

# 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:** 6-B-17-RZ  
**Application Filed:** 4/24/2017  
**Applicant:** RICHARD HUSKEY

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

### PROPERTY INFORMATION

**General Location:** Southeast end Whirlwind Way, south of Mascot Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 52 00902 **Jurisdiction:** County  
**Size of Tract:** 7.12 acres  
**Accessibility:** Access is via Whirlwind Way, a

### GENERAL LAND USE INFORMATION

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

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

**Street:** 1815 Whirlwind Way  
**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, from south  
**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 south 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 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 the south. Agricultural zoning is very prevalent in the area surrounding this property.  
3. The request is consistent with the current sector plan proposal for the property, which is for low density residential uses.

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 7.12 acres 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 most 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 Northeast County Sector Plan proposes low density 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 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 a few remaining 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:** 6/8/2017

**Details of Action:**

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

**Date of Approval:** 6/8/2017

**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:** 7/24/2017

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**