

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-I-23-RZ **Related File Number:**
Application Filed: 5/18/2023 **Date of Revision:**
Applicant: RICHARD TOOLE & LAURA TOOLE

PROPERTY INFORMATION

General Location: West side of Mascot Rd across from its intersection with Mcbee Ln, along the Holston Riverbank
Other Parcel Info.:
Tax ID Number: 53 002.01 **Jurisdiction:** County
Size of Tract: 33.06 acres
Accessibility: Access is via Mascot Road, a minor arterial street with 24-30-ft of pavement width within 50-70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Water, Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The property is located between the railroad tracks to the north and the Holston River to the south. The area consists of large parcels with agricultural, residential and mining activities.

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

Street: 10110 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:
Extension of Zone: No this is not an extension.
History of Zoning: Rezoned from I (Industrial) to RA (Low density residential) in 1989 (Case 6-H-89-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)
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:

Naomi Hansen

Staff Recomm. (Abbr.):

Approve the A (Agriculture) zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 COUNTY GENERALLY:

1. The area surrounding the subject property is primarily vacant, zoned industrial, and historically used for mining.

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

1. The A zone provides for residential and agricultural uses. The property has historically been used for agriculture and intends to continue this use.

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. This property is located in an area with a mix of industrial and recreational uses. Downzoning the property from RA to A is consistent with the current use of the surrounding properties. There is a small commercial node approximately ¼ mile south across the Mascot-Rainbow Arch Bridge. The surrounding I (Industrial) land does not contain industrial uses and is primarily vacant.

2. The A zone has a minimum lot size of approximately 1 acre per dwelling unit. The applicant intends to continue to utilize the property for agricultural purposes.

3. The property is surrounded by a rail line to the north and the Holston River to the south.

4. The property is within the 100 and 500-year flood plains.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the Northeast County Sector Plan and is in the SP (Stream Protection) and HP (Hilltop Protection) areas. Significant efforts over the years have been made to preserve farmland, which is a predominant feature of the Northeast County sector plan. This property includes prime farmland soil.

2. This rezoning is consistent with the goals of the Northeast Sector Plan.

3. Neither the requested nor the recommended zones are in conflict with the General Plan.

Action:

Approved

Meeting Date: 7/13/2023

Details of Action:

Summary of Action:

Approve the A (Agriculture) zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses.

Date of Approval:

7/13/2023

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: 8/28/2023

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: