

▶ **FILE #:** 4-B-12-RZ

**AGENDA ITEM #:** 36

**AGENDA DATE:** 4/12/2012

▶ **APPLICANT:** KERRI CALLOWAY

OWNER(S): Kerri Calloway

TAX ID NUMBER: 20 134

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side of Brackett Rd., east of Bell Rd.

▶ **APPX. SIZE OF TRACT:** 5.33 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Brackett Rd., a local street with 16' of pavement width within 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:** Residences

▶ **PROPOSED USE:** Residential and agricultural

EXTENSION OF ZONE: Yes, extension of A zoning from all sides

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses / PR (Planned Residential) @ 1-3 du/ac and A (Agricultural)

South: Brackett Rd. - Horse stables and vacant land / A (Agricultural)

East: Vacant land / A (Agricultural)

West: Cleared, vacant site / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural, rural and low density residential uses under A, RA and PR zoning.

**STAFF RECOMMENDATION:**

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

Agricultural zoning is an extension of zoning from the north and is consistent with the sector plan. It is a significantly less intense zone than the current Industrial zoning. All surrounding properties are either vacant or developed with residential uses.

**COMMENTS:**

REZONING REQUIREMENTS:

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

1. The applicant proposes to continue residential and agricultural use of the property. Residences are permitted on minimum one acre lots in the A zone.
2. The proposal is an extension of Agricultural zoning from all sides. Agricultural zoning is the predominant

zoning in the area surrounding this property.

3. The request is consistent with the current sector plan proposal for the property, which is for agricultural and rural residential uses.

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

1. Agricultural zoning allows for agricultural uses and residential uses on lots of at least one acre in size.
2. The subject property is 5.33 acres in size, so it is appropriate for the requested Agricultural zoning.

#### THE EFFECTS OF THIS PROPOSAL

1. Public water is available to the site. Sewer utilities are available in the general area, but may have to be extended to serve this site, if needed.
2. The proposal would have a minimal impact on schools or streets. The proposed zoning is less intense than the current Industrial zoning.
3. There would be a minimal impact on surrounding properties, as most properties in the area are already zoned Agricultural.

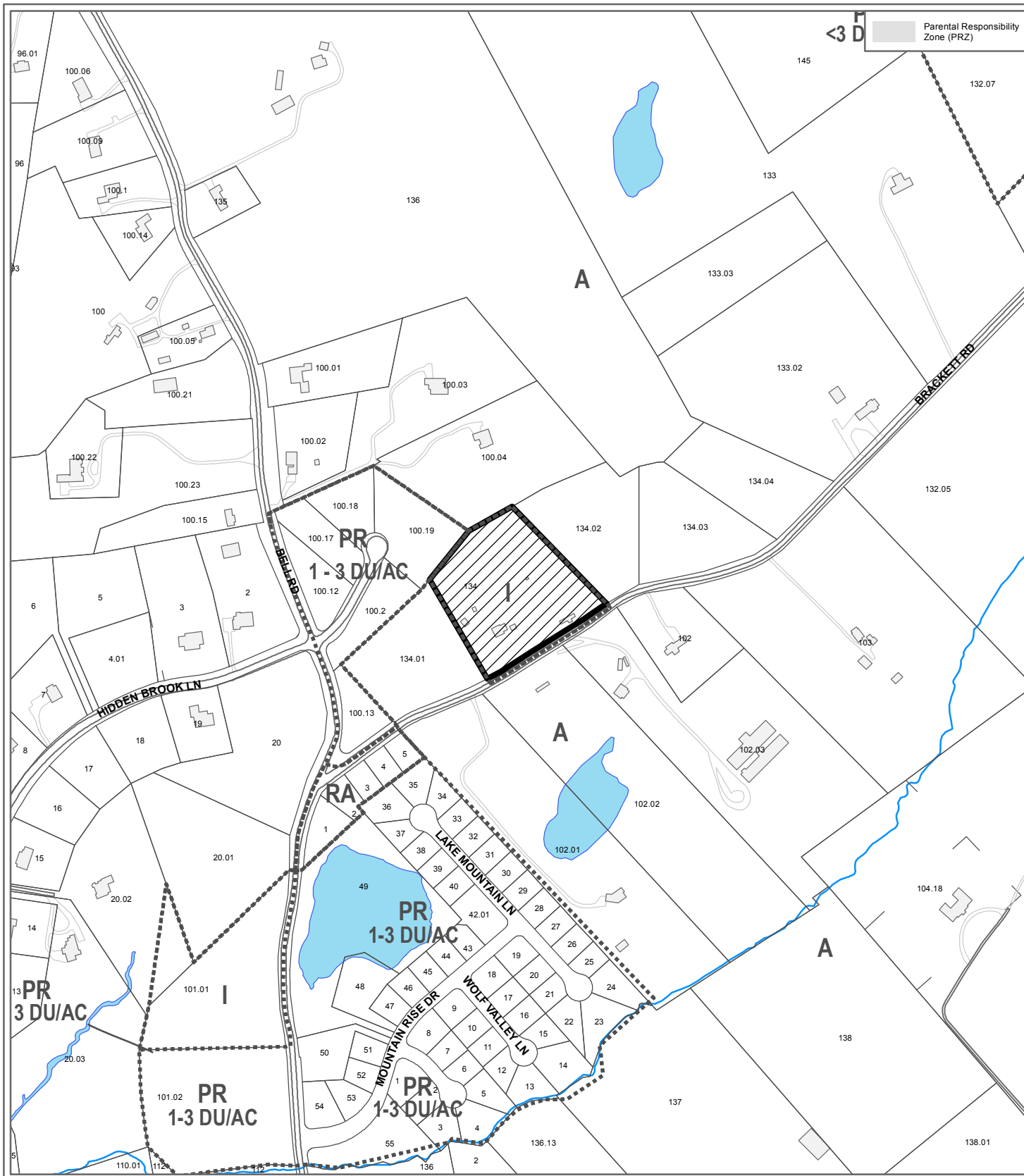
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes agricultural and rural residential uses for the site. The requested Agricultural zone is acceptable to be considered with this plan designation..
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of Agricultural zoning for this site could lead to future similar requests in the area on a few remaining parcels zoned Industrial, which would be consistent with the sector plan proposal for the 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 5/29/2012. 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.



**4-B-12-RZ  
REZONING**

Petitioner: Calloway, Kerri



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

Map No: 20  
Jurisdiction: County

Original Print Date: 3/19/2012  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

