

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-M-05-RZ **Related File Number:**
Application Filed: 12/10/2004 **Date of Revision:**
Applicant: JASON CRIPPEN
Owner:

PROPERTY INFORMATION

General Location: South side Ellis Ln., east side Andersonville Pike
Other Parcel Info.:
Tax ID Number: 27 152 **Jurisdiction:** County
Size of Tract: 4.16 acres
Accessibility: Access is via Andersonville Pike, a minor collector street with 18' of pavement width within 40' of right of way. There is a short crossover between Andersonville Pike and Norris Fwy., just south of the site. Norris Fwy. is a minor arterial street with 20' of pavement width within 200' or more of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Boat and RV storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial, limited TO CR zoning
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with rural residential uses under Agricultural zoning. There is an undeveloped parcel to the north of the subject property that is zoned Industrial.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CR (Rural Commercial)
Previous Requests: Knox County Commission approved C sector plan designation on 11/15/04 on appeal (9-A-04-SP).
Extension of Zone: No
History of Zoning: MPC denied a sector plan amendment to Commercial on 9/9/04 (9-A-04-SP). Knox County Commission approved the amendment for Commercial, limited to CR zoning, as MPC staff recommended, on 11/15/04.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CR (Rural Commercial) zoning, on the portion of the site east of Andersonville Pike only.

Staff Recomm. (Full): Rural commercial uses are appropriate at this location because of the access to Norris Fwy. via the short crossover street to Andersonville Pike and because the site is located in such a way so that impacts to adjacent rural residential uses will be minimized. The portion of the site on the western side of Andersonville Pike is too small to develop under the CR standards, and omitting it will keep the CR zoned portion under the maximum 4 acres allowed in the CR zone.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Rural commercial uses are appropriate on this site which fronts on Andersonville Pike and Norris Fwy., but is located in a rural residential area. The property is located within the Rural Area on the Growth Policy Plan, so the CR zone is one of only two commercial zones that may be requested.
2. Under the regulations of the CR zone, commercial use of this property can be compatible with surrounding development. Impacts to adjacent properties will be minimized.
3. The property is located in such a way that it sits at a much lower elevation than the adjacent residential uses to the east. There is a major drop-off in elevation between parcel 151 to the east and the subject property, lessening the impact of the commercial use and making it less detectable.
4. The vacant property to the north of the site is currently zoned I (Industrial), which allows a wide variety of uses which are more intense than CR uses.

THE EFFECTS OF THE PROPOSAL

1. Public water utilities are in place to serve the site, but sanitary sewer is not. The proposed development will have to be approved for a septic system by the Knox County Health Department.
2. The proposal will have no impact on schools and a minimal impact on streets. The site's access should be limited to Andersonville Pike, but if access is proposed to Norris Fwy, TDOT approval will be required.
3. The CR development requirements will help to minimize the impact to adjacent properties. As proposed, the lot is slightly larger than the maximum four acres allowed under CR zoning. Staff has recommended CR zoning only on the eastern side of Andersonville Pike, which addresses this issue.
4. The applicant's proposed use for boat and RV storage would require use on review approval from MPC. During this review, potential issues such as traffic, drainage, access, topography, screening, landscaping and other development concerns can be addressed. MPC staff reserves the right to recommend denial of the use on review development plan if zoning variances are required to develop the property, or if the proposal is deemed inappropriate.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan was amended by Knox County Commission on 11/15/04 for commercial uses, limited to CR zoning, consistent with this proposal.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate future requests for commercial sector plan designation and CR zoning on surrounding parcels.

MPC Action: Denied

MPC Meeting Date: 1/13/2005

Details of MPC action: Deny CR (Rural Commercial)

Summary of MPC action: DENY CR (Rural Commercial)

Date of MPC Approval:

Date of Denial: 1/13/2005

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 1/21/2005

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/28/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: approved appeal CR Rural
Commercial approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

CR Rural Commercial approved

Date of Legislative Appeal:

Effective Date of Ordinance: