

▶ **FILE #:** 10-G-07-RZ

**AGENDA ITEM #:** 64

**AGENDA DATE:** 10/11/2007

▶ **APPLICANT:** JUSTIN MITCHELL

OWNER(S): MITCHELL JUSTIN E

TAX ID NUMBER: 20 134.01

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side Brackett Rd., northeast of Bell Rd.

▶ **APPX. SIZE OF TRACT:** 3.32 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Brackett Rd., a local street with a 19' pavement width within a 40' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** I (Industrial)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Agricultural uses

EXTENSION OF ZONE: Yes, an extension of Agricultural zoning from north, south, east and west.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential) & A (Agricultural)

South: Residences / PR (Planned Residential) & A (Agricultural)

East: Residences / I (Industrial) & A (Agricultural)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has been developed with large lot residential uses under Agricultural zoning.

**STAFF RECOMMENDATION:**

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

This request represents a down-zoning of the property and is a logical extension of Agricultural zoning from the north, east, and south. Agricultural zoning will permit development that is compatible in scale and intensity with the surrounding land uses and zoning pattern. The sector plan proposes Agricultural and Rural Residential uses for this property.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Agricultural rezoning would allow development that is compatible with the surrounding area.
2. The current Industrial zoning is not appropriate for this area and is not consistent with the sector plan designation for this site, which is Agricultural and Rural Residential.

#### THE EFFECTS OF THE PROPOSAL

1. The rezoning will have a minimal impact on schools, streets, and utilities, as agricultural uses are proposed.
2. Public water and sewer utilities are available to the site.
3. The potential negative impact on adjacent properties will be much less under Agricultural zoning than Industrial zoning.

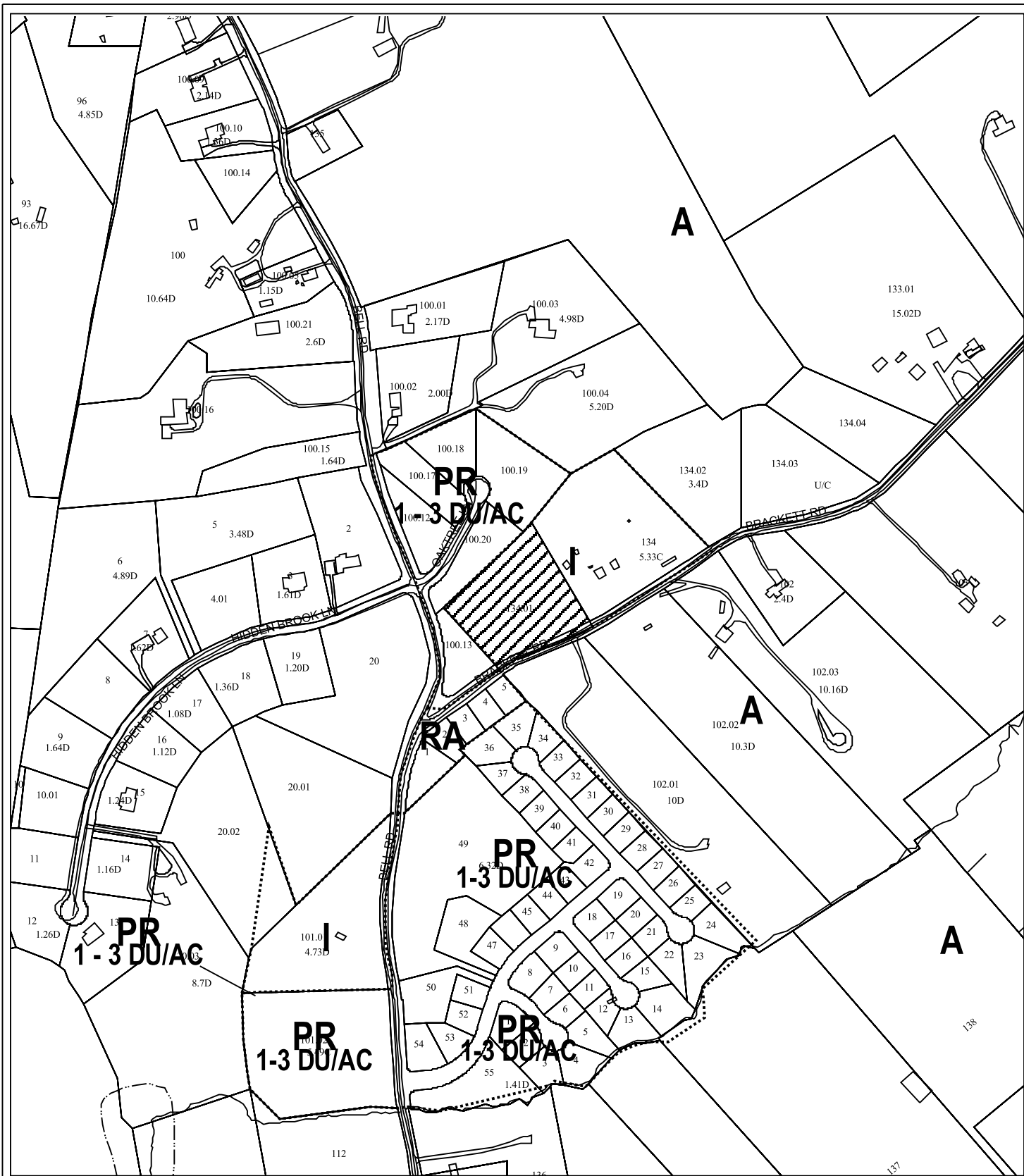
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recommended zoning is consistent with the North County Sector Plan proposal of Agricultural and Rural Residential uses for this property.
2. Agricultural zoning is consistent with the surrounding area's established rural residential pattern.
3. This request could lead to an Agricultural request on the remaining Industrial zoned property to the west.
4. The Knoxville-Knox County Growth Policy Plan designates this site as Rural Area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/19/2007. 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.



10-G-07-RZ  
REZONING

Petitioner: Justin Mitchell

Map No: 20

Jurisdiction: County



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

Original Print Date: 09/25/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

