

# 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-CC-02-RZ                      **Related File Number:**  
**Application Filed:** 10/28/2002              **Date of Revision:**  
**Applicant:** KNOX COUNTY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Joe Daniels Rd., north of Oak Ridge Hwy  
**Other Parcel Info.:**  
**Tax ID Number:** 76 9, 9.01, OTHER: 089 193                      **Jurisdiction:** County  
**Size of Tract:** 156 acres  
**Accessibility:** Access is via Joe Daniels Rd., a local street with 26' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Mulch facility  
**Surrounding Land Use:**  
**Proposed Use:** Mulch/ compost facility                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This site is in an area of large tracts of vacant land, scattered single family housing and businesses zoned A, PC, CA, I and PR.

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

**Street:** 8707 Joe Daniels  
**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:** Property was PC in the 1980's  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned PC in 1980's

### 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 compatible with surrounding rural residential zoning and development. The sector plan proposes rural residential uses for this property.

Comments: A. 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 surrounding development.

B. Effects of 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.
- 2. Knox County intends to continue the current mulch/composting operation on the site which will not change the traffic patterns from what they are presently.

C. Conformity with the General Plan and Sector Plan

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

MPC Action: Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 11/14/2002

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: 12/16/2002

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: