE PRINT

Name: Gary Long / Joyce LongCompany: NAAddress: 3961 South York Hwy.City: Junestown State: TN Zip: 38556Telephone: 931-397-6342

Fax: _____

E-mail: see attached pages

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Bob HamiltonCompany: Coldwell BankerAddress: 124 N. Winston rd.City: Knoxville State: TN Zip: 37929Telephone: 865-693-1111Fax: 865-694-1417E-mail: listandsell4u@hotmail.com

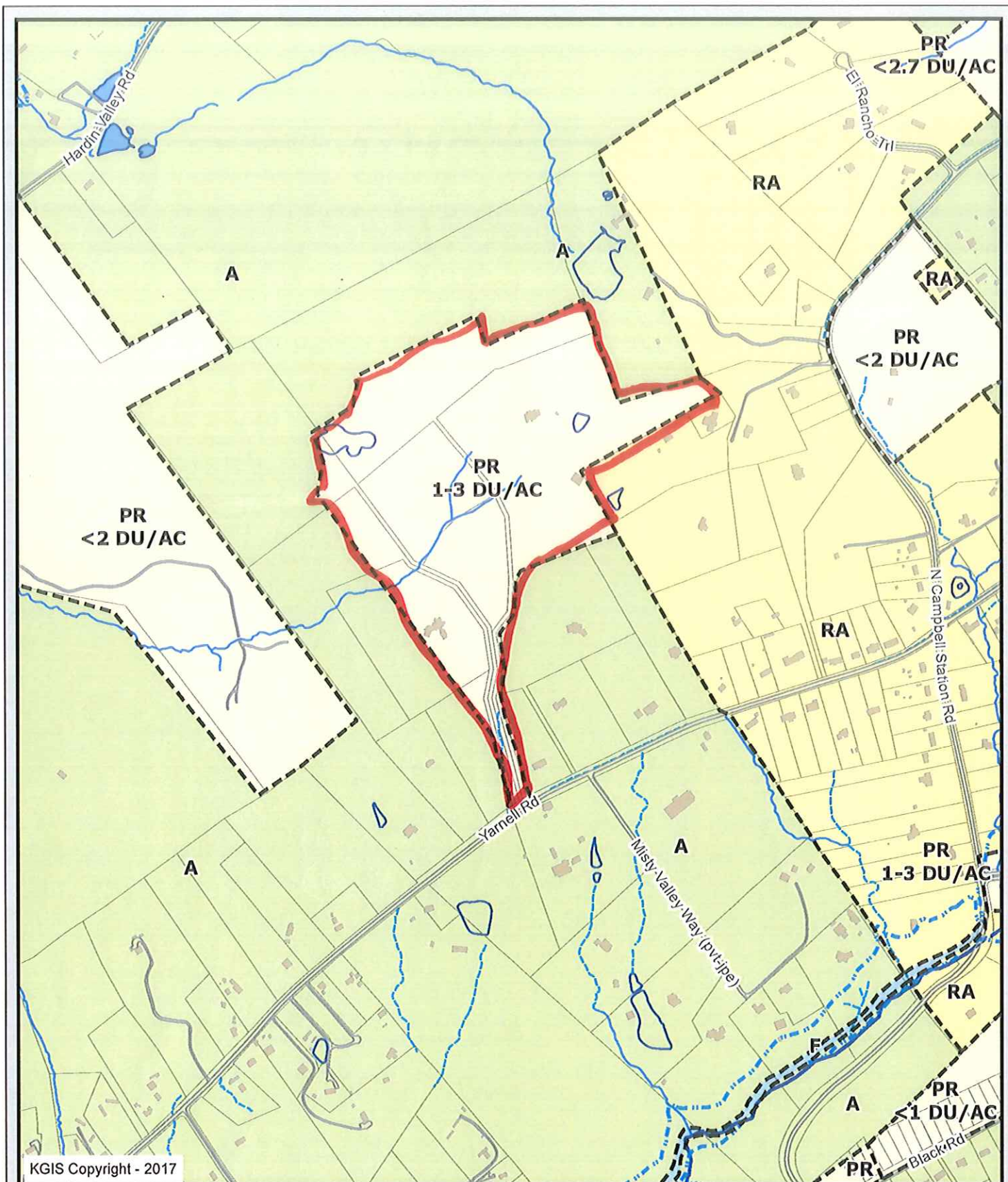
APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing
ALL property owners involved in this request or holders of option
on same, whose signatures are included on the back of this form.

Signature: _____

PLEASE PRINT
Name: Bob HamiltonCompany: CBWAddress: 124 N. Winston rd.City: Knoxville State: TN Zip: 37919Telephone: 865-693-1111

E-mail: _____

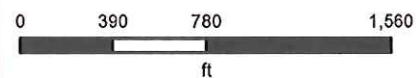


KGIS Copyright - 2017

Long Farm Way

Printed: 10/18/2017 at 12:41:23 PM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

PROPERTY OWNERS REQUEST

Wesley Adam and Sandra R Pritchard

Knoxville, Tn. 37950

Knox County Metropolitan Planning Committee/ Knox County Commission,

It is our request as property owners of parcel ID 130AA00211 located on Long Farm Way, Knoxville, Tn. 37932 that the current zoning of PR be changed back to Agricultural/Residential as it was before.

Owner: W Adam Pritchard Date: 10/19/17

Owner: Sandra Pritchard Date: 10-23-17

Notary:

Amy Gettelfinger 10/19/17
my commission expires 8/4/2019



REPRESENTATION AND AUTHORIZATION

10/19/2017

Gary and Joyce Long

3961 South York Hwy.

Jamestown, Tn. 38556

Attention: Knox County MPC and County Commission,

This letter is to advise we have appointed Bob Hamilton Real Estate Agent of Coldwell Banker Wallace and Wallace of Knoxville, Tennessee County of Knox. To be our representative in all matters dealing with the rezoning of our personal properties located on Long Farm Way Knoxville, Tennessee 37922.

This property is to be rezoned from PR back to its normal status of Agricultural/Residential

Bob Hamilton has our permission to act in our behalf as our agent for representation in this transaction.

Owner: Gary Long Date: 10/18/17

Owner: Joyce Long Date: 10-18-2017

Agent: Bob Hamilton Date: 10-18-17

Notary:

PROPERTY OWNERS REQUEST

John David Long

11931 Yarnell Rd.

Knoxville, Tn. 37932

Knox County Metropolitan Planning Committee/ Knox County Commission,

It is our request as property owners of parcel ID: 130AA00206 located on Long Farm Way, Knoxville, Tn. 37932 that the current zoning of PR be changed back to Agricultural/Residential as it was before.

Owner: John David Long Date: 10-19-17

Owner: _____ Date: _____

Notary: Chris Baxter



MY COMMISSION EXPIRES
JANUARY 29, 2020

PROPERTY OWNERS REQUEST

Wt Fiorentino
William Randal Brown and Selene ~~Fiorentino~~ Tolbert
1670 Long Farm Way
Knoxville, Tn. 37932

Knox County Metropolitan Planning Committee/ Knox County Commission,

It is our request as property owners of parcel ID: 130AA00209 being 25 acres located on Long Farm Way, Knoxville, Tn. 37932 that the current zoning of PR be changed back to Agricultural/Residential as it was before.

Owner: *Selene F. Tolbert* Date: *19 October 2017*

Owner: *William Randal Brown* Date: *10-19-2017*

Notary:

PROPERTY OWNERS REQUEST

Gary and Joyce Long
3961 South York Hwy.
Jamestown, Tn. 38556

Knox County Metropolitan Planning Committee/ Knox County Commission,

It is our request as property owners of parcel ID: 130AA00212, 130AA00213, 130AA00214 and 130AA00211 located on Long Farm Way, Knoxville, Tn. 37932 that the current zoning of PR in parts be changed back to Agricultural/Residential as it was before.

Owner: Gary Long Date: 10-18-17

Owner: Joyce Long Date: 10-18-17

Notary:

PROPERTY OWNERS REQUEST

Roy Christopher and Laurie Lynne Gaylor


1661 Long Farm Way

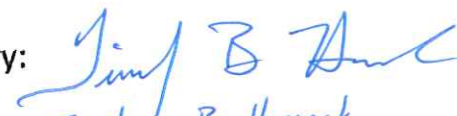
Knoxville, Tn. 37932

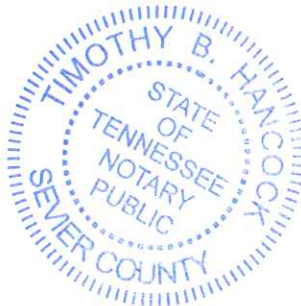
Knox County Metropolitan Planning Committee/ Knox County Commission,

It is our request as property owners of parcel ID: 130AA00205 located on Long Farm Way, Knoxville, Tn. 37932 that the current zoning of PR be changed back to Agricultural/Residential as it was before.

Owner:  Date: 10/20/17

Owner:  Date: 10/20/17

Notary: 
Timothy B Hancock
Exp: 7/7/18





REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before Nov 28th consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: _____

Printed name: _____

MPC/BZA File #: _____

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org