



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 12-C-07-RZ  
12-B-07-SP

**AGENDA ITEM #:** 79  
**AGENDA DATE:** 12/13/2007

▶ **APPLICANT:** RAY CLARK  
**OWNER(S):** MCBEE HORACE E JR & LELIA B

**TAX ID NUMBER:** 52 009.01  
**JURISDICTION:** Commission District 8

▶ **LOCATION:** Southeast side Whirlwind Way, southeast of Mascot Rd.  
▶ **TRACT INFORMATION:** 2 acres.  
**SECTOR PLAN:** Northeast County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via Whirlwind Way, a substandard joint permanent easement.  
**UTILITIES:** Water Source: Northeast Knox Utility District  
Sewer Source: Not available.  
**WATERSHED:** Holston and French Broad

▶ **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I (Industrial)  
▶ **PROPOSED PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential) / A (Agricultural)  
▶ **EXISTING LAND USE:** Residence  
▶ **PROPOSED USE:** Residence  
**EXTENSION OF PLAN DESIGNATION/ZONING:** No  
**HISTORY OF ZONING REQUESTS:** None noted for this site, but other property along Whirlwind Way to the north has been rezoned to A in recent years.  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Vacant land LI/ I Industrial  
South: Residence and vacant land / LI/ A Agricultural  
East: Residence / LI/I Industrial  
West: Vacant land LI/ AA and I Industrial  
**NEIGHBORHOOD CONTEXT:** This residential site is located in the Mascot Community which has been zoned Industrial for years to accommodate the underground mining operation occurring in the area. The area has recently experienced Agricultural and RA rezoning for residential development.

**STAFF RECOMMENDATION:**

▶ **APPROVE A/RR (Agricultural/Rural Residential) designation**  
Rural residential more accurately reflects the land uses occurring in this area and the infrastructure available

to serve the area.

► **APPROVE A (Agricultural) zoning**

Agricultural zoning is consistent with the adjoining A zoning to the south and the established residential use on this site and the adjacent property to the south and east.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The Agricultural zoning is needed to construct a second 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 may be available to serve the site, while public sewer is not.
2. The request will have little 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 Mascot community, which is located to the northeast.

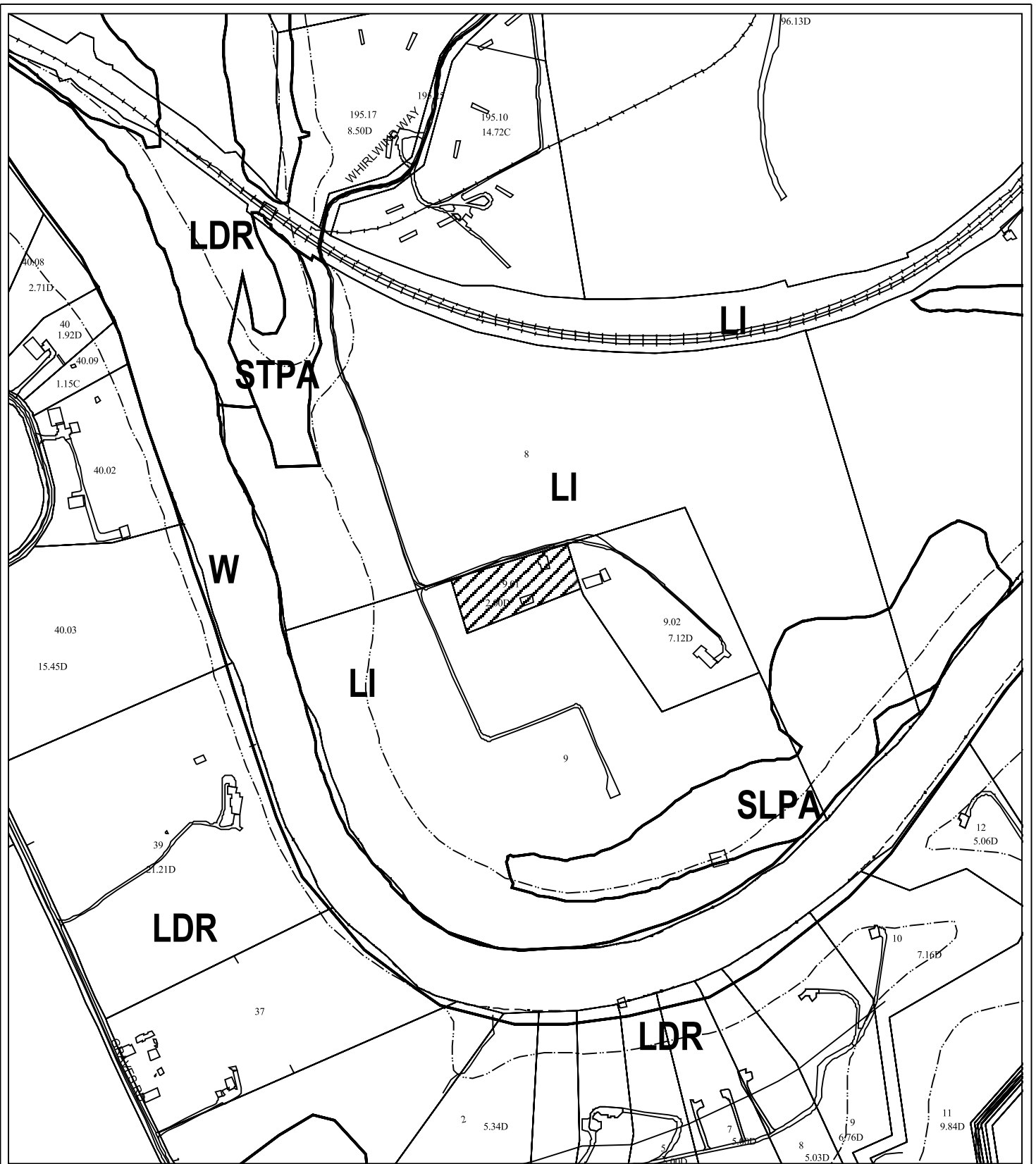
**CONFORMITY OF PROPOSAL TO ADOPTED PLANS**

1. The requested sector plan amendment for rural residential use for this property and A Agricultural zoning are consistent with other residential uses and Agricultural zoning established along most of Whirlwind Way, a substandard joint permanent easement serving this area.
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 and Agricultural zoning.

**ESTIMATED TRAFFIC IMPACT:** Not calculated.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/28/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.




**12-B-07-SP/12-C-07-RZ  
SECTOR PLAN AMENDMENT  
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Ray Clark

Map No: 52

Jurisdiction: County



 From: LI (Light Industrial)  
To: A/RR (Agricultural/Rural Residential)

Original Print Date: 11/26/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**12-C-07-RZ  
REZONING**

Petitioner: Ray Clark

Map No: 52

Jurisdiction: County



From: I (Industrial)

To: A (Agricultural)

Original Print Date: 11/26/07 Revised:

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