

▶ **FILE #:** 6-B-17-RZ

AGENDA ITEM #: 36

AGENDA DATE: 6/8/2017

▶ **APPLICANT:** RICHARD HUSKEY

OWNER(S):

TAX ID NUMBER: 52 00902

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 1815 Whirlwind Way

▶ **LOCATION:** Southeast end Whirlwind Way, south of Mascot Rd.

▶ **APPX. SIZE OF TRACT:** 7.12 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Whirlwind Way, a

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **PRESENT ZONING:** I (Industrial)

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, from south

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / I (Industrial)

South: Vacant land / A (Agricultural)

East: Vacant land / I (Industrial)

West: Residence and vacant land / A (Agricultural)

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

STAFF RECOMMENDATION:

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

Agricultural zoning is an extension of zoning from the south 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 FROM ZONING ORDINANCES (must meet all of these):
 THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/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 the south. Agricultural zoning is very prevalent in the area surrounding this property.
3. The request is consistent with the current sector plan proposal for the property, which is for low density residential uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 7.12 acres in size, so it is appropriate for the requested Agricultural zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

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.

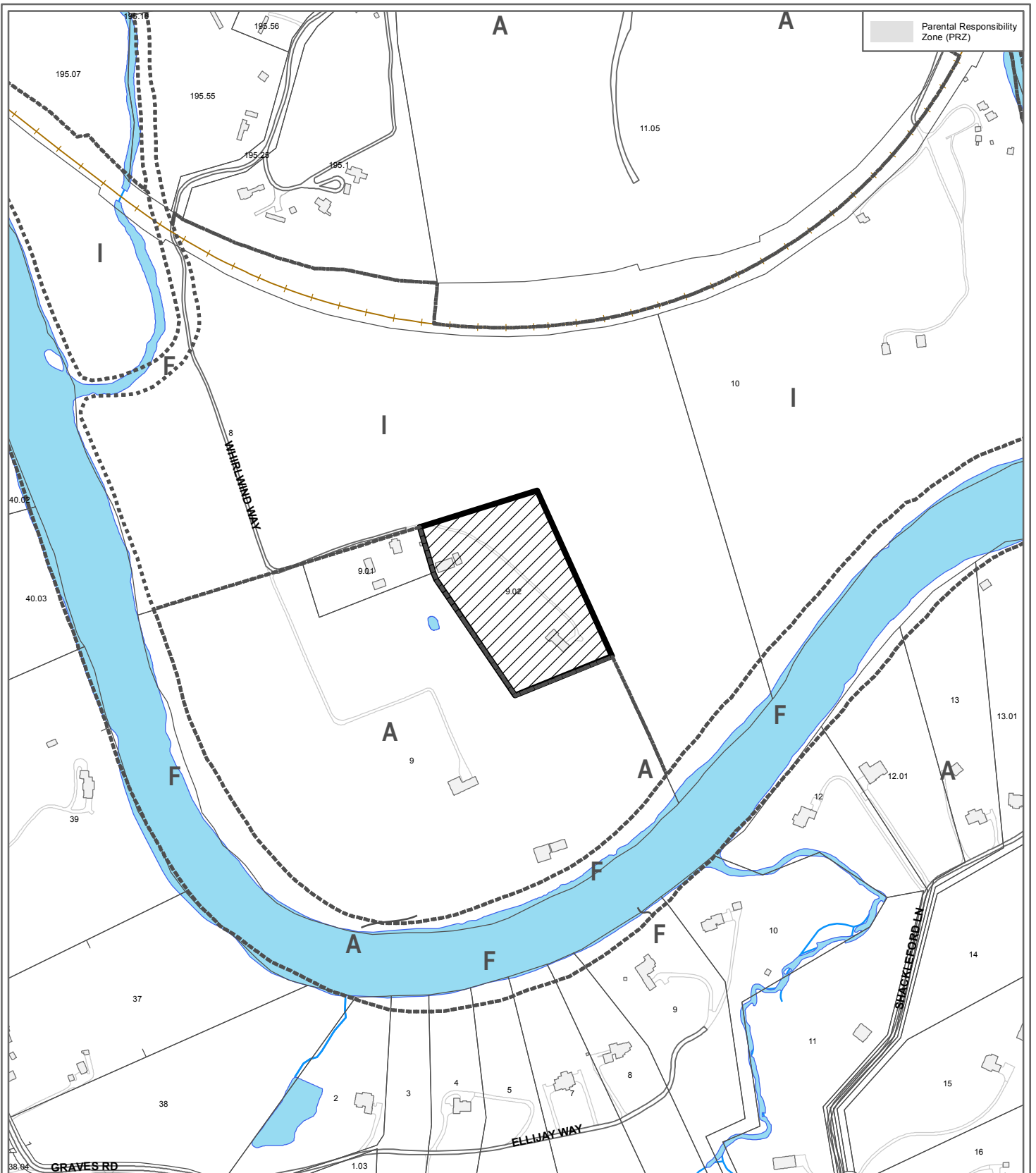
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northeast County Sector Plan proposes low density 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 Planned Growth 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.
4. There are no other apparent conflicts with adopted plans or policies.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2017. 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.



**6-B-17-RZ
REZONING**

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



Petitioner: Huskey, Richard

Map No: 52
Jurisdiction: County



Original Print Date: 5/17/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

MPC

METROPOLITAN
PLANNING
COMMISSION

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400 Main Street
Knoxville, Tennessee 37902
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FAX • 215 • 2068
www.knoxmpc.org

SP. LDP SP. FG

REZONING PLAN AMENDMENT

Name of Applicant: Richard Huskey

Date Filed: 3/18/17 Meeting Date: June 8, 2017 APR 17 2017

Application Accepted by: Brousseau

Fee Amount: ~~0~~ 1025 File Number: Rezoning 6-B-17-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 1815 Whirlwind Way
 General Location: SE end Whirlwind Way, S of Mascot Rd.
 Parcel ID Number(s): 052-00902
 Tract Size: 7.12 acres
 Existing Land Use: Residential
 Planning Sector: Northeast County
 Growth Policy Plan: Plan 6
 Census Tract: 65.02
 Traffic Zone: 179
 Jurisdiction: City Council _____ District
 County Commission 8th District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
 Name: Richard Huskey
 Company: _____
 Address: 1815 Whirlwind Way
 City: Mascot State: TN Zip: 37806
 Telephone: 865-599-0304
 Fax: _____
 E-mail: R9020 HotMAIL.com

Requested Change
REZONING

FROM: I
 TO: A

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____
 TO: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Same as above
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

PROPOSED USE OF PROPERTY
Residential

Density Proposed _____ Units/Acre
 Previous Rezoning Requests: None noted

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Richard R Huskey
 PLEASE PRINT
 Name: Same as above
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Richard Huskey	1815	Whirlwind Way	TN	37806	<input checked="" type="checkbox"/>	