

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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www.knoxmpc.org

File Number: 1-P-03-RZ **Related File Number:**
Application Filed: 12/13/2002 **Date of Revision:**
Applicant: KNOX COUNTY
Owner:

PROPERTY INFORMATION

General Location: Northeast of Joe Daniels Rd, north of Oak Ridge Hwy.
Other Parcel Info.:
Tax ID Number: 76 9.01 **Jurisdiction:** County
Size of Tract: 2.51 acre
Accessibility: Access is via Joe Daniels Rd. through adjacent Knox County property. Joe Daniels Rd. is a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Mulch facility.
Surrounding Land Use:
Proposed Use: Mulch and compost facility. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This site is part of a rural residential/undeveloped, open space area zoned Agricultural.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: Adjacent properties owned by Knox County, rezoning to Agricultural approved by MPC on 11-14-02.
Extension of Zone: Yes
History of Zoning: This property was intended to be included in the recent rezoning of adjacent property to Agricultural, but was inadvertently omitted.

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE A (Agricultural) zoning

Staff Recomm. (Full):

Agricultural zoning is consistent with the recent Agricultural zoning approved on Knox County's adjoining property. The sector plan proposes rural residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Agricultural zoning permits the current use of the site and is consistent with the surrounding zoning and development pattern.

2. Agricultural zoning is less intensive than the present PC zoning and permits uses compatible with the scale and intensity of surrounding development.

THE EFFECTS OF THE PROPOSAL

1. The requested Agricultural zoning is less intensive than the current PC zoning and reduces the potential adverse impact of future development of the property on nearby tracts.

2. Knox County intends to continue the current mulch/composting operation on the site which will not change the current traffic patterns. A related application for use-on-review approval of a composting facility on this site is on the January agenda as file number 1-C-03-UR.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Agricultural zoning is consistent with the Northwest County Sector Plan proposal of Rural Residential use for this site.

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: