

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: 11-N-06-RZ **Related File Number:**
Application Filed: 10/10/2006 **Date of Revision:**
Applicant: STEVE MCMAHAN
Owner:

PROPERTY INFORMATION

General Location: West side Bell Rd., southwest of Brackett Rd.
Other Parcel Info.:
Tax ID Number: 20 O A 020.01 **OTHER:** (PORTION ZONED INDUSTRIAL) **Jurisdiction:** County
Size of Tract: 4 acres
Accessibility: Access is via Bell Rd., a major collector street with 19' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural to low density residential dwellings. Surrounding zoning includes Industrial, Agricultural, PR and RA. A new single family residential subdivision is under construction to the east of this site under PR 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 for this site
Extension of Zone: Yes, extension of A zoning from the north
History of Zoning: A similar parcel to the north was rezoned from I to A earlier this year to construct a dwelling (3-C-06-RZ).

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: Michael Brusseau

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

Staff Recomm. (Full): Agricultural zoning is consistent with surrounding land uses and more appropriate for the proposed residential use of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This vacant site is located adjacent to residential uses and zoning and is more appropriate for rural residential development than industrial uses.
2. The applicant proposes to construct a house on the property, which requires Agricultural or another residential zone. The current Industrial zoning does not allow residential uses.
3. Approval of this request will establish Agricultural zoning for the entire parcel, rather than having split zoning.
4. The proposal is compatible with the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL
1. Public water utilities are available to serve the site. The site may or may not be connected to sewer available in the area. If not, the Knox County Health Department will have to approve the dwelling site for a septic system.
2. The recommended Agricultural zoning allows residential uses with a minimum lot size of 1 acre, as well as agricultural/farming uses.
3. The applicant is proposing to develop one single family dwelling on the site. Further subdivision of this site into additional residential lots is possible under the recommended Agricultural zoning, if the lots have a minimum size of one acre.
4. The proposal is compatible with the surrounding zoning and there will be no impact on adjacent properties. The subject property is adjacent to I (Industrial) zoning, which could be developed with uses that would have a negative impact on the proposed residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for Agricultural or other residential zones on Industrial zoned properties in this area in the future, consistent with the sector plan proposal.

MPC Action: Approved MPC Meeting Date: 11/9/2006

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural) zoning.

Date of MPC Approval: 11/9/2006 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: 12/18/2006

Ordinance Number:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/22/2007

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: