

MEMORANDUM

TO: Metropolitan Planning Commissioners

FROM: Michael A. Brusseau, AICP, Senior Planner

DATE: November 2, 2017

MPC FILE #: 5-B-17-OA

SUBJECT: Proposed amendments to the Knox County Zoning Ordinance to create a new Rural Preservation (RP) zoning district

STAFF RECOMMENDATION:

APPROVE the amendments.

COMMENTS:

Staff is recommending approval of the attached amendments to the Knox County Zoning Ordinance, adding a new zoning district named Rural Preservation (RP). The intent of RP zoning is to provide an option for owners of large tracts of farmland to preserve their farms for active farming. In order to utilize the RP zoning designation, a property owner would have to request a rezoning. It is simply being provided for those properties that are appropriate and whose owners voluntarily request to be rezoned.

The RP zoning ordinance amendment would provide an additional option to help preserve agricultural lands and would implement the recommendations of the East Knox County Community Plan.

Knox County Zoning Ordinance Amendment
Establishment of a new Rural Preservation Zoning District
5-B-17-OA

New language is in **bold**:

Amend Article 2, Section 2.20, Specific Terms by adding the following definition:

AGRITOURISM - a form of commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner. This includes the sales of agricultural products produced on site.

Amend Article 5, Zone Regulations by adding the following:

5.23 RP Rural Preservation zone

5.23.01 General Description

The rural preservation zone is provided to help insure the continued production of agricultural commodities by encouraging preservation of productive agricultural lands and the open space, wildlife habitat, and scenic corridor value that productive agricultural lands provide. Uses allowed within the district are intended to be limited to uses which are compatible with the long-term agricultural productivity of lands. The general intent of the district is to encourage farming without undue burden on the landowner. Applications for Rural Preservation zoning shall be reviewed for:

- a. Preservation of agricultural and forest lands and activities;
- b. Water supply protection; and/or
- c. Conservation of natural, scenic or historic resources.

Note: *Certain agricultural uses are permissible by Tennessee state law under the Right to Farm Act and other regulations. These uses, if permissible and deemed in compliance with State regulations, are exempt from MPC review.*

5.23.02 Uses Permitted

- A. Agricultural production
- B. One office incidental to the primary agricultural use
- C. Detached dwellings
- D. Roadside stands for sale of agricultural products grown on the same site
- E. Operation, at any time, of machinery used in farm production or the primary processing of agricultural products
- F. Home occupations, as regulated by Section 4.90
- G. Employee housing necessary to maintain an active agricultural operation

- H. Natural conservation areas
- I. Agritourism
- J. Animal feed and sales yards, agricultural processing plants, agricultural products storage plants and yards
- K. Recreational uses, such as horseback riding, bike and walking trails and other uses which do not require new construction of a structure

5.23.03 Uses Permitted on Review

- A. Rural retreat, as regulated by Section 4.104
- B. Facilities for electric, gas, telecommunication or water transmission, other than connections to existing facilities and agricultural irrigation, which are permitted uses
- C. Churches
- D. Dog kennels
- E. Bed and breakfast style lodging facilities

5.23.04 Area Regulations

- A. Front yard setback: Fifty (50) feet for all permanent structures
- B. Side yard setback: Fifty (50) feet for all permanent structures
- C. Rear yard setback: Fifty (50) feet for all permanent structures
- D. Lot Width: Minimum lot frontage is two hundred and fifty (250) feet at the front building line.
- E. Intensity of Use: For residential development, there shall be a lot area of not less than fifteen (15) acres per dwelling.
- F. Maximum Lot Coverage: Main and accessory buildings shall cover not more than ten (10) percent of the total lot area.

5.23.05 Height Regulations

No structure may exceed thirty-five (35) feet in height, with the exception of silos and other structures necessary for production and storage of agricultural products.

5.23.06 Off-street parking

As regulated in Section 3.50, "Off-Street Parking Requirements," of this Zoning Ordinance.

5.23.07 Signs

As regulated by Section 3.90, "Signs, Billboards and Other Advertising Structures," of this Zoning Ordinance.

Amend Article 4, Supplementary Regulations, Section 4.104 as follows:

4.104 **STANDARDS FOR THE USE ON REVIEW APPROVAL OF RURAL RETREATS**

Rural retreats, as defined in Article 2: Definitions are allowed to be considered as a use on review in the A (Agricultural), **RP (Rural Preservation)**, RA (Low Density Residential), RB (General Residential), E (Estates), T (Transition) and PR (Planned Residential) zoning districts. Rural retreats are subject to the requirements of Sections 4.10.14 through 4.10.19, "Development Standards for Uses Permitted on Review", and 6.50, "Procedures for Authorizing Uses Permitted on Review".

4.104.01 **Minimum Required Information**

A use on review application, or a building permit application for an approved use on review, for a rural retreat in the A, **RP**, RA, RB, E, T or PR zoning districts shall include complete description of all activities proposed to occur on the subject property and a scaled site plan. At a minimum, the following items must be addressed on the submitted materials at the time of application: