

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: 8-K-03-RZ **Related File Number:**
Application Filed: 7/17/2003 **Date of Revision:**
Applicant: HOYT NEWMAN
Owner:

PROPERTY INFORMATION

General Location: North of E. Hendron Chapel Rd., east of Davis Rd.
Other Parcel Info.:
Tax ID Number: 125 280.02 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via an easement to E. Hendron Chapel Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Barn and vacant land
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This site is part of a rural residential area that includes an established auto salvage yard within I and A zones.

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

Street: 1013 E Hendron Chapel 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: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 is compatible with surrounding rural residential development and would remove part of the inappropriate industrial zoning found in the area. The sector plan proposes rural residential use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Agricultural zoning is compatible with the surrounding rural residential development pattern of this area.
2. The site is currently zoned I which would allow inappropriate industrial uses, considering the surrounding rural residential character..
3. The topography of the site is suitable for rural residential or agricultural use.

THE EFFECTS OF THE PROPOSAL

1. The requested Agricultural zone will allow residential use of this site in a manner consistent with adjacent residential uses.
2. Public water can be provided to the site from Knox Chapman Utility District.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan recommends Rural Residential uses, which is consistent with Agricultural zoning.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Rural Area.

MPC Action:

Approved

MPC Meeting Date: 8/14/2003

Details of MPC action:

Summary of MPC action:

APPROVE A (Agricultural)

Date of MPC Approval:

8/14/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

County Commission

Date of Legislative Action:

9/22/2003

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: