

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: 7-B-07-RZ **Related File Number:**
Application Filed: 5/30/2007 **Date of Revision:**
Applicant: LEIGH ANN EVANS

PROPERTY INFORMATION

General Location: Northeast side Mine Rd., southeast of Fox Creek Way
Other Parcel Info.:
Tax ID Number: 42 194, 194.01 **Jurisdiction:** County
Size of Tract: 3.28 acres
Accessibility: Access is via Mine Rd., a two lane, minor arterial street with 32' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of Mascot that has had both residential and non-residential development occurring within A and I zones.

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

Street:
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
History of Zoning: None noted for this site, but other property in the area has been rezoned to A for residential use in recent years.

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE A (Agricultural) zoning

Staff Recomm. (Full):

Agricultural zoning of this site is consistent with other recent Agricultural rezoning for residential development that has occurred in the area.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Agricultural zoning is needed to construct a residence on this site.
2. The Agricultural zoning of the site will accommodate the proposed residential use by the applicant, in a manner consistent with other residential uses in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water is available to serve the site, while public sewer is not.
2. The request will not have any impact on the school system.
3. The impact to the streets in this area will be minimal.
4. The zoning of the site from Industrial to Agricultural will have minimal impact on adjacent properties or the East Bridge Industrial Park, which is located to the east.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. The recommended sector plan propose industrial use for this property and other residential uses along the east side of Mine Rd. and low density residential use for the west side. Allowing both sides of this section of Mine Rd. to have residential uses is consistent with the policies of the General Plan to allow similar, compatible uses facing each other along streets.
2. If approved, this request could lead to additional Agricultural requests for existing housing within this area contrary to the Northeast County Sector Plan recommendation, but in a manner consistent with adjacent residential uses.

MPC Action:

Approved

MPC Meeting Date: 7/12/2007

Details of MPC action:

Summary of MPC action:

APPROVE A (Agricultural)

Date of MPC Approval:

7/12/2007

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:

8/27/2007

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: