

▶ **FILE #:** 9-A-17-RZ

AGENDA ITEM #: 41

AGENDA DATE: 9/14/2017

▶ **APPLICANT:** JAMES NOLES

OWNER(S): James Noles

TAX ID NUMBER: 91 26503,26504,26505&26506

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS:

▶ **LOCATION:** Northwest end Ancient Oak Ln., northwest of Airtree Ln.

▶ **APPX. SIZE OF TRACT:** 20.3 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Ancient Oak Ln., a local street with 28' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

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

▶ **EXISTING LAND USE:** Hay field

▶ **PROPOSED USE:** Agriculture - farm with homestead

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

HISTORY OF ZONING: Property was rezoned from A to PR in 2005 (8-N-05-RZ).

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

South: Residential subdivision / PR (Planned Residential) at up to 4 du/ac

East: Vacant land / A (Agricultural) and R-2 (General Residential)

West: Vacant land and dwellings / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is at the back of a low density residential subdivision, zoned PR, in an area developed with agricultural and low density residential uses.

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 and Growth Plan designations for the site. The property has been zoned PR since 2005 and has yet to be developed. The requested A zoning is appropriate for this 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. The requested A zoning is appropriate for this site than the current PR zoning, based on the surrounding

zoning and development pattern. The site is accessed through an existing subdivision and is located in the northern boundary of the PR zoned area intended for the subdivision.

2. The total area of the PR zoned area that this site would come out of is about 62 acres. The rezoning of the subject area would bring the total area of the PR zoning around 42 acres. There are 117 platted lots in the subdivision. The resulting, developed density of the remaining PR zoned area will be about 2.78 du/ac, which is still well within the allowable density of up to 4 du/ac.

3. The proposal is an extension of Agricultural zoning from three 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 North County Sector Plan proposes low density residential (LDR) uses for the site. The requested Agricultural zone is an appropriate zone to be considered within the LDR plan designation.

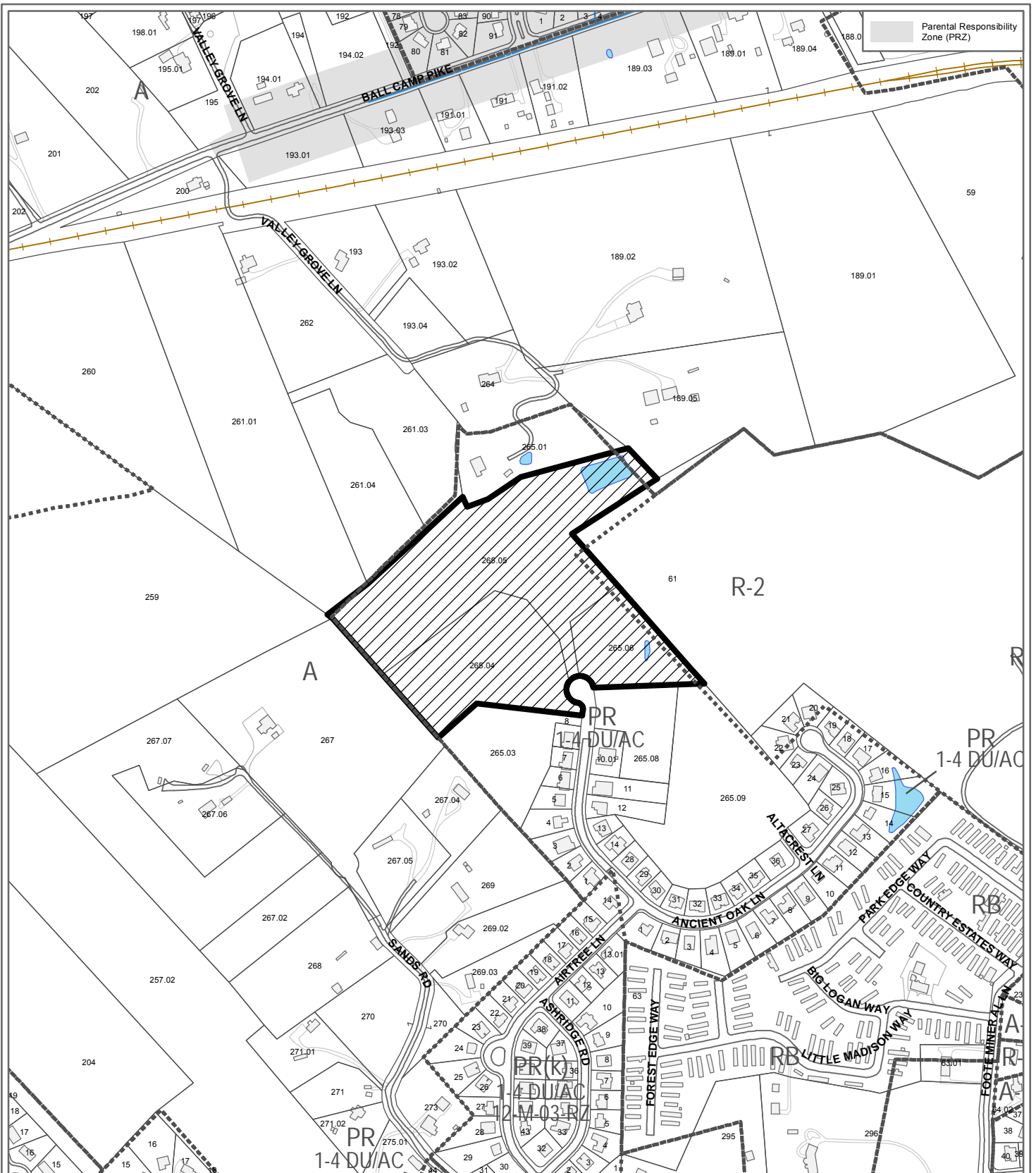
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Agricultural zoning is appropriate within the Planned Growth Area.

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 10/23/2017. 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.



**9-A-17-RZ
REZONING**

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



Petitioner: Noles, James

Map No: 91

Jurisdiction: County



Original Print Date: 8/17/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

8-4:30 p

KNOXVILLE KNOX COUNTY

MPC METROPOLITAN PLANNING COMMISSION

T E N N E S S E E

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

REZONING PLAN AMENDMENT

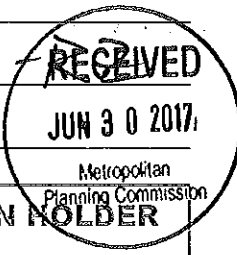
Name of Applicant: James NOLES

Date Filed: 6/9/17 - 6/30/17 Meeting Date: Sept 14, 2017

Application Accepted by: Brusseau

Fee Amount: 2023.25 File Number: Rezoning 9-A-17

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: Ⓞ Ancient OAK LANE
General Location: end of Ancient Oak Lane
BACKSIDE of MARTIANO WOODS SUB-DIV

Parcel ID Number(s): 09126504 / 09126505 /
09126506 / 09126503

Tract Size: 5.06/10.02 / 2.47 / ~~17.55~~
Existing Land Use: HAY

Planning Sector: N.W. County
Growth Policy Plan: 46.13 Urban Growth

Census Tract: 224 46.13
Traffic Zone: 224

Jurisdiction: City Council _____ District
 County Commission 3 District

Requested Change

REZONING

FROM: Residential PR

TO: (Agriculture)

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Agriculture - farm w/ homestead

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

None noted

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: JAMES NOLES

Company: _____

Address: 8210 Meadow Falls Ln

City: KNOXVILLE State: TN Zip: 37931

Telephone: 865-805-4870

Fax: _____

E-mail: james@jdnolesconsulting.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: JAMES NOLES

Company: _____

Address: 8210 MEADOW FALLS LN

City: KNOXVILLE State: TN Zip: 37931

Telephone: 865-805-4870

Fax: _____

E-mail: james@jdnolesconsulting.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: [Signature]

PLEASE PRINT

Name: JAMES NOLES

Company: _____

Address: 8210 MEADOW FALLS

City: KNOXVILLE State: TN Zip: 37931

Telephone: 865 805 4870

E-mail: james@jdnolesconsulting.com