

# 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:** 2-M-09-RZ                      **Related File Number:**  
**Application Filed:** 1/26/2009              **Date of Revision:**  
**Applicant:** BRYAN T. CAMPBELL

### PROPERTY INFORMATION

**General Location:** Southeast side Millertown Pike, northeast of Ellistown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 51 020.01 OTHER: PORTION ZONED PR                      **Jurisdiction:** County  
**Size of Tract:** 2.1 acres  
**Accessibility:** Access is via Millertown Pike, a minor arterial street with

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Residence                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is developed with or zoned for rural to low density residential development, under A and PR zoning.

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

**Street:** 8016 Millertown Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** A (Agricultural)  
**Previous Requests:** Property was rezoned PR in 2005 (6-G-05-RZ).  
**Extension of Zone:** Yes, extension of A zoning from three sides  
**History of Zoning:** Property was rezoned PR in 2005 (6-G-05-RZ).

### 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 property was rezoned to PR in 2005, but was not included on the development plan for the adjacent property.

Comments:

GENERAL COMMENTS:

This site is currently being used for storage and dispatch of a number of large trucks. This use is not permitted in either the requested Agricultural or the current PR zoning. Complaints have been filed to Knox County Codes Enforcement. Since the current illegal use has no effect on the request by the applicant, staff has made its recommendation based strictly on the appropriateness of the site for Agricultural zoning. Knox County Codes Enforcement will be responsible for following up on any complaints and zoning violations on the site. The reported illegal use of the property would likely require CB zoning. A request for any type of commercial zoning would not likely be supported by staff.

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. Most of the surrounding area is also zoned Agricultural.
- 3. This parcel had been previously zoned Agricultural until 2005.

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 subject property is 2.1 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 PR zoning at up to 4 du/ac.
- 3. The effects of this proposal on adjacent properties is minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan proposes low density residential uses for this site, consistent with the proposal.
- 2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 3/12/2009

Details of MPC action:

Summary of MPC action:

RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

Date of MPC Approval:

3/12/2009

Date of Denial:

Postponements: 2/12/2009

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action:

4/27/2009

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**