CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-N-03-RZ Related File Number:

Application Filed: 12/9/2002 **Date of Revision:**

Applicant: PETE KERR

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side Brackett Rd., east of Bell Rd.

Other Parcel Info.:

Tax ID Number: 20 134.02 Jurisdiction: County

Size of Tract: 9.46 acres

Accessibility: Access is via Brackett Rd., a local street with 40' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Single family detached housing Density:

Sector Plan: Northeast County Sector Plan Designation: LDR

Growth Policy Plan: Rural Area

Neighborhood Context: This area has been developed with large lot residential uses under Agricultural zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)

Former Zoning:

Requested Zoning: A (Agricultural)

Previous Requests: None noted

Extension of Zone: Yes. Extension of Agricultural zone from north, south and east.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:19 PM Page 1 of 3

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) zoning.

Staff Recomm. (Full): This request represents a downzoning of the property and is a logical extension of Agricultural zoning

from the north, east and south. Agricultural zoning will permit development that is compatible in scale and intensity with the surrounding land uses and zoning pattern. The sector plan proposes Low Density

Residential for this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. This site can be served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
- 2. Agricultural rezoning would allow residential development compatible with the surrounding area.
- 3. The current Industrial zoning is not appropriate for this area and is not consistent with the sector plan designation for this site, which is Low Density Residential.

THE EFFECTS OF THE PROPOSAL

- 1. The rezoning will have a minimal impact on schools, streets and utilities, as a maximum of 9 residential lots would be permitted. A concept plan for the subdivision of this property into eight lots is on the January 9, 2003 agenda as file number 1-SB-03-C.
- 2. Public water and sewer utilities are available to the site.
- 3. The potential negative impact on adjacent properties will be much less under Agricultural zoning than Industrial zoning.
- 4. The Knox County Engineering Dept. has noted a sinkhole at the rear of the site. The County's sinkhole policy will be applied to how this sinkhole is addressed in development of the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The recommended zoning is consistent with the North County Sector Plan proposal of Low Density Residential uses for this property.
- 2. Agricultural zoning is consistent with the surrounding area's established rural residential pattern.
- 3. This request could lead to Agricultural requests on the Industrial zoned properties remaining to the west
- 4. The Knoxville-Knox County Growth Policy Plan designates this site as Rural Area.

MPC Action: Approved MPC Meeting Date: 1/9/2003

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 1/9/2003 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: 2/24/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

1/31/2007 12:19 PM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:19 PM Page 3 of 3