

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-T-08-RZ **Related File Number:** 1-B-08-SP
Application Filed: 12/3/2007 **Date of Revision:**
Applicant: GLAUFENHEIN & LORD

PROPERTY INFORMATION

General Location: South side W. Gov John Sevier Hwy., west side W. Martin Mill Pike, north side Dan Rose Rd.
Other Parcel Info.:
Tax ID Number: 148 002, 003 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 10.95 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Mixed use retail/office **Density:**
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7103 Dan Rose Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential) & A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business) & OA (Office Park)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE PC (Planned Commercial) zoning on the entire site, subject to 1 condition.

1. The westernmost 4.31 acres (as shown on attached survey) shall be limited to uses permitted in the OA zone.

Staff Recomm. (Full):

PC zoning will allow appropriate commercial development of the site but will require MPC approval of a use on review development plan prior to development, providing the opportunity for MPC staff and public review.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal will further establish this intersection commercial node which will serve area residents and other users driving on these two arterial streets. This traffic signal controlled intersection of two arterial streets is an appropriate location for commercial uses.
2. A gas line runs through the center of the property and the site is adjacent to residential uses to the south. The PC zone will allow staff to work with the developer to develop around the gas line and provide buffering to minimize the impact to adjacent residential properties.
3. There are two other parcels to the east of the site that are zoned CA for commercial development.
4. PC zoning will allow development of businesses at this major intersection, but will require use on review approval prior to development.
5. Maintaining an office plan designation and allowing only office uses at the western end of the site creates a stopping point for commercial uses in the intersection node, as well as providing a transitional area between commercial and residential uses.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site, but may have to be extended to serve this site.
2. The proposal will have no impact on schools. W. Gov. John Sevier Hwy. and W. Martin Mill Pike are arterial streets that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. PC zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as grading, drainage, access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns. Although the Zoning Ordinance suggests that 20 acres is an optimal minimum size for PC development, this is a situation where PC zoning would be most appropriate for the development of the site.
4. During the use on review development plan stage, the applicant will be expected to provide significant landscape screening along the southern boundary of the site, where adjacent to residential uses. In addition, if access is proposed from Dan Rose Rd., it will need to be placed in a location to minimize the impact to adjacent residential uses. Development should be oriented as close as possible to W. Governor John Sevier Hwy, to reduce the impact to adjacent residents.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to commercial, PC zoning is consistent with the South County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. W. Governor John Sevier Hwy. is designated as a Scenic Highway by Tennessee State Legislation. This restricts the height of any building within 1,000 feet of the designated road to 35' above road elevation. It also prohibits the establishment of junkyard or trash dumping operations and prohibits the erection of a billboard.
4. This request may lead to future sector plan amendment and rezoning requests for commercial uses in the immediate area.

MPC Action: Denied **MPC Meeting Date:** 1/10/2008
Details of MPC action: DENY CA (General Business) and OA (Office Park) zoning
Summary of MPC action: DENY CA (General Business) and OA (Office Park)
Date of MPC Approval: **Date of Denial:** 1/10/2008 **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: **Date of Legislative Action, Second Reading:**
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: **Disposition of Case, Second Reading:**
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**