

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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400 Main Street
Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 2-C-09-RZ **Related File Number:**
Application Filed: 12/29/2008 **Date of Revision:**
Applicant: KIM PAYNE

PROPERTY INFORMATION

General Location: Northeast side Heiskell Rd., northwest of W. Copeland Dr.
Other Parcel Info.:
Tax ID Number: 46 059.02 OTHER: PORTION ZONED OA **Jurisdiction:** County
Size of Tract: 0.45 acres
Accessibility: Access is via Heiskell Rd., a minor arterial street with 18' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: North County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with rural residential uses and a church under A zoning. The office use of the subject property has been discontinued at least a few years.

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

Street: 8608 Heiskell Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: None noted
Extension of Zone: Yes, extension of A zoning from all sides
History of Zoning: Property was zoned OA many years ago for a dental office

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

Staff Recomm. (Full): Agricultural zoning is compatible with surrounding development and zoning in the area. The proposed zoning is consistent with the sector plan, while the current OA zoning is not.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
1. The proposed Agricultural zone is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The majority of the surrounding area is also zoned Agricultural.
3. The previous office use of the property, which required OA zoning, has been discontinued. The structure appears to be used as a residence currently.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:
1. Agricultural zoning is the predominant zone in most rural areas of Knox County. The zoning district permits agricultural uses and residential development on 1 acre or greater lots.
2. The entire subject parcel, including the portion already zoned Agricultural, is about 4 acres in size and is appropriate for the requested A zoning.

THE EFFECTS OF THIS PROPOSAL
1. Public water is available to serve the site. Sanitary sewer would have to be extended to this site.
2. The requested Agricultural zoning is less intense than the current OA zoning.
3. The effects of this proposal on adjacent properties are minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The North County Sector Plan proposes agricultural and rural 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.

MPC Action: Approved

MPC Meeting Date: 2/12/2009

Details of MPC action:

Summary of MPC action: RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

Date of MPC Approval: 2/12/2009

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: 3/23/2009

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:

