CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-G-07-RZ Related File Number:

Application Filed: 10/26/2007 **Date of Revision:**

Applicant: BARBARA M. LEE



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PROPERTY INFORMATION

General Location: Northeast side Oakmeade Rd., northwest side Irwin Dr.

Other Parcel Info.:

Tax ID Number: 56 M C 003.01 Jurisdiction: County

Size of Tract: 1 acres

Access is via Oakmeade Rd., and Irwin Dr., both local streets with 18-20' pavement widths within 40'

rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Residence with horse Density:

Sector Plan: North County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This residential property is part of an older, large lot neighborhood that has developed under RA and

Agricultural zoning.

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

Street: 7100 Oakmeade Rd

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: Yes

History of Zoning: None noted for this site, but adjoining property to the northeast was recently recommended for PR

zoning.(11-H-07-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

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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 of this site is consistent with the A zoning found across Irwin Dr. to the south.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Agricultural zoning of the site would be consistent with the surrounding single family residential development and zoning, which includes RA and A zoning.
- 2. This site and other adjacent properties along this section of Irwin Rd. have been zoned RA and Agricultural for years and proposed for low density residential uses. The applicant's request for Agricultural zoning to keep her horse on the property is consistent with the established development and zoning pattern..
 - 3. Public water and sewer are available to serve the site.

THE EFFECTS OF THE PROPOSAL

- 1. Agricultural zoning of this site will have no impact on school enrollment or the street network.
- 2. Agricultural rezoning of this site is not expected to lead to additional requests from surrounding property owners for Agricultural zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Agricultural zoning is allowed within LDR designated areas on the North County Sector Plan.
- 2. This request is consistent with the goal of the General Plan of protecting low density residential development.
- 3. The Growth Policy plan includes the site in the Planned Growth area, and the North County Sector Plan designates the site and surrounding area for low density residential development.

MPC Action: Denied MPC Meeting Date: 12/13/2007

Details of MPC action: Denied Agricultural with horse

Summary of MPC action: Denied A (Agricultural) zoning

Date of MPC Approval:

Date of Denial: 12/13/2007

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/28/2008 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case; Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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