

# 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-O-05-RZ                      **Related File Number:**  
**Application Filed:** 12/13/2004              **Date of Revision:** 12/22/2004  
**Applicant:** RUSSELL DEVELOPMENT PARTNERS, INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Hardin Valley Rd., west side Westcott Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 017 OTHER: PORTION ZONED A                      **Jurisdiction:** County  
**Size of Tract:** 9.9 acres  
**Accessibility:** Access is via Hardin Valley Rd., a minor arterial street with four lanes and a center median within 250' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant residence, outbuildings and vacant land.  
**Surrounding Land Use:**  
**Proposed Use:** Commercial/warehousing in front and athletic fields and park area in rear.              **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area includes the Westbridge Business Park to the north and east, under I zoning. Residential uses are located in the area under A, LI, PR and RA zoning. There is an OA zoned office use and an undeveloped CA zoned property to the west. The PC zoned property to the east has been approved by MPC to be used for a veterinary clinic.

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

**Street:** 10229 Hardin Valley Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PC (Planned Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### 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 LI (Light Industrial) zoning. (Applicant requested PC).

**Staff Recomm. (Full):** LI zoning is a logical extension of zoning from the west and will allow the proposed warehousing/light manufacturing uses without establishing a commercial zoning pattern in this area north of Hardin Valley Rd. The recently updated Northwest County Sector Plan proposed light industrial uses for this site, which should be maintained.

**Comments:**

#### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. LI zoning is an extension of zoning from the west and would complete the logical zoning pattern already established, which is consistent with the sector plan.
2. Approval of commercial zoning will likely lead to future requests for commercial zoning on properties to the west of this site, which are currently undeveloped. Establishing PC zoning on this site will set a precedent that may lead to an undesirable strip commercial pattern on the north side of Hardin Valley Rd, to the west of this site.
3. This area should be maintained for light industrial uses, as proposed by the recently updated sector plan.
4. The PC zone allows consideration of a wide range of commercial uses, many of which may be inappropriate for this site.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools. The impact on the street system will depend on the type of development that is proposed for the property.
3. The impact of PC or LI zoning to adjacent residential properties will be minimal, because the property fronts on and has access only to Hardin Valley Rd., and does not face any established residential uses.
4. The PC zone requires use on review approval of a development plan prior to construction. This will give staff the opportunity to review plans and address issues such as access, setbacks, landscaping, lighting layout and traffic circulation, as well as other development concerns.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan (updated August 2003) proposes light industrial uses for the site. PC is listed as a potential zone under the light industrial designation, so a sector plan amendment was not required to accompany the rezoning request. However, commercial use of this site is not appropriate because the PC zone opens up the property to a wide variety of potentially inappropriate commercial uses and may lead to future requests for commercial zoning to the west, possibly removing land available and already zoned for light industrial uses.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial or other zones to the south or west in the future, which would be inconsistent with the sector plan.

If rezoned to PC, the applicant will be required to submit a development plan for use on review approval by MPC prior to any development of this site.

**MPC Action:** Approved **MPC Meeting Date:** 1/13/2005  
**Details of MPC action:** APPROVE PC (Planned Commercial) zoning.  
**Summary of MPC action:** APPROVE PC (Planned Commercial)  
**Date of MPC Approval:** 1/13/2005 **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### ***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 **Disposition of Case, Second Reading:**  
**If "Other":** **If "Other":**  
**Amendments:** **Amendments:**  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**