

# 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:** 11-C-07-RZ                      **Related File Number:**  
**Application Filed:** 9/25/2007              **Date of Revision:**  
**Applicant:** MICHAEL ROMINES

### PROPERTY INFORMATION

**General Location:** South end of Signal Station Rd., southeast of Tipton Station Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 148 114                      **Jurisdiction:** County  
**Size of Tract:** 18.37 acres  
**Accessibility:** Access is via Signal Station Rd., a local street with 26' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** None noted  
**Surrounding Land Use:**  
**Proposed Use:** Mini-farm residence with horses                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with rural to low density residential uses under A and PR zoning. South Doyle High School is located to the west of this site.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) and F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural) and F (Floodway)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of A zoning from the 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:** Michael Brusseau

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

**Staff Recomm. (Full):** Agricultural is a logical extension of zoning from three sides, is compatible with surrounding development and is consistent with the sector plan proposal for the property.

**Comments:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended Agricultural zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Agricultural is a logical extension of zoning from the south, east and west.
3. Agricultural zoning will allow the proposed mini-farm with horses, the same as would be permitted on most surrounding properties in the area.
4. The proposal is consistent with the sector plan designation for the site.
5. The remainder of the subdivision to the north, developed with 50 lots, which will remain zoned PR, is approximately 19.33 acres. That development will still fall well within the allowable PR density of up to 5 du/ac.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools and reduce the potential impact on streets.
3. The recommended Agricultural zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. There are plans for a greenway along Stock Creek in the southern portion of the site. Staff encourages the owner to work with the Knox County Greenway Coordinator regarding future greenway plans that include this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for this site, consistent with the proposal.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal is unlikely to generate any future requests for similar rezonings in the future, as most surrounding properties are already zoned Agricultural.

**MPC Action:** Approved

**MPC Meeting Date:** 11/8/2007

**Details of MPC action:**

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

**Date of MPC Approval:** 11/8/2007

**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:** 12/17/2007

**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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**