

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 12-C-02-RZ                      **Related File Number:**  
**Application Filed:** 11/12/2002              **Date of Revision:**  
**Applicant:** SONNY MULLINS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Old Rutledge Pike, northeast of Idumea Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 32 120 OTHER: `                      **Jurisdiction:** County  
**Size of Tract:** 23.1 acres  
**Accessibility:** Access is via Old Rutledge Pike, a minor collector street with 21' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family residence and farm                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This rolling, open site is in a rural residential area of northeast Knox County that is developed with scattered single family housing on larger lots under A zoning.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** RAE (Single Family Exclusive)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural)  
**Previous Requests:** Property was zoned RAE in 1999  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned RAE in 1998. (10-L-98-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: Ken Pruitt

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

Staff Recomm. (Full): Agricultural zoning is consistent with surrounding zoning and development. The sector plan proposes rural residential use for this site.

Comments:

A. Need and Justification for Proposal

- 1. The subject property is in an area of large lot, single family housing that has developed along existing county roads within Agricultural zoning. This zone change would allow this development pattern to continue.
- 2. Some properties in the surrounding area have been rezoned for low density development under RAE zoning.

B. Effects of Proposal

- 1. The site is served by public water and has access to a minor collector street with 20' of pavement. This level of public services would not be severely impacted by this zone change.
- 2. Agricultural zoning permits development that would be compatible with the scale and intensity of surrounding residential uses.

C. Conformity with the General Plan

- 1. Residential uses permitted by Agricultural zoning will be compatible with the level of public services---utilities, roads and schools---available to the area.
- 2. The rezoning request is supported by the sector plan, which proposes rural residential for this property.
- 3. The area's established rural residential pattern is appropriate for continued development under Agricultural zoning.

MPC Action: Approved

MPC Meeting Date: 12/12/2002

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 12/12/2002

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: 1/27/2003

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: