CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 4-M-02-RZ Related File Number:

Application Filed: 3/13/2002 Date of Revision:

Applicant: METROPOLITAN PLANNING COMMISSION FOR KNOX COUNTY BOARD OF CO

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: South side Tipton Station Rd., southwest of Goddard Rd.

Other Parcel Info.:

Tax ID Number: 148 049 Jurisdiction: County

Size of Tract: 154 acres

Accessibility: Access is via Tipton Station Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant storage buildings and open space

Surrounding Land Use:

Proposed Use: Same as existing Density:

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area & Rural

Neighborhood Context: This site is in a rural residential area, where single-family development is scattered along existing

county roads within RA and A zoning. Stock Creek crosses the property from east to west, separating

the northern two-thirds from the southern one-third of the site.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial) and F (Floodway)

Former Zoning:

Requested Zoning: A (Agricultural) and F (Floodway)

Previous Requests:

Extension of Zone: Yes

History of Zoning: Property was zoned Industrial in 1980. (7-C-79-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

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.): APPROVE A (Agricultural) zoning

Staff Recomm. (Full): The existing Industrial zone is out of character with surrounding residential and agricultural zoning and

development. The site is no longer used for industrial purposes. The sector plan proposes low density

and rural residential uses and slope protection for this site.

Comments: County Commission requested MPC's review of this rezoning after hearing neighborhood concerns at

several public meetings about the potential for inappropriate industrial development of this property. This gently rolling site is well suited for residential development north of the creek. Such development at the density permitted under Agricultural zoning would be compatible with the scale and intensity of

surrounding residential land uses.

MPC Action: Approved MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural) and F (Floodway)

Date of MPC Approval: 5/9/2002 Date of Denial: Postponements: 4/11/02

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 6/24/2002 Date of Legislative Action, Second Reading: 8/26/2002

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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