

REZONING REPORT

▶ **FILE #:** 11-D-21-RZ

AGENDA ITEM #: 16

AGENDA DATE: 11/10/2021

▶ **APPLICANT:** FURROW AUCTION COMPANY

OWNER(S): Tammy Wallace Ehlers

TAX ID NUMBER: 61 060, 061 & 051

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7907 N. Ruggles Ferry Pike & Wooddale Rd.

▶ **LOCATION:** **Between the north side of N. Wooddale Road and Holston River**

▶ **APPX. SIZE OF TRACT:** **123.3 acres**

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via N Ruggles Ferry Pike, a major collector road with a pavement width of 20-ft with a right-of-way width of 60-ft, and N Wooddale Road, a local road with a pavement width of 15-ft within a right-of-way width of 40-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **PRESENT ZONING:** **I (Industrial)**

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

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

▶
EXTENSION OF ZONE: Yes, A (Agriculture) zoning is to the south

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/Forestry/Vacant - I (Industrial)

South: Agriculture/Forestry/Vacant - I (Industrial), A (Agriculture)

East: Agriculture/Forestry/Vacant - I (Industrial), A (Agriculture)

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

NEIGHBORHOOD CONTEXT: This area is comprised primarily of agricultural uses and single-family dwellings on large lots located on the south side of the Holston River.

STAFF RECOMMENDATION:

▶ **Approve A (Agricultural) zoning because it is consistent with the surrounding area, is an extension of A (Agricultural) zoning, and is compatible with the East County Sector Plan.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. There have been no significant changes in this area that would prompt a rezoning. However, the requested A (Agricultural) zoning allows development consistent with the surrounding area, which consists of large-lots zoned A (Agricultural).
2. During the 1950s this property was zoned I (Industrial) with the intent that industrial sites would benefit from access to the Holston River. However, this area has not developed with industrial uses in the last 70 years. The area remains primarily rural, agricultural in character.

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

1. The A (Agricultural) zone is intended to provide 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. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
3. The properties at 7907 N Ruggles Ferry Pike and 0 N Wooddale Rd are 100 acres and 23.3 acres, both of which are consistent with A (Agricultural) zoning requirements.

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 area is largely rural in character and many surrounding properties are zoned Agricultural.
2. Approximately 36 acres of 7907 N Ruggles Ferry Pike is already A (Agricultural) zoning. The addition of more A (Agricultural) zoning in this area should not have any adverse effects on any other parts of the county.
3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

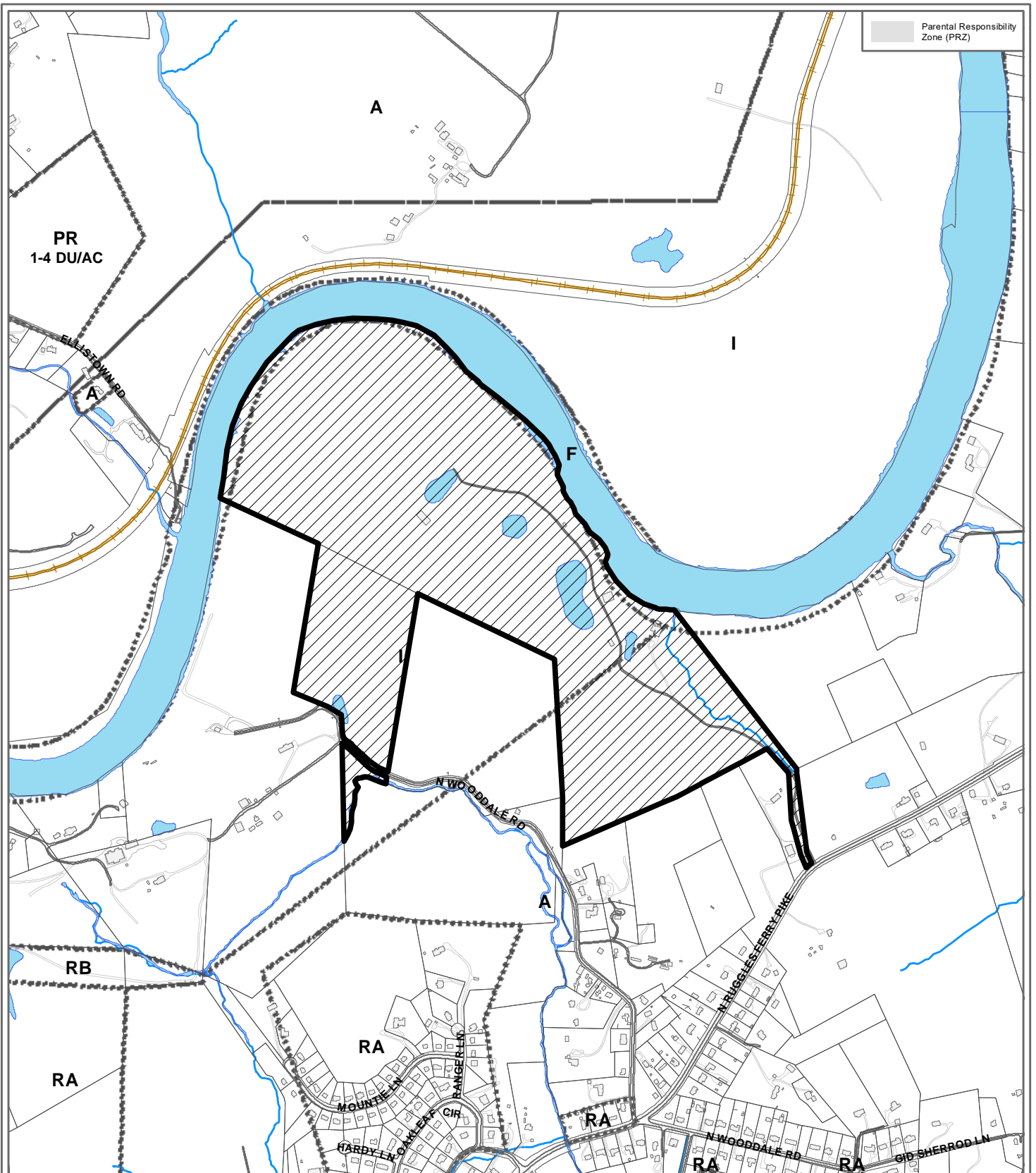
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The existing I (Industrial) zoning is in conflict with the East County Sector Plan's LDR (Low Density Residential) and HP (Hillside Protection) designation. Rezoning these two properties to A (Agricultural) will bring the zoning in conformity with the sector plan's land use designation for this area.
2. This rezoning is not in conflict with the General Plan, the Growth Plan, or 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 12/20/2021. 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.



**11-D-21-RZ
REZONING**

Petitioner: Furrow Auction Company

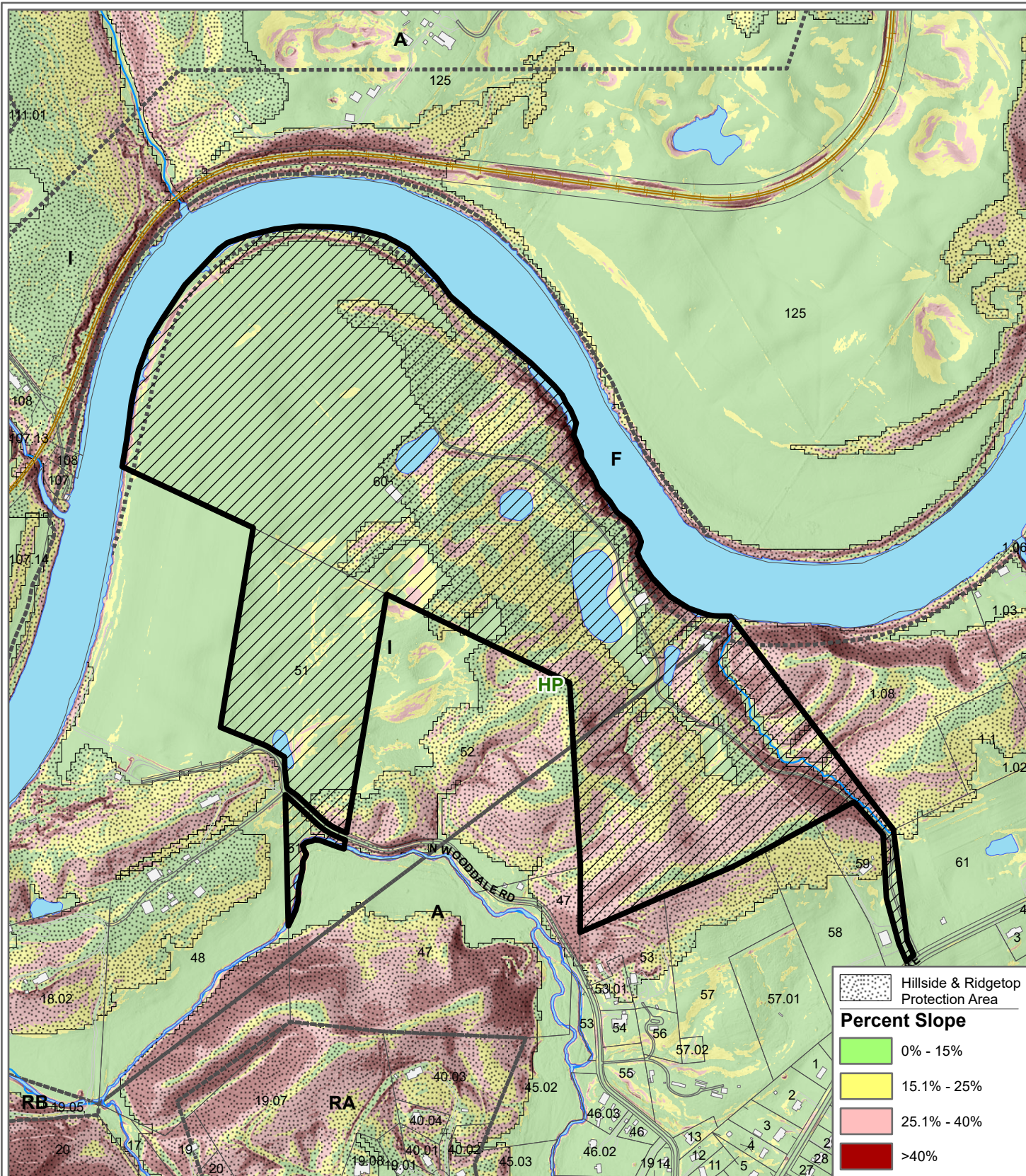


From: I (Industrial)
To: A (Agricultural)

Map No: 61
Jurisdiction: County

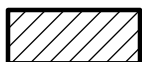


Original Print Date: 10/13/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



**11-D-21-RZ
SLOPE ANALYSIS**

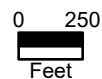
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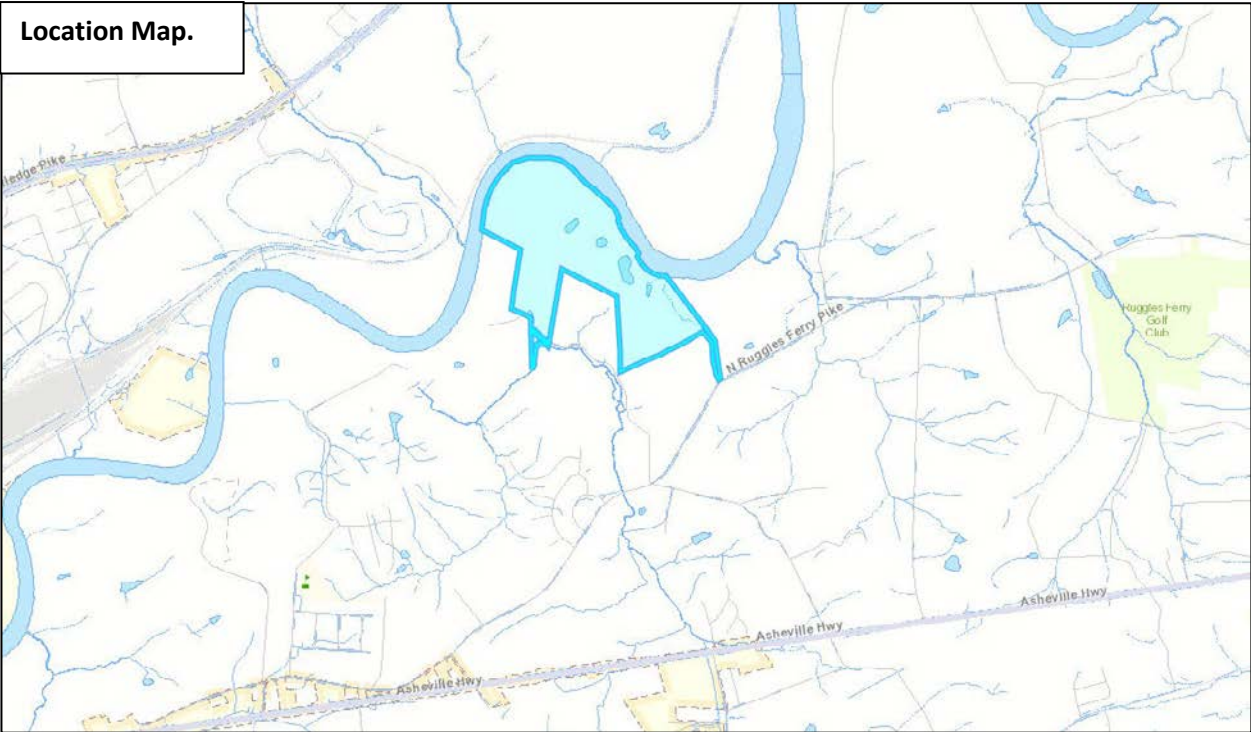
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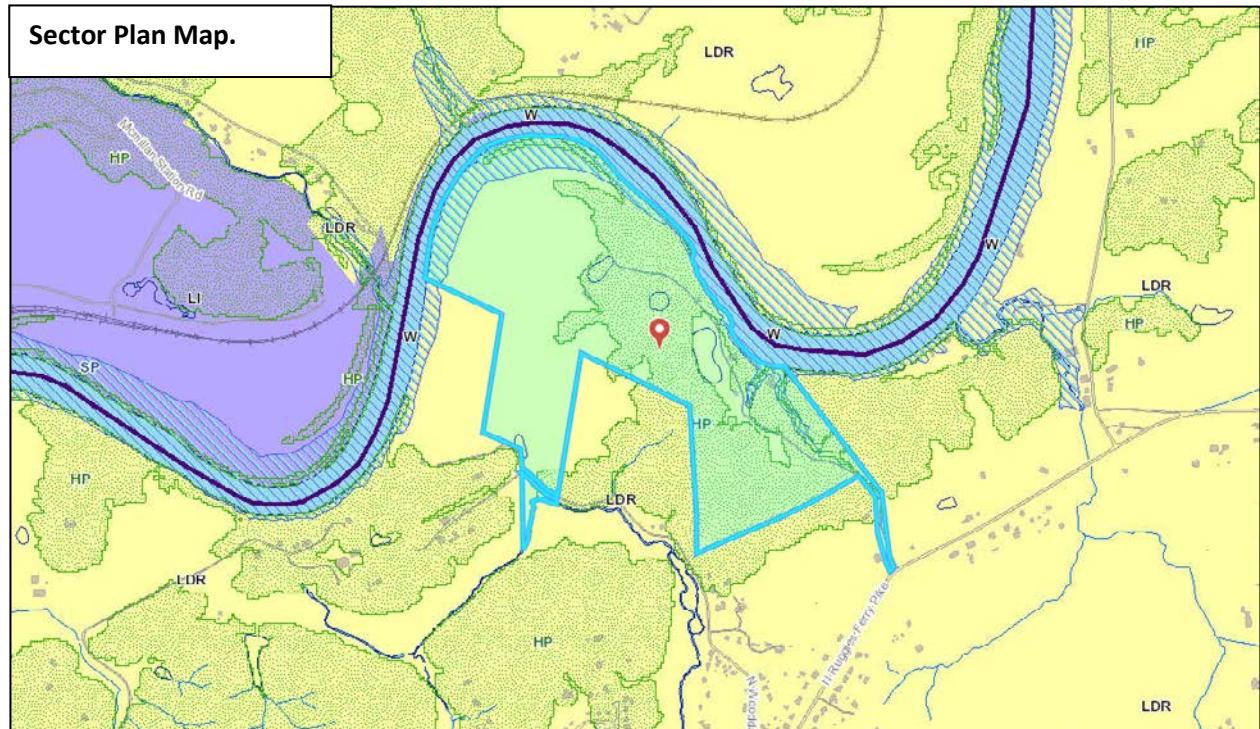
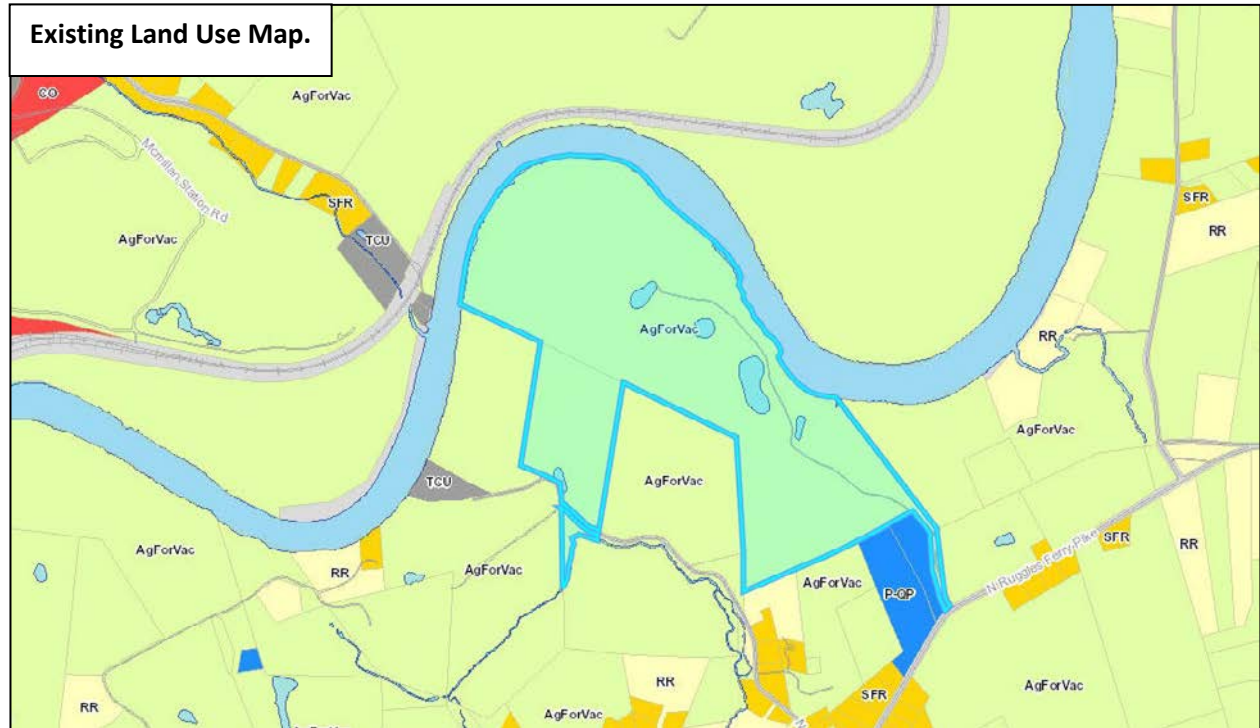
**Slope Analysis
11-D-21-RZ**

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE	DENSITY FACTOR	DENSITY PERMITTED
Non-Hillside (HP)	85.47	100%	85.47	TBD by Planner	#VALUE!
0-15% Slope	22.89	100%	22.89	TBD By Planner	#VALUE!
15-25% Slope	26.55	50%	13.28	2.00	53.10
25-40% Slope	21.51	20%	4.30	0.50	10.75
Greater than 40% Slope	8.97	10%	0.90	0.20	1.79
Subtotal: Sloped Land (Inside HP)	79.92				
Ridgetop:					
Total	165.39		126.834		#VALUE!

11-D-21-RZ
EXHIBIT A. Contextual Images



11-D-21-RZ
EXHIBIT A. Contextual Images





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Furrow Auction Company

Agent

Applicant Name

Affiliation

9/27/2021

11/10/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

11-D-21-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Chuck Fisher

Furrow Auction Company

Name

Company

10319 Cogdill Rd.

Knoxville

TN

37932

Address

City

State

ZIP

865-546-3206

chuck@furrow.com

Phone

Email

CURRENT PROPERTY INFO

Tammy Wallace Ehlers

1446 Asbury Ln., Winnetka, IL 60093

847-772-7953

Owner Name (if different)

Owner Address

Owner Phone

7907 N Ruggles Ferry Pike & Woodale Rd. N

061 060 & 061 051

Property Address

Parcel ID

N/A

KUB

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Between the north side of N Woodale Rd and Holston River.

061 051 (23.3ac)

061 060 (100ac)

General Location

Tract Size

City County

8
District

I (Industrial)
Zoning District

Agricultural/Forestry/Vacant
Existing Land Use

East County

LDR (Low Density Residential)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change
 A - Agricultural Zone
 Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0327	
Fee 2	\$5,000
Fee 3	

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Chuck Fair

Furrow Auction Company

9-27-2021

Applicant Signature

Please Print

Date

865-310-3204

CHUCK@FURROW.COM

Phone Number

Email

Levan King Cranston

Levan King Cranston

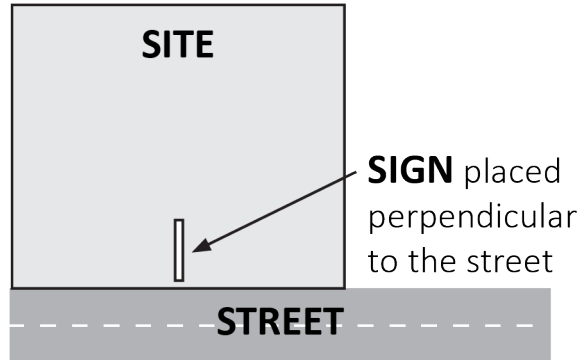
9/27/2021 ak

Staff Signature

Please Print

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
- Sign posted by Applicant