

# 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:** 3-A-10-RZ  
**Application Filed:** 1/15/2010  
**Applicant:** BRYAN CHASE

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** Northwest side Pelleaux Rd., southwest of Norris Fwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 28 012.01 **Jurisdiction:** County  
**Size of Tract:** 1.05 acres  
**Accessibility:** Access is via Pelleaux Rd., a major collector street with 19' of pavement width within 45' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Proposes to keep chickens on the site **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** Ag/RR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This site is located within an area that is sparsely developed with rural residential uses on the west side of Norris Fwy.

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

**Street:** 8153 Pelleaux 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, extension of A zoning from the south and east  
**History of Zoning:** None noted

### 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):

A downzoning to the Agricultural zone allows compatible uses with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site. The North County Sector Plan proposes agricultural and rural residential use for the site.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. Agricultural zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. Most of the surrounding area is zoned Agricultural, including large properties to the south, east and west of the site.
3. The proposed Agricultural zoning is consistent with the North County Sector Plan proposal for the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. Agricultural zoning allows for farming, agriculture and horticulture, including the keeping of livestock. It also allows residential development on one-acre minimum lot sizes.
2. Based on the above description, this site is appropriate for Agricultural zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may need to be extended in order to serve this site. Sanitary sewer may not be necessary to meet the wastewater needs for this particular site.
2. The potential impact to the street system is lessened with the proposed rezoning to Agricultural zoning.
3. The proposed zoning is compatible with surrounding development, and the impact should be 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 requested A zoning.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request is not likely to lead to future requests for Agricultural zoning in the area, as most surrounding properties are already zoned Agricultural, consistent with the sector plan proposal, as well as with the Growth Policy Plan.

Action:

Approved

Meeting Date: 3/11/2010

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

Date of Approval:

3/11/2010

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: 4/26/2010

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**