

REZONING REPORT

▶ **FILE #:** 7-C-19-RZ

AGENDA ITEM #: 30

AGENDA DATE: 7/11/2019

▶ **APPLICANT:** ERIC OHLGREN

OWNER(S): Eric Ohlgren

TAX ID NUMBER: 110 H A 028

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2830 Harold Ln

▶ **LOCATION:** South side of Harold Lane, West side of Island Home Pike

▶ **APPX. SIZE OF TRACT:** 19.1 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Harold Lane, a local street, with a pavement width of 12' feet within a right-of-way width of 50' feet. Access is also via Island Home Pike, a minor collector, with a pavement width of 17.4' feet within a right-of-way width of 60' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Toll Creek

▶ **PRESENT ZONING:** I (Industrial)

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

▶ **EXISTING LAND USE:** Agriculture / Forestry / Vacant

▶ **PROPOSED USE:** Private garage

EXTENSION OF ZONE: Yes, this is an extension of the A zone to the south

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Public Park - I (Industrial)

South: Agriculture / Forestry / Vacant - A (Agricultural)

East: Agriculture / Forestry / Vacant and single family residential - RA (Low Density Residential)

West: Agriculture / Forestry / Vacant - I (Industrial)

NEIGHBORHOOD CONTEXT: The surrounding area is primarily public park land and agricultural, forestry and vacant land with some single family residential on the east side of Island Home Pike.

STAFF RECOMMENDATION:

▶ **RECOMMEND that Planning Commission APPROVE A (Agricultural) zoning.**

The South City Sector Plan recommends this forested, steep sloped area for an A (Agricultural) land uses, it is also within the HRP (Hillside and Ridgetop Protection Area). The request to rezone to A (Agricultural) zoning is consistent with the sector plan land use classification for this area, staff recommends approval.

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 proposed rezoning request is consistent with the sector plan land use classification of A (Agricultura), rather than the current I (Industrial) zoning that is on the property.
2. The natural, park land areas of Ijams Nature Center, Meads Quarry and the Urban Wilderness is adjacent to the property, on the north side of Harold Lane, and A (Agricultural) zoning is a more appropriate buffer zone for parkland than the existing I (Industrial) zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. A (Agricultural) zoning provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
2. The parcel is approximately 19 acres in size and is primarily forested.

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. The requested A (Agricultural) zoning is compatible with the surrounding land uses of Agriculture/Forestry/Vacant, Public Park and single family residential land uses.
2. The A (Agricultural) zoning is consistent with the A (Agricultural) South City Sector Plan classification.

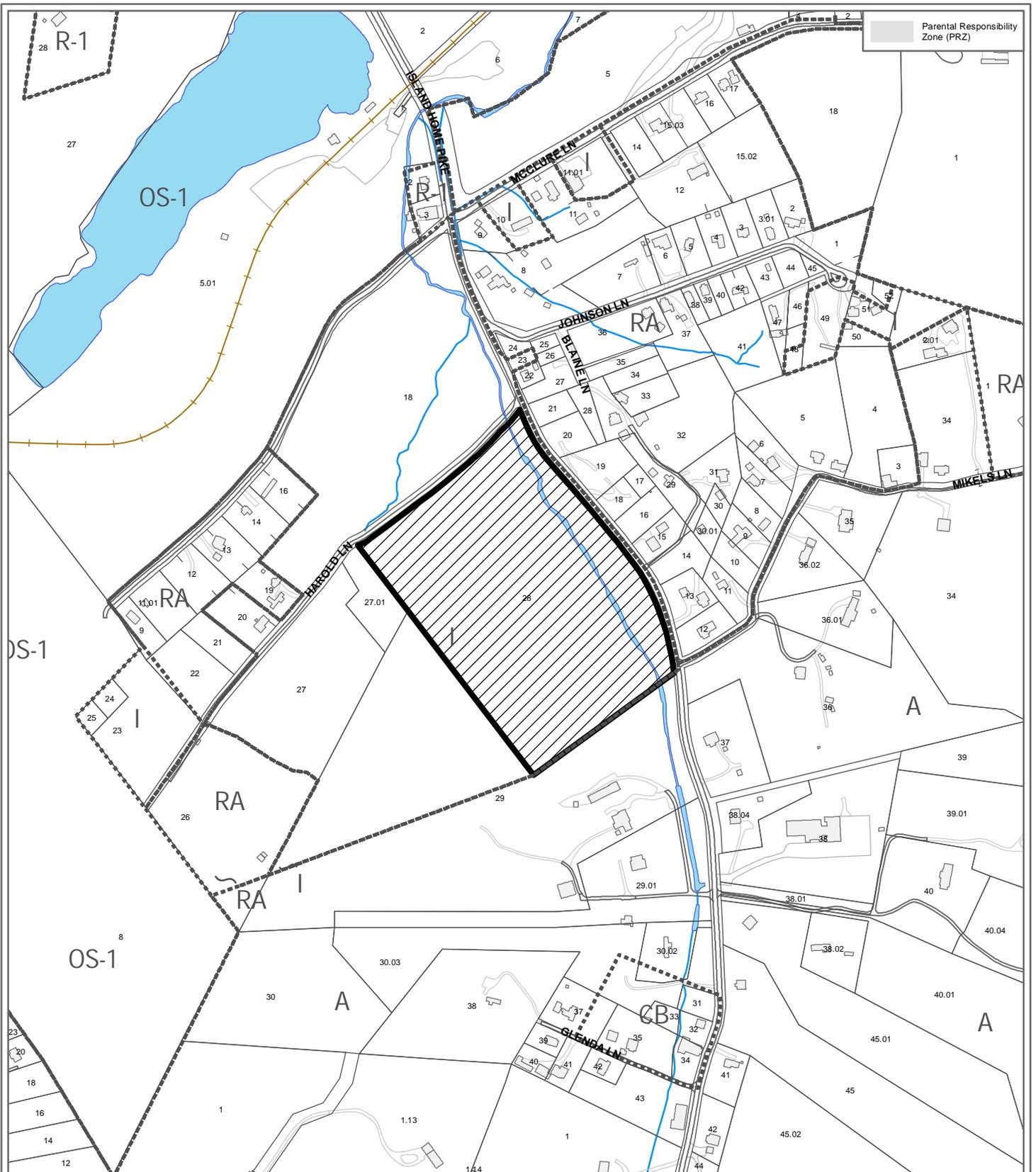
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with the South City Sector Plan land use classification of A (Agricultural) and HRP (Hillside and Ridgetop Protection Area).
2. The requested amendment is not in conflict 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 8/26/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



**7-C-19-RZ
REZONING**

Petitioner: Ohlgren, Eric



From: I (Industrial)
To: A (Agricultural)

Map No: 110
Jurisdiction: County



Original Print Date: 6/18/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

M P C

METROPOLITAN
PLANNING
COMMISSION

T E N N E S S E E

Sulle 403 - City County Building
400 Main Street
Knoxville, Tennessee 37902
865-215-2500
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: Eric Ohlgren

Date Filed: 5/7/19 Meeting Date: 7/11/19

Application Accepted by: M. Payne

Fee Amount: 1,932.50 File Number: Rezoning 7-C-19-RZ

Fee Amount: 74 File Number: Plan Amendment 74

PROPERTY INFORMATION

Address: 2830 HAROLD LN

General Location: 5/8 Harold Lane
w/8 Island Home Pike

Parcel ID Number(s): 110HAS28

Tract Size: 19.1

Existing Land Use: I Vacant

Planning Sector: South City (AG)

Growth Policy Plan: Urban Growth

Census Tract: 22

Traffic Zone: 66

Jurisdiction: City Council 9th District
 County Commission 9 District

Requested Change

REZONING

FROM: INDUSTRIAL (I)

TO: AG (A)

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: N/A

TO: _____

PROPOSED USE OF PROPERTY

PRIVATE GARAGE

Density Proposed 0 Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: ERIC OHLGREN & TINA ROSINCO

Company: _____

Address: 823 DEERY ST

City: KNOXVILLE State: TN Zip: 37917

Telephone: 865 556 6623

Fax: _____

E-mail: ERIC@HWMAIL.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: SAME

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

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: ERIC OHLGREN

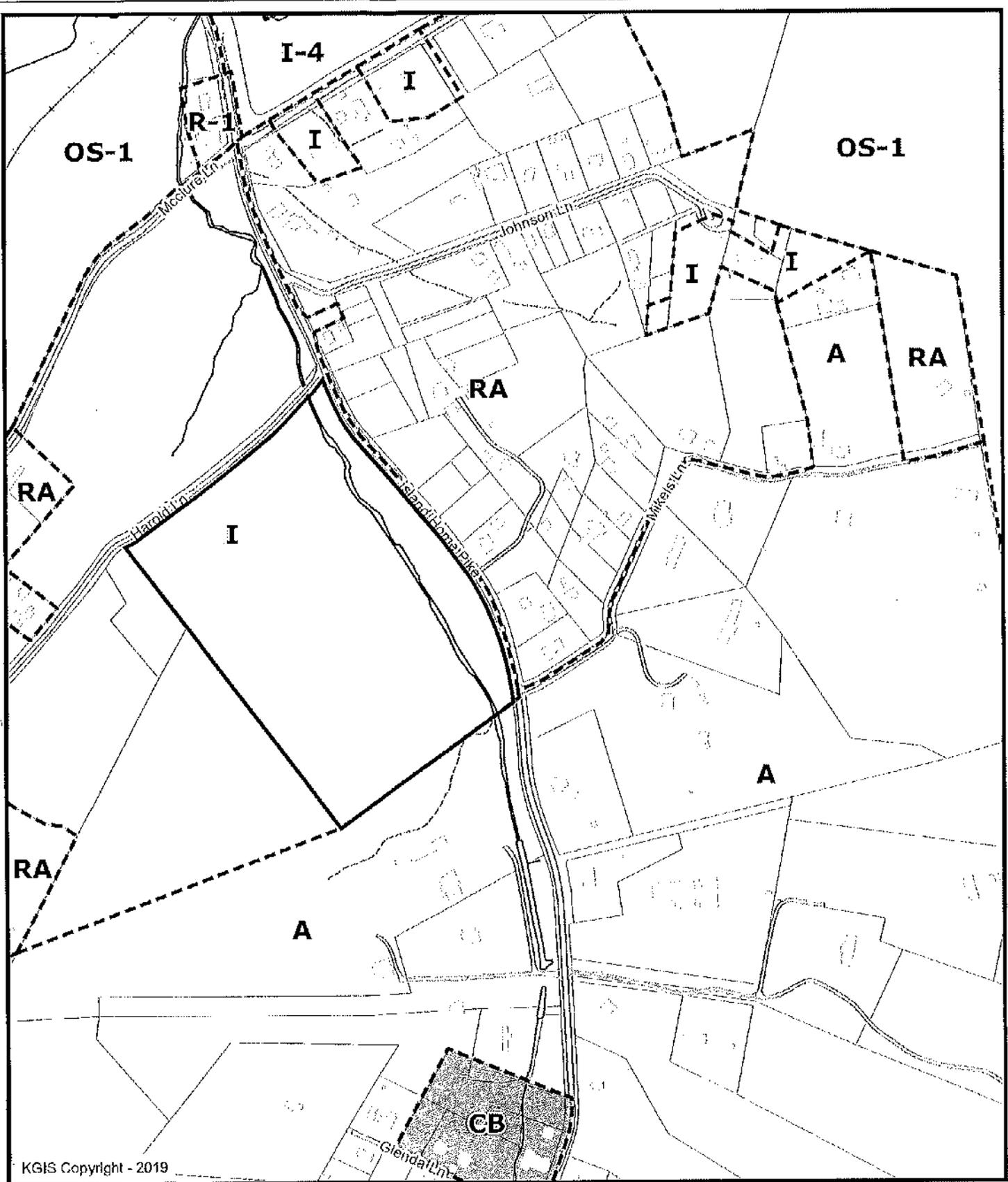
Company: _____

Address: 823 DEERY ST

City: _____ State: _____ Zip: _____

Telephone: SAME

E-mail: _____



Letter Portrait

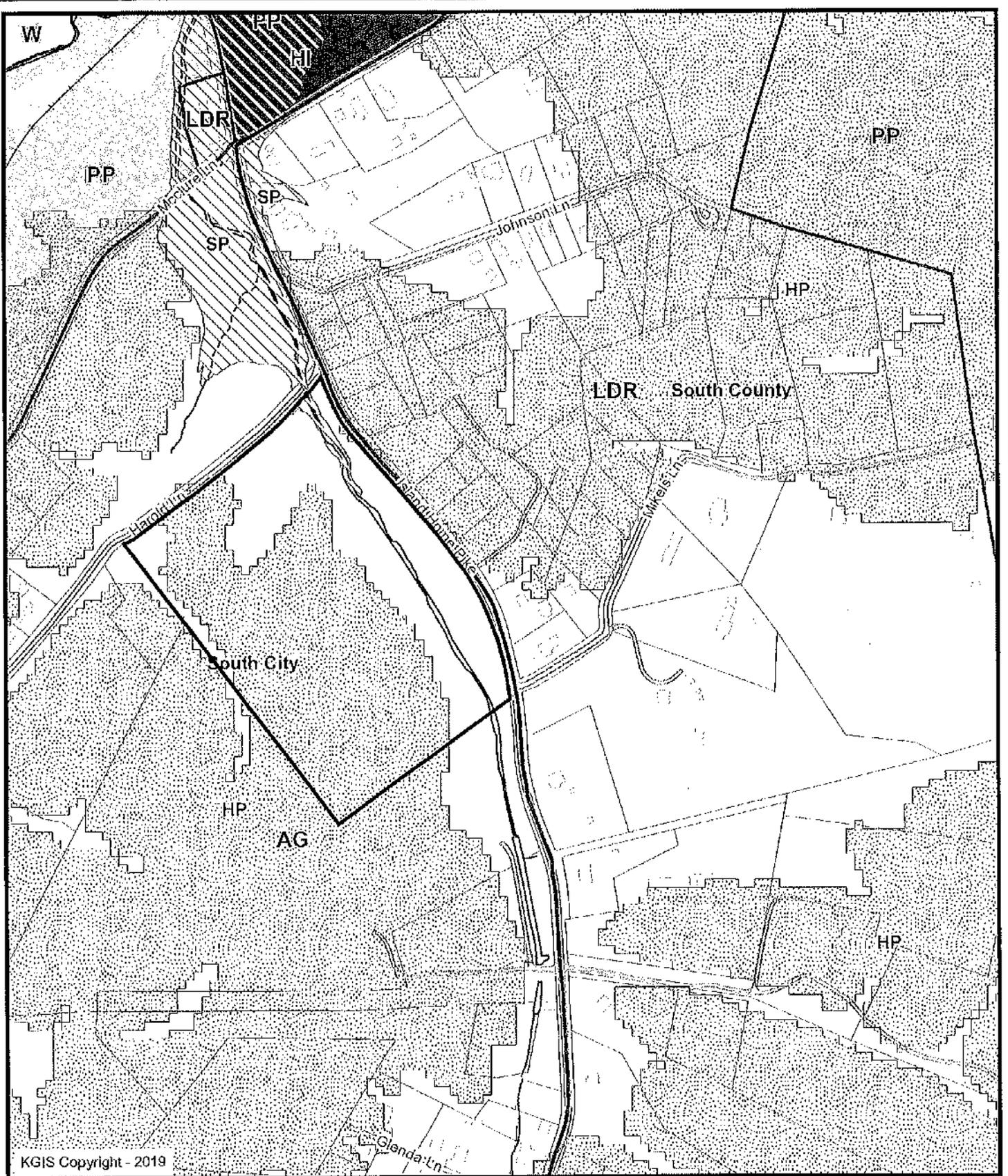
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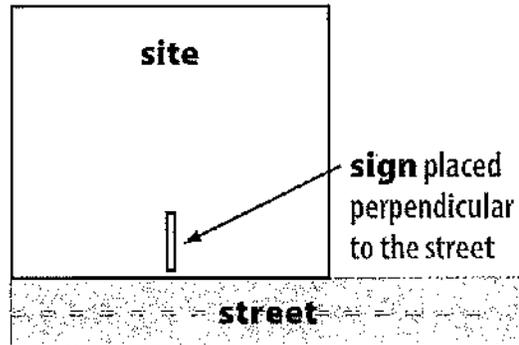
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

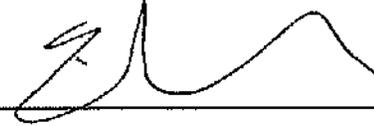


TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

6/27/19 and 7/12/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: ERIC OHLGREN

Phone: 865 556 6623 Email: ERIC@HWIEMAIL.COM

Date: 5.7.19

File Number: 7-C-19-R2