

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: 12-C-01-RZ **Related File Number:**
Application Filed: 11/14/2001 **Date of Revision:**
Applicant: SCOTT K. TUCKER
Owner:

PROPERTY INFORMATION

General Location: South side Belt Rd., west side Odell Rd.
Other Parcel Info.:
Tax ID Number: 122 N A 8, 9, & 10 **Jurisdiction:** County
Size of Tract: 2.6 acres
Accessibility: Access is via Belt Rd., a local street with 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence, barn and vacant land.
Surrounding Land Use:
Proposed Use: To keep several farm animals as pets. **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is in the middle of single family development that has occurred on one-half acre and larger lots within RA zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but another parcel to the southwest where a horse was being kept was zoned A several years ago.

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.):

DENY A (Agricultural) zoning

Staff Recomm. (Full):

Agricultural zoning would be contrary to the surrounding residential zoning and development pattern. The sector plan proposes low density residential use for this site.

At the December meeting the Planning Commission asked staff to develop an alternative recommendation for conditional zoning of the property. The following is a recommendation for approval with one condition:

APPROVE A (Agricultural) with the following condition:

1. Permitted uses shall be limited to any use permitted by RA zoning that is also permitted in the A zone, with the exception that up to five farm animals may be maintained on the property as pets.

Comments:

The established residential zoning and development pattern should not be interrupted by A zoning, with its related agricultural uses, noises, smells and other nuisances. The Knox County Codes Department is awaiting MPC action on this rezoning request before issuing a citation to remove the farm animals being kept on the property. A similar A zoning request in this neighborhood, involving a 1.8 acre tract where a horse was stabled, was approved on appeal by County Commission in 1998.

The alternative recommendation is intended to accommodate the applicant's current situation of having a cow and several goats on the property. It will not allow a large number of animals, however, to be placed and maintained on the property where they could become a nuisance to the adjoining property owners.

MPC Action:

Approved as Modified

MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action:

APPROVE A (Agricultural) with the following condition: permitted uses shall be limited to any use permitted by RA zoning that is also permitted in the A zone, with the exception that up to three farm animals may be maintained on the property as pets

Date of MPC Approval:

1/10/2002

Date of Denial:

Postponements: 12/13/01

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

County Commission

Date of Legislative Action:

2/25/2002

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: