

# 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-Q-18-RZ  
**Application Filed:** 2/28/2018  
**Applicant:** BILL DENTON

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

### PROPERTY INFORMATION

**General Location:** Southwest side Bakertown Rd., northwest of Ball Camp Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 91 PORTION OF 20503 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County  
**Size of Tract:** 1 acres  
**Accessibility:** Access is via Bakertown Rd., a major collector street with 17' of pavement width within 50-65' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** One detached dwelling **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** MU-SD (NW-Co-9)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed primarily with agricultural and rural to low density residential uses, under A, RA and PR zoning. The subject property is currently surrounded by I (Industrial) zoning, which is underutilized for industrial uses.

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

**Street:** 3207 Bakertown 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:** No  
**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 appropriate for the site 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 FROM ZONING ORDINANCES (must meet all of these):  
THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:  
1. The applicant proposes residential and agricultural use of the property. Residences are permitted on minimum one acre lots in the Agricultural zone.  
2. Agricultural zoning is prevalent in the area surrounding this property.  
3. The request is consistent with the current sector plan proposal for the property, which is for mixed uses, not including industrial, as it is currently zoned.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 1 acre in size, so it is appropriate for the requested Agricultural zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

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 many properties in the area are already zoned Agricultural.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan designates this site within a Mixed Use Special District (MU-SD - NWCo9). The requested Agricultural zone is acceptable to be considered within this plan designation..
2. This site is located within the Planned Growth 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 other surrounding parcels zoned Industrial, which would be consistent with the sector plan proposal for the area.
4. There are no other apparent conflicts with adopted plans or policies.

**Action:** Approved

**Meeting Date:** 4/12/2018

**Details of Action:**

**Summary of Action:** Recommend the Knox County Commission approve A (Agricultural)

Date of Approval: 4/12/2018

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: 5/29/2018

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: