

► **FILE #:** 2-B-18-RZ

AGENDA ITEM #: 28

AGENDA DATE: 2/8/2018

► **APPLICANT:** RALPH SMITH - PLS

OWNER(S): Kenton Ferrell

TAX ID NUMBER: 144 PART OF 02503 PORTION ZONED CA ONLY [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 9819 Westland Dr

► **LOCATION:** North side Westland Dr., west of Hamilton Ridge Ln.

► **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with 23' of pavement width within 70' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

► **PRESENT ZONING:** CA (General Business)

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

► **EXISTING LAND USE:** Vacant land, house and outbuilding

► **PROPOSED USE:** Residence

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

HISTORY OF ZONING: Property was rezoned CA prior to 1980

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

South: Westland Dr., vacant / A (Agricultural)

East: House / PR (Planned Residential) at 1-3 du/ac

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 three sides and is consistent with the sector plan. It is a significantly less intense zone than the current CA zoning. All surrounding properties are either vacant or developed with 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. The applicant proposes to continue residential and agricultural use of the property. Residences are permitted on minimum one acre lots in the Agricultural zone.
2. The proposal is an extension of Agricultural zoning from three sides. Agricultural zoning is very prevalent in the area surrounding this property.
3. The request is consistent with the current sector plan proposal for the property, which is for low density residential uses.
4. The majority of this 2 acre parcel is already zoned Agricultural. Approval of this request will establish the same Agricultural zoning over the entire property.

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 entire subject property is about 2 acres in size, so it 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 are available nearby, but may 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 CA zoning.
3. There would be a minimal impact on surrounding properties, as most properties in the area are already zoned Agricultural.

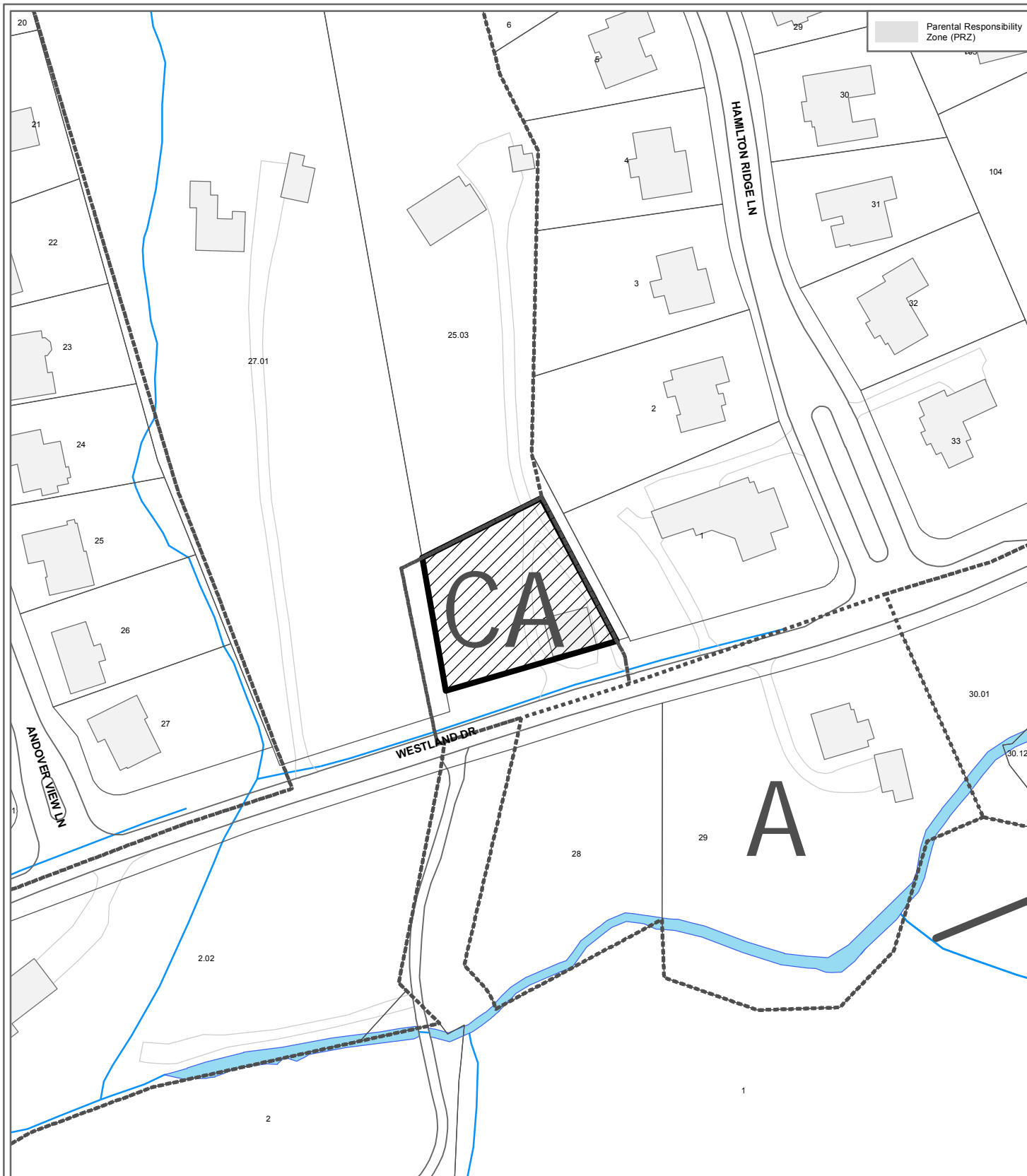
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan proposes low density residential uses for the site. The requested Agricultural zone is acceptable to be considered with this plan designation..
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. There are no other apparent conflicts with adopted plans or policies.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

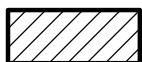
If approved, this item will be forwarded to Knox County Commission for action on 3/26/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-B-18-RZ
REZONING**

From: CA (General Business)

To: A (Agricultural)



Petitioner: Ralph Smith - PLS

Map No: 144

Jurisdiction: County



Original Print Date: 1/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING **PLAN AMENDMENT**

Name of Applicant: RALPH SMITH / PLS
 Date Filed: 12/22/2017 Meeting Date: FEB. 8, 2018
 Application Accepted by: Mike Reynolds
 Fee Amount: \$500.⁰⁰ File Number: Rezoning 2-B-18-RZ
 Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 9821 WESTLAND DR.
 General Location: NORTH SIDE OF WESTLAND DR.,
 200' WEST OF HAMILTON RIDGE LN.
 Parcel ID Number(s): RECENTLY RESUBDIVIDED INTO
 ONE LOT. OLD PARCEL 144 02507. SEE INST. NO.
 Tract Size: 2.19 TOTAL 20171212-0036207
 Existing Land Use: Vacant 02503
 Planning Sector: SW County part zoned
 Growth Policy Plan: P6A CA
 Census Tract: 57.07 - MB
 Traffic Zone: _____
 Jurisdiction: City Council _____ District
 County Commission 5 District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
 Name: KENTON T. FERRELL
 Company: _____
 Address: 609 HIDALGO CT.
 City: KNOXVILLE State: TN Zip: 37923
 Telephone: 865-670-0229
 Fax: _____
 E-mail: _____

Requested Change
REZONING

FROM: CA
 TO: A

PLAN AMENDMENT

One Year Plan _____ Sector Plan
 FROM: _____
 TO: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: NED FERGUSON
 Company: PLS
 Address: 205 LAMAR AVE.
 City: CLINTON State: TN Zip: 37716
 Telephone: 865-689-6169
 Fax: _____
 E-mail: nedferguson@gmail.com

PROPOSED USE OF PROPERTY
CONSTRUCTION OF NEW RESIDENCE

Density Proposed _____ Units/Acre
 Previous Rezoning Requests: _____

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: RALPH SMITH
 Company: PLS
 Address: 205 LAMAR AVE.
 City: CLINTON State: TN Zip: 37716
 Telephone: 865-599-1508
 E-mail: ralph6169@gmail.com

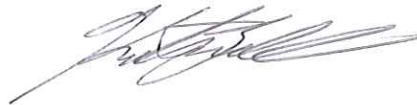
December 19, 2017

Knox County MPC
400 Main St. Suite 403
Knoxville, TN 37902

To Whom It May Concern,

My name is Kenton Ferrell, and I recently purchased tracks 9819 and 9821 Westland Drive in 2017. I would like Professional Land Systems to act as my representative before this body in the matter of rezoning 9821 from commercial to residential status. I appreciate your time and attention to this matter.

Cordially,

A handwritten signature in black ink, appearing to read 'Kenton Ferrell', written in a cursive style.

Kenton Ferrell