

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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File Number: 1-D-02-RZ **Related File Number:**
Application Filed: 12/3/2001 **Date of Revision:**
Applicant: DANIEL C. KERBO
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Kern Rd., southeast of Brown Dr.
Other Parcel Info.:
Tax ID Number: 57 N B 014 **Jurisdiction:** County
Size of Tract: 8.78 acres
Accessibility: Access is via Kern Rd., a local street with 40' of right of way and 15-16' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural, use for hay production
Surrounding Land Use:
Proposed Use: Current agricultural use **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential & Stream Protection
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is either vacant land or has been developed with residential uses under RA, PR, A and A-1 zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6638 Kern Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential), F (Floodway)
Former Zoning:
Requested Zoning: A (Agricultural), F (Floodway)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property has been zoned RA for a number of years

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE A (Agricultural) and F (Floodway) zoning.

Staff Recomm. (Full): A (Agricultural) zoning is less intense than the current zoning and will have no negative impact on adjacent properties.

Comments: The North City Sector Plan designates this site for low density residential uses and stream protection. The applicant owns the parcel and currently uses it for hay production and for a residence. The applicant wishes to continue to use the land for this purpose and has no plans to subdivide and develop the land under RA zoning. He wants the appropriate A zoning to continue using the land for its existing purpose. The applicant does not currently keep any animals on his property, although there are other large parcels in the area where animals are kept.

MPC Action: Approved MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural) and F (Floodway)

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 2/25/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: