

# 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:** 10-G-07-RZ                      **Related File Number:**  
**Application Filed:** 8/31/2007              **Date of Revision:**  
**Applicant:** JUSTIN MITCHELL

### PROPERTY INFORMATION

**General Location:** Northwest side Brackett Rd., northeast of Bell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 20 134.01                      **Jurisdiction:** County  
**Size of Tract:** 3.32 acres  
**Accessibility:** Access is via Brackett Rd., a local street with a 19' pavement width within a 40' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Agricultural uses                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** Agricultural / Rural Residential  
**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, an extension of Agricultural zoning from north, south, east and west.  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE A (Agricultural) zoning.

Staff Recomm. (Full): This request represents a down-zoning 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 Agricultural and Rural Residential uses for this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Agricultural rezoning would allow development that is compatible with the surrounding area.
2. The current Industrial zoning is not appropriate for this area and is not consistent with the sector plan designation for this site, which is Agricultural and Rural Residential.

## THE EFFECTS OF THE PROPOSAL

1. The rezoning will have a minimal impact on schools, streets, and utilities, as agricultural uses are proposed.
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.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recommended zoning is consistent with the North County Sector Plan proposal of Agricultural and Rural 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 an Agricultural request on the remaining Industrial zoned property to the west.
4. The Knoxville-Knox County Growth Policy Plan designates this site as Rural Area.

MPC Action: Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 10/11/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 11/19/2007

Date of Legislative Action, Second Reading: 12/17/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: