

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-L-22-RZ Related File Number:
Application Filed: 8/22/2022 Date of Revision:
Applicant: NICHOLE HODGE

PROPERTY INFORMATION

General Location: South side of Mascot Rd, south of Shipetown Rd
Other Parcel Info.:
Tax ID Number: 42 110 Jurisdiction: County
Size of Tract: 1.44 acres
Accessibility: Access is via Mascot Road, a minor collector with a 33-ft pavement width within a 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northeast County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protect
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area primarily consists of large lot agricultural and single family residential.

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

Street: 0 MASCOT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial), F (Floodway)
Former Zoning:
Requested Zoning: A (Agricultural), F (Floodway)
Previous Requests:
Extension of Zone: Yes, A is adjacent.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the A (Agricultural) and F (Floodway) zone because it is consistent with the surrounding development and the sector plan.

Staff Recomm. (Full):

Comments:

The applicant is also looking to rezone a nearby property (case number 10-O-22-RZ) from I (Industrial) and F (Floodway) to A (Agricultural) and F (Floodway).

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 COUNTY GENERALLY:

1. This area is largely rural and agricultural in character, particularly in this area adjacent to a tributary of the Holston River.
2. Although, this area has been zoned for industrial activities for decades the development pattern has remained large lot single family residential.

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.

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 consists primarily of rural residential and agricultural land uses. This rezoning to A is consistent with the land uses and development pattern surrounding the subject property.
2. This addition of more A (Agricultural) zoned acreage should not have any adverse effects on any other parts of the county.

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. This rezoning is not conflict with the General Plan or any other adopted plans.

Action:

Approved

Meeting Date: 10/6/2022

Details of Action:

Approve the A (Agricultural) and F (Floodway) zone because it is consistent with the surrounding development and the sector plan.

Summary of Action:

Approve the A (Agricultural) and F (Floodway) zone because it is consistent with the surrounding development and the sector plan.

Date of Approval:

10/6/2022

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: 11/21/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: