

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-07-RZ **Related File Number:** 12-B-07-SP
Application Filed: 10/17/2007 **Date of Revision:**
Applicant: RAY CLARK

PROPERTY INFORMATION

General Location: Southeast side Whirlwind Way, southeast of Mascot Rd.
Other Parcel Info.:
Tax ID Number: 52 009.01 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1827 Whirlwind Way
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
Extension of Zone:
History of Zoning:

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE A (Agricultural) zoning

Staff Recomm. (Full):

Agricultural zoning is consistent with the adjoining A zoning to the south and the established residential use on this site and the adjacent property to the south and east.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The Agricultural zoning is needed to construct a second residence on this site.
- 2. The Agricultural zoning of the site will accommodate the proposed residential use by the applicant, in a manner consistent with other residential uses in the area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water may be available to serve the site, while public sewer is not.
- 2. The request will have little impact on the school system.
- 3. The impact to the streets in this area will be minimal.
- 4. The zoning of the site from Industrial to Agricultural will have minimal impact on adjacent properties or the Mascot community, which is located to the northeast.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

- 1. The requested sector plan amendment for rural residential use for this property and A Agricultural zoning are consistent with other residential uses and Agricultural zoning established along most of Whirlwind Way, a substandard joint permanent easement serving this area.
- 2. If approved, this request could lead to additional Agricultural requests for existing housing within this area contrary to the Northeast County Sector Plan recommendation, but in a manner consistent with adjacent residential uses and Agricultural zoning.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

APPROVE A (Agricultural)

Date of MPC Approval:

12/13/2007

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:

1/29/2008

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: