

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: 4-B-12-RZ **Related File Number:**
Application Filed: 2/21/2012 **Date of Revision:**
Applicant: KERRI CALLOWAY

PROPERTY INFORMATION

General Location: North side of Brackett Rd., east of Bell Rd.
Other Parcel Info.:
Tax ID Number: 20 134 **Jurisdiction:** County
Size of Tract: 5.33 acres
Accessibility: Access is via Brackett Rd., a local street with 16' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Residential and agricultural **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Agricultural - Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with agricultural, rural and low density residential uses under A, RA and PR zoning.

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

Street: 6221 Brackett Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: None noted
Extension of Zone: Yes, extension of A zoning from all sides
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): Agricultural zoning is an extension of zoning from the north and is consistent with the sector plan. It is a significantly less intense zone than the current Industrial zoning. All surrounding properties are either vacant or developed with residential uses.

Comments: REZONING REQUIREMENTS:
NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
1. The applicant proposes to continue residential and agricultural use of the property. Residences are permitted on minimum one acre lots in the A zone.
2. The proposal is an extension of Agricultural zoning from all sides. Agricultural zoning is the predominant zoning in the area surrounding this property.
3. The request is consistent with the current sector plan proposal for the property, which is for agricultural and rural residential uses.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. Agricultural zoning allows for agricultural uses and residential uses on lots of at least one acre in size.
2. The subject property is 5.33 acres in size, so it is appropriate for the requested Agricultural zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water is available to the site. Sewer utilities are available in the general area, but may have to be extended to serve this site, if needed.
2. The proposal would have a minimal impact on schools or streets. The proposed zoning is less intense than the current Industrial zoning.
3. There would be a minimal impact on surrounding properties, as most properties in the area are already zoned Agricultural.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes agricultural and rural residential uses for the site. The requested Agricultural zone is acceptable to be considered with this plan designation..
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of Agricultural zoning for this site could lead to future similar requests in the area on a few remaining parcels zoned Industrial, which would be consistent with the sector plan proposal for the area.

Action: Approved

Meeting Date: 4/12/2012

Details of Action:

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

Date of Approval: 4/12/2012

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: 5/29/2012

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: