

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-Q-08-RZ **Related File Number:**
Application Filed: 12/10/2007 **Date of Revision:**
Applicant: DOUGLAS HILL

PROPERTY INFORMATION

General Location: North side E. Raccoon Valley Rd., east of I-75
Other Parcel Info.:
Tax ID Number: 17 039,039.06 **Jurisdiction:** County
Size of Tract: 0.84 acres
Accessibility: Access is via E. Raccoon Valley Rd., a two lane minor arterial street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Business office and vehicle storage **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is on the western edge of the commercial node around the I-75/Raccoon Valley interchange that is developing under CA, I, LI, OB, RB and A zones.

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

Street: 2111 E. Raccoon Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) & RA (Low Density Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone:
History of Zoning: None noted for this site, but other property in this area has been rezoned to OB and CA in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE CA (General Business) zoning

Staff Recomm. (Full):

CA zoning is compatible with the surrounding zoning and development pattern. The sector plan proposes commercial use of part of this parcel.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. CA zoning is compatible with the scale and intensity of the development and zoning pattern in place around this interchange.
- 2. CA is a logical extension of non residential zoning from the adjacent properties to the west.

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 and a minimal impact on the street system.
- 3. The impact to adjacent properties will be minimal, since they are zoned for and /or developed with office, commercial and multi-family uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes commercial for part of the site.
- 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 in this area in the future, consistent with the sector plan designation.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

APPROVE CA (General Business)

Date of MPC Approval:

1/10/2008

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:

2/25/2008

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: