

▶ **FILE #:** 3-A-10-RZ

**AGENDA ITEM #:** 43

**AGENDA DATE:** 3/11/2010

▶ **APPLICANT:** BRYAN CHASE  
 OWNER(S): BRYAN AND MELISSA CHASE

TAX ID NUMBER: 28 012.01

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side Pelleaux Rd., southwest of Norris Fwy.

▶ **APPX. SIZE OF TRACT:** 1.05 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Pelleaux Rd., a major collector street with 19' of pavement width within 45' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District  
 Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Proposes to keep chickens on the site

EXTENSION OF ZONE: Yes, extension of A zoning from the south and east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / RA (Low Density Residential)  
 South: Residence and vacant land / A (Agricultural)  
 East: Pelleaux Rd. - Vacant land / A (Agricultural)  
 West: Vacant land / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is located within an area that is sparsely developed with rural residential uses on the west side of Norris Fwy.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE A (Agricultural) zoning.**

A downzoning to the Agricultural zone allows compatible uses with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site. The North County Sector Plan proposes agricultural and rural residential use for the site.

**COMMENTS:**

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. Agricultural zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. Most of the surrounding area is zoned Agricultural, including large properties to the south, east and west of the site.

3. The proposed Agricultural zoning is consistent with the North County Sector Plan proposal for the site.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:**

1. Agricultural zoning allows for farming, agriculture and horticulture, including the keeping of livestock. It also allows residential development on one-acre minimum lot sizes.
2. Based on the above description, this site is appropriate for Agricultural zoning.

**THE EFFECTS OF THIS PROPOSAL**

1. Public water and sewer utilities are available in the area, but may need to be extended in order to serve this site. Sanitary sewer may not be necessary to meet the wastewater needs for this particular site.
2. The potential impact to the street system is lessened with the proposed rezoning to Agricultural zoning.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.

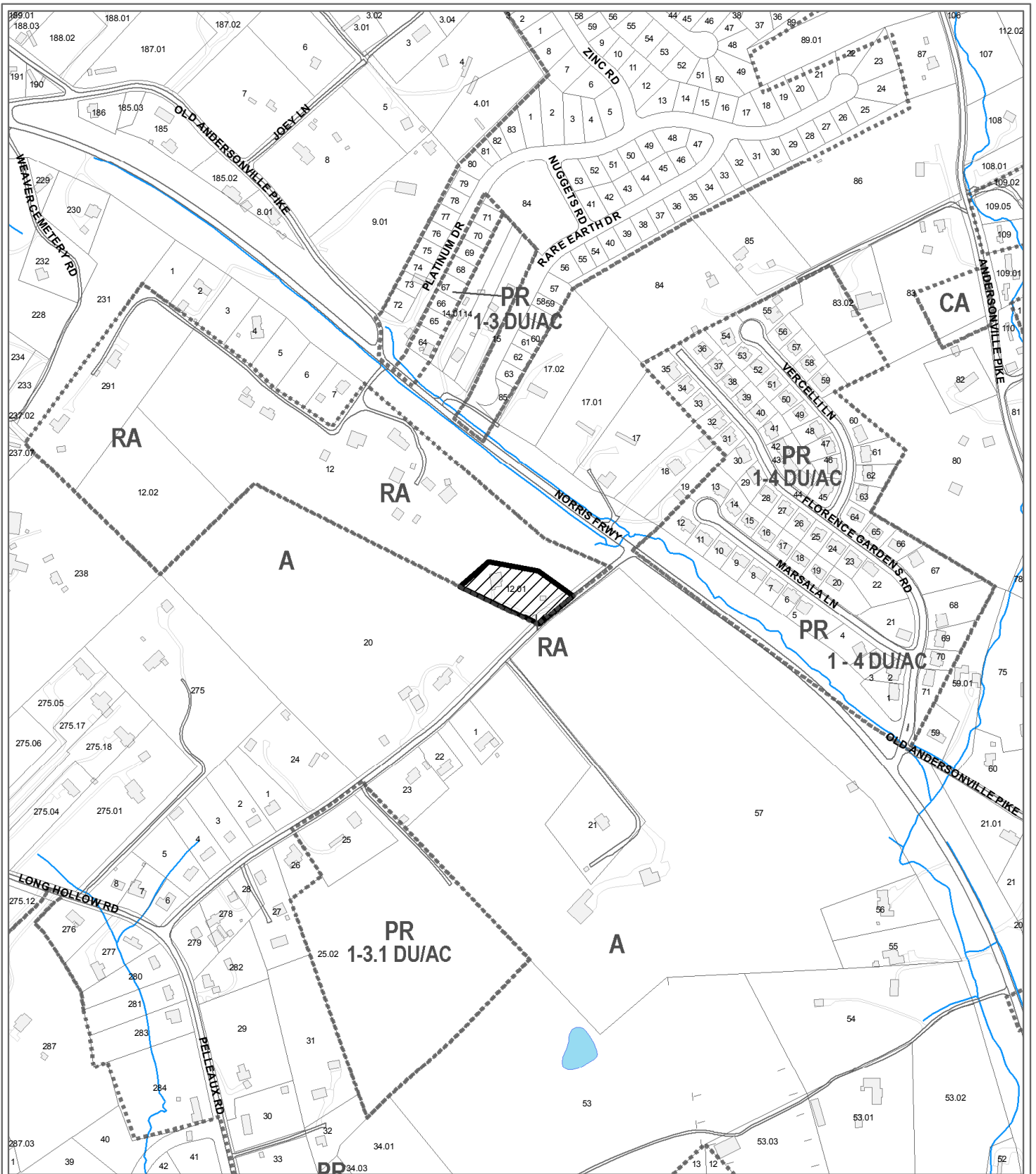
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan proposes agricultural and rural residential uses for the site, consistent with the requested A zoning.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request is not likely to lead to future requests for Agricultural zoning in the area, as most surrounding properties are already zoned Agricultural, consistent with the sector plan proposal, as well as with the Growth Policy Plan.

**ESTIMATED TRAFFIC IMPACT:** Not calculated.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/26/2010. 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.



**3-A-10-RZ  
REZONING**

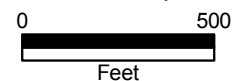
From: RA (Low Density Residential)  
To: A (Agricultural)



Petitioner: Chase, Bryan

Map No: 28

Jurisdiction: County



Original Print Date: 2/22/2010 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902