

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-I-07-RZ **Related File Number:**
Application Filed: 6/4/2007 **Date of Revision:**
Applicant: ROBERT WERDERMANN

PROPERTY INFORMATION

General Location: Southwest side Ellistown Rd., southeast of Rutledge Pike
Other Parcel Info.:
Tax ID Number: 51 107.05 **Jurisdiction:** County
Size of Tract: 1.01 acres
Accessibility: Access is via Ellistown Rd., a local street with 16' of pavement width within 35' of 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:** LDR and STPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: Most of Ellistown Rd. south of Rutledge Pike is developed with dwellings, under A zoning. There are some industrial uses to the south and west, zoned I.

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

Street: 1313 Ellistown Rd
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: No
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.): APPROVE A (Agricultural) zoning.

Staff Recomm. (Full): Agricultural zoning is consistent with surrounding land uses and more appropriate for the current use of the site as a residence.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. A dwelling is located on the site, which is compatible with surrounding development.
2. The applicant wishes to make improvements/additions to the existing structure, which requires Agricultural zoning. The current Industrial zoning does not allow new residential uses or expansion of existing residential uses. Non-residential zoning also may cause issues with obtaining financing for residential uses.
3. The proposal is compatible with the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

- 1. Public water utilities are available to serve the site. Sewer is not currently available to the site.
- 2. The recommended Agricultural zoning allows residential uses with a minimum lot size of 1 acre, as well as agricultural/farming uses.
- 3. The proposal is compatible with the surrounding zoning and there will be no impact on adjacent properties. The subject property is surrounded by I (Industrial) zoning, which could be developed with uses that could have a negative impact on the residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
- 2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests in the future on other Industrial zoned properties in this area that are developed with residences.

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: