

▶ **FILE #:** 7-I-07-RZ

**AGENDA ITEM #:** 71

**AGENDA DATE:** 7/12/2007

▶ **APPLICANT:** ROBERT WERDERMANN

OWNER(S): WERDERMANN ROBERT R

TAX ID NUMBER: 51 107.05

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southwest side Ellistown Rd., southeast of Rutledge Pike

▶ **APPX. SIZE OF TRACT:** 1.01 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Ellistown Rd., a local street with 16' of pavement width within 35' of right of way.

UTILITIES: Water Source: Northeast Knox Utility District  
 Sewer Source: Knoxville Utilities Board

WATERSHED: Legg Creek

▶ **PRESENT ZONING:** I (Industrial)

▶ **ZONING REQUESTED:** A (Agricultural)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwelling / I (Industrial) and A (Agricultural)  
 South: Northeast Knox Utilities facilities / I (Industrial)  
 East: Vacant land / I (Industrial) and A (Agricultural)  
 West: Vacant land / I (Industrial) and A (Agricultural)

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.

**STAFF RECOMMENDATION:**

▶ **APPROVE A (Agricultural) zoning.**

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.

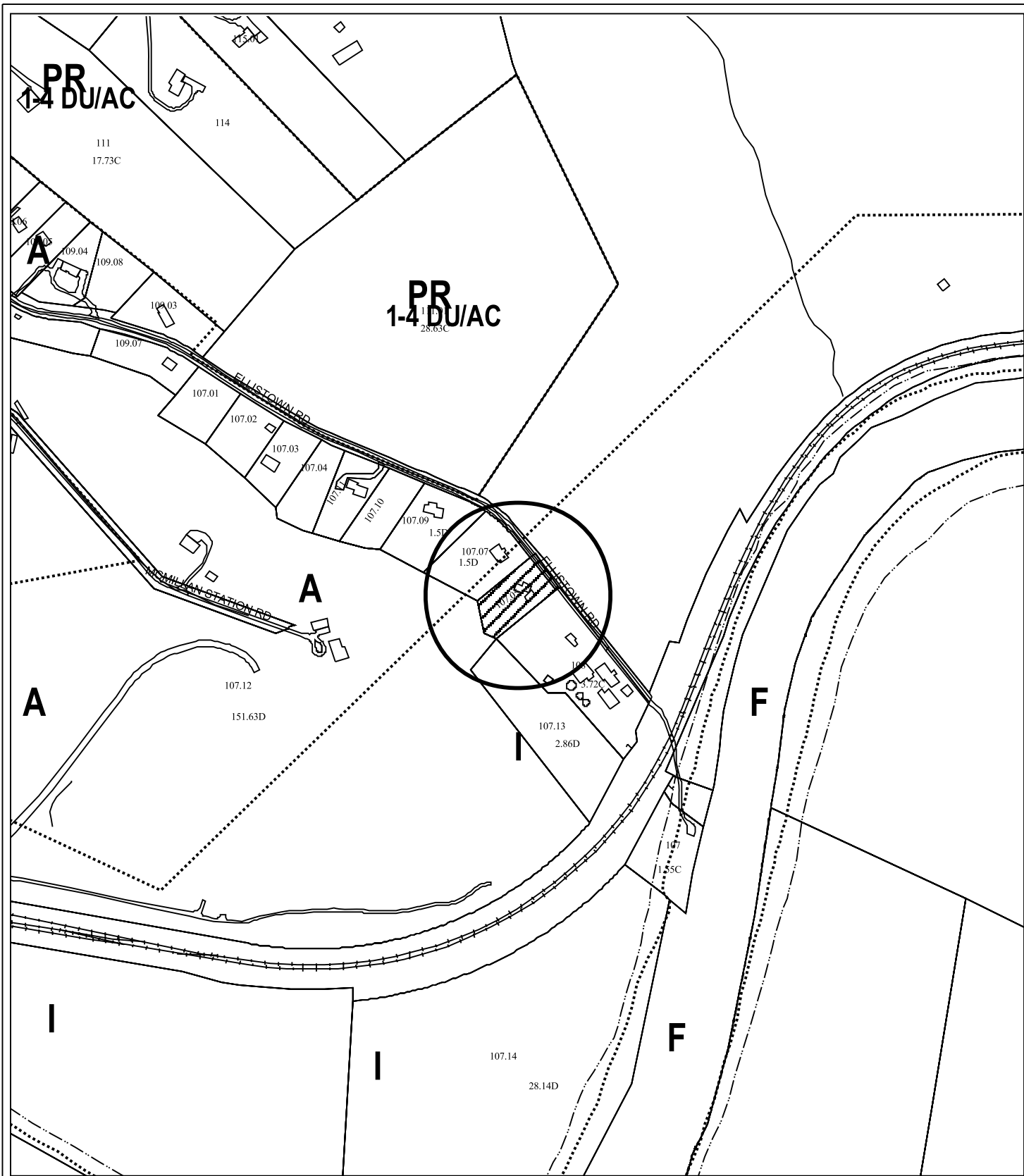
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/27/2007. 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.



**7-I-07-RZ  
REZONING**

Petitioner: Robert Werdermann

Map No: 51

Jurisdiction: County



From: I (Industrial)  
To: A (Agricultural)

Original Print Date: 06/27/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902