

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

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: 5-C-11-RZ **Related File Number:** 5-A-11-SP
Application Filed: 3/21/2011 **Date of Revision:**
Applicant: JAMES E. AND CHRISTINA L. COBB

PROPERTY INFORMATION

General Location: Northeast side Arnold Ln., east of Clear Springs Rd.
Other Parcel Info.:
Tax ID Number: 43 00403 **Jurisdiction:** County
Size of Tract: 5.84 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 10235 Arnold Ln
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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: LDR (Low Density Residential)

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 more appropriate for this site than the current Industrial zoning, is consistent with the proposed use of the site and will allow for issuance of building permits for residential uses. It is a significantly less intense zone than the current 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 develop a residence on the property, which will not be permitted under the current Industrial zoning.
2. Agricultural zoning will allow residential development of the property, consistent with surrounding land 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 5.84 acres in size, so it is therefore 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 I zoning.
3. There will be no impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to low density residential, Agricultural zoning is consistent with the Northeast County Sector Plan.
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, which would also require sector plan amendments.
4. During the next update of the Northeast County Sector Plan, this area should be evaluated to determine if the current LI (Light Industrial) plan designation is still appropriate.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action:

Approved

Meeting Date: 5/12/2011

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE A (Agricultural)
Date of Approval: 5/12/2011 **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: 6/27/2011 **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:**