

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 5-I-19-RZ                      **Related File Number:**  
**Application Filed:** 3/27/2019              **Date of Revision:**  
**Applicant:** CHELSEA LINNABARY

## **PROPERTY INFORMATION**

**General Location:** North side Mascot Road, East side Roseberry Road  
**Other Parcel Info.:**  
**Tax ID Number:** 42 19502                      **Jurisdiction:** County  
**Size of Tract:** 4.63 acres  
**Accessibility:** Access is via Mascot Road, a minor collector, with a pavement width of 20.4' feet and a right-of-way width of 60' feet. Access is also via Roseberry Road, a minor collector, with a pavement width of 16.1' feet and right-of-way width of 60' feet.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Construction of a pole barn                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is part of the Mascot Community and consists mostly a mix of single family residential and large lots that are predominately vacant and/or agricultural.

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

**Street:** 0 Mascot Rd  
**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:** 6-C-85-RZ  
**Extension of Zone:** Yes, A (Agricultural) is adjacent to the southeast side of the property.  
**History of Zoning:** 6-C-85-RZ: The area was rezoned from Industrial to Low Density Residential.

## **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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

Staff Recomm. (Full):

Staff recommends approval of the requested A zoning, which is compatible with the requested plan amendment to LDR (Low Density Residential) land use designation for this property.

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 property is located in the Planned Growth Area of the Growth Policy Plan, however, the area has remained largely agricultural and vacant properties with some single family residential interspersed throughout.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to A zoning is intended to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

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

1. A zoning is compatible with the existing LDR sector plan designation.  
2. A large closed depression is noted as part of the topography of the property. The applicant should be aware that a sinkhole may be present and could impact potential development on the property.

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 request is consistent with and not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 5/9/2019

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

Date of Approval:

5/9/2019

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:

6/24/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**