



# REZONING REPORT

▶ **FILE #:** 5-I-19-RZ

**AGENDA ITEM #:** 29

**AGENDA DATE:** 5/9/2019

▶ **APPLICANT:** CHELSEA LINNABARY

OWNER(S): Chelsea Linnabery

TAX ID NUMBER: 42 19502

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Mascot Rd

▶ **LOCATION:** **North side Mascot Road, East side Roseberry Road**

▶ **APPX. SIZE OF TRACT:** **4.63 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mascot Road, a minor collector, with a pavement width of 20.4' feet and a right-of-way width of 60' feet. Access is also via Roseberry Road, a minor collector, with a pavement width of 16.1' feet and right-of-way width of 60' feet.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Flat Creek

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

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

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Construction of a pole barn**

EXTENSION OF ZONE: Yes, A (Agricultural) is adjacent to the southeast side of the property.

HISTORY OF ZONING: 6-C-85-RZ: The area was rezoned from Industrial to Low Density Residential.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, private recreational - RA (Low Density Residential)

South: Agriculture/forestry/vacant - I (Industrial), A (Agricultural)

East: Single family residential, rural residential - RA (Low Density Residential)

West: Agriculture/forestry/vacant - I (Industrial)

NEIGHBORHOOD CONTEXT: The area is part of the Mascot Community and consists mostly a mix of single family residential and large lots that are predominately vacant and/or agricultural.

## STAFF RECOMMENDATION:

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

Staff recommends approval of the requested A zoning, which is compatible with the requested plan amendment to LDR (Low Density Residential) land use designation for this property.

**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 property is located in the Planned Growth Area of the Growth Policy Plan, however, the area has remained largely agricultural and vacant properties with some single family residential interspersed throughout.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to A zoning is intended to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

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

1. A zoning is compatible with the existing LDR sector plan designation.  
2. A large closed depression is noted as part of the topography of the property. The applicant should be aware that a sinkhole may be present and could impact potential development on the property.

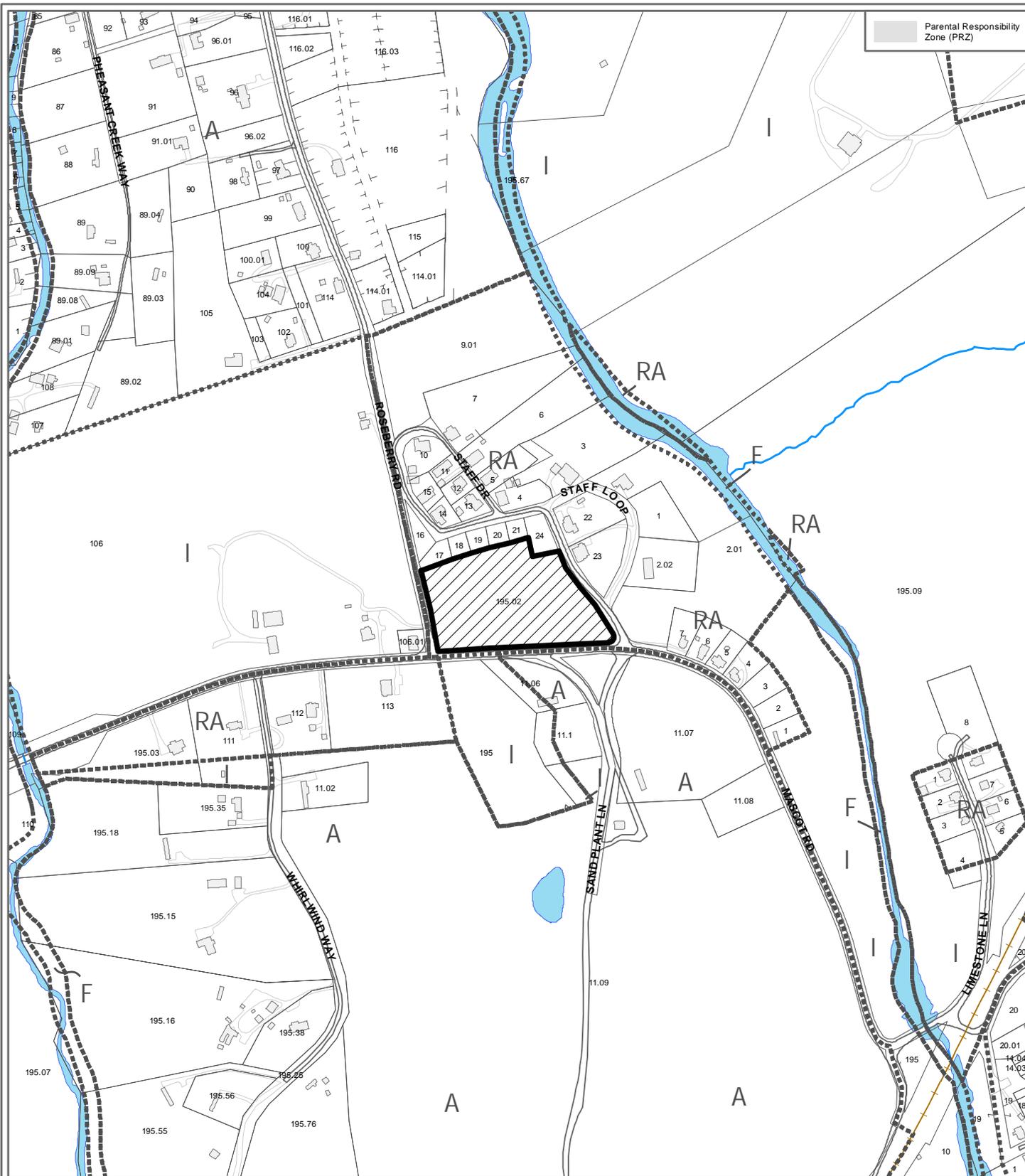
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The request is consistent with and not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/24/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



Parental Responsibility Zone (PRZ)

**5-I-19-RZ  
REZONING**

From: RA (Low Density Residential)

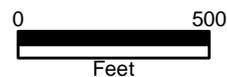
To: A (Agricultural)



Petitioner: Linnabary, Chelsea

Map No: 42

Jurisdiction: County



Original Print Date: 4/17/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

REZONING

PLAN AMENDMENT

Name of Applicant: Chelsea Linnabary

Date Filed: 3/27/2019

Meeting Date: 5/9/2019

Application Accepted by: M. Payne

Fee Amount: 700.00

File Number: Rezoning 5-I-19-RZ

Fee Amount: +40%

File Number: Plan Amendment       



**PROPERTY INFORMATION**

Address: Δ Mascot Rd

General Location: N/S Mascot Rd  
E/S Roseberry Rd.

Parcel ID Number(s): 042 19502

Tract Size: 4.63 +/-

Existing Land Use: Vacant

Planning Sector: Northeast County

Growth Policy Plan: Planned

Census Tract: 65.02

Traffic Zone: 179

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 8 District

**Requested Change**

**REZONING**

FROM: RA

TO: A

**PLAN AMENDMENT**

One Year Plan  \_\_\_\_\_ Sector Plan

FROM: N/A

TO: N/A

**PROPOSED USE OF PROPERTY**

Construction of a Pole Barn  
requires A zoning

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: 6-C-85-RZ

PROPERTY OWNER  OPTION HOLDER

PLEASE PRINT  
Name: Chelsea Linnabary

Company: \_\_\_\_\_

Address: 2049 Staff dr.

City: Mascot State: TN Zip: 37806

Telephone: 954-562-9571

Fax: \_\_\_\_\_

E-mail: Chelsabary@yahoo.com

**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: \_\_\_\_\_

**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: Chelsea Linnabary

PLEASE PRINT  
Name: same as above.

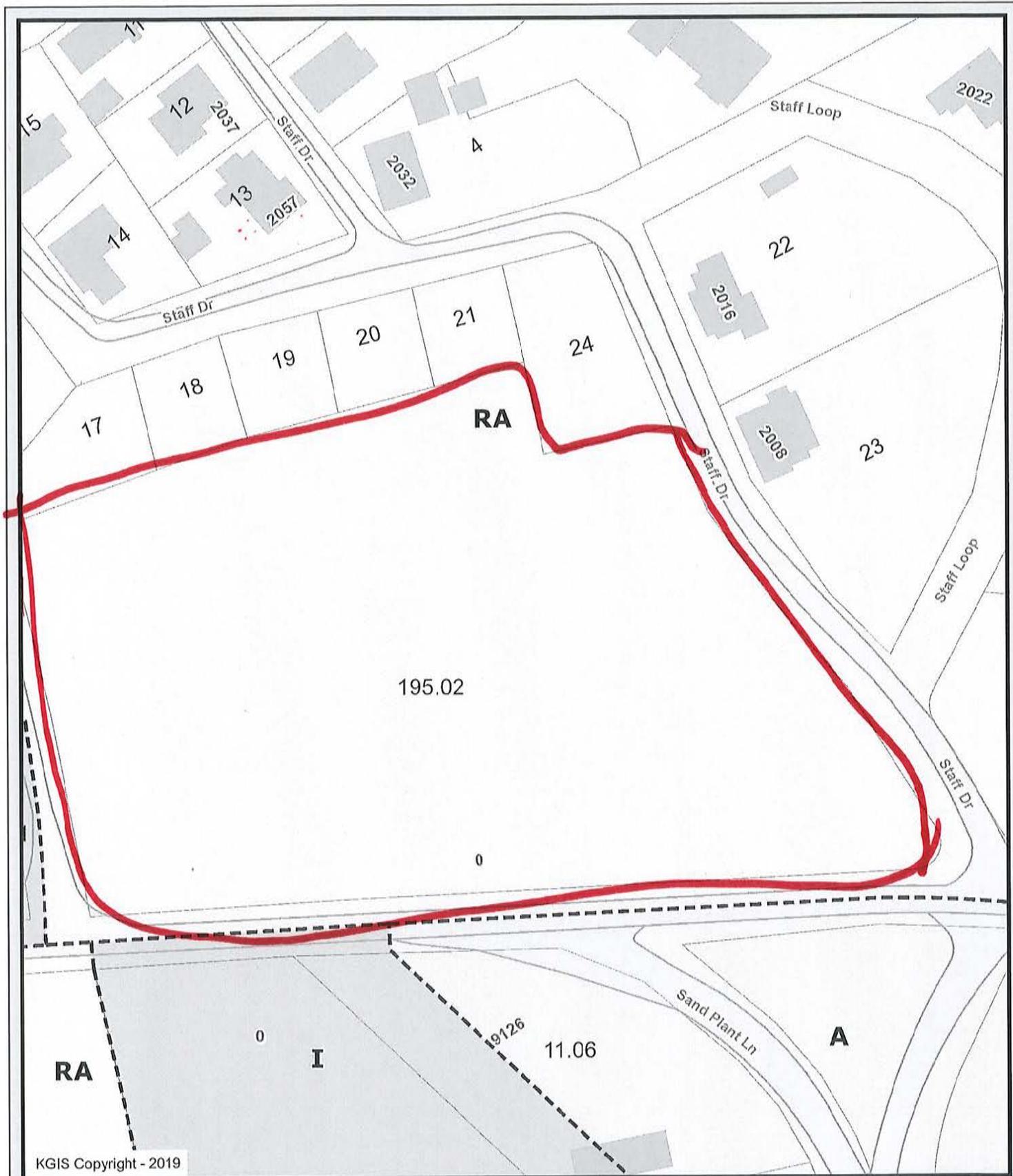
Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

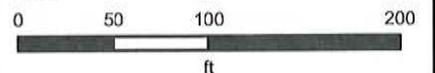


### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/27/2019 at 3:30:30 PM



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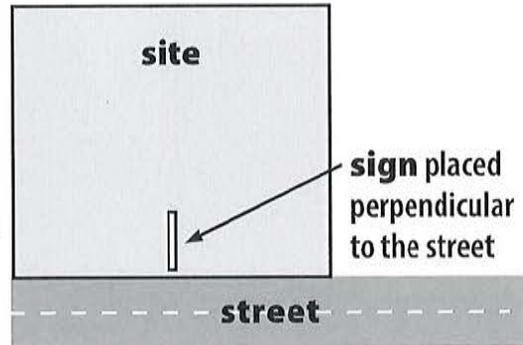
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

April 24th and May 10th.  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

\* Signature: Staff to Post Sign

Printed Name: Chelsea Linnabary

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Date: 3-27-19

File Number: 5-I-19-RZ