

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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400 Main Street
Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 7-A-10-RZ
Application Filed: 5/5/2010
Applicant: LJSRRC, LLC

Related File Number: 7-A-10-SP
Date of Revision:

PROPERTY INFORMATION

General Location: East and west sides Sand Plant Ln., south side Mascot Rd. east side Whirlwind Way
Other Parcel Info.:
Tax ID Number: 52 011 **Jurisdiction:** County
Size of Tract: 96 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Farming
Surrounding Land Use:
Proposed Use: Farming with one dwelling **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Light Industrial and Slope Protection Area
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1960 Whirlwind Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: LI (Light Industrial)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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):

A downzoning to the Agricultural zone allows compatible uses with the surrounding development and zoning pattern and an extension of zoning from the west. The site is located at the western edge of the industrial-zoned area.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. Agricultural zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. Most of the surrounding area is zoned Agricultural, including large properties to the north and west of the site.
3. The proposed Agricultural zoning is an extension of zoning from the west.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. Agricultural zoning allows for farming, agriculture and horticulture, including the keeping of livestock. It also allows residential development on one-acre minimum lot sizes.
2. Based on the above description, this site is appropriate for Agricultural zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may need to be extended in order to serve this site. Sanitary sewer may not be necessary to meet the wastewater needs for this particular site.
2. The potential impact to the street system is lessened with the proposed rezoning to Agricultural zoning.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes light industrial uses and slope protection for the site. With the recommended plan amendment to LDR and SLPA, the requested Agricultural zoning is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of these requests could lead to future requests for Agricultural zoning in the area on other underutilized industrial-zoned sites.

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: 7/8/2010

Details of Action:

Summary of Action: APPROVE A (Agricultural)

Date of Approval: 7/8/2010

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: 8/23/2010

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: