CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-L-02-RZ Related File Number:

Application Filed: 2/11/2002 **Date of Revision:**

Applicant: EARL TAYLOR

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: East side Hampson Ln., south of Nubbin Ridge Rd.

Other Parcel Info.:

Tax ID Number: 133 F C 4 **Jurisdiction:** County

Size of Tract: 3.69 acres

Access is via Hampson Ln., a local dead-end street with 14' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence.

Surrounding Land Use:

Proposed Use: To be able to keep some farm animals. Density:

Sector Plan: West City Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is surrounded by low density residential and related development that has occurred under RA

zoning.

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

Street: 1112 Hampson Ln.

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: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): DENY A (Agricultural) zoning

Staff Recomm. (Full): Agricultural zoning is out of character with the surrounding low density residential development and RA

zoning. The sector plan proposes low density residential use for this site.

Comments: Much of this site is long and narrow and in close proximity to established single family houses built on

small lots. The property is unsuitable for keeping farm animals because of the potential for adverse impacts, such as noise, odor and flies, on adjacent properties. Agricultural zoning would allow uses on

the subject property not permitted on surrounding properties.

MPC Action: Approved MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural) limited to two ponies

Date of MPC Approval: 3/14/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/22/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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