

# 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:** 10-I-06-RZ                      **Related File Number:**  
**Application Filed:** 9/1/2006                      **Date of Revision:**  
**Applicant:** F. THOMAS AND REBECCA BALDUS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Oak Ridge Hwy., southwest of Pennell Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 78 152    **Jurisdiction:** County  
**Size of Tract:** 2.2 acres  
**Accessibility:** Access is via Oak Ridge Hwy., a major arterial street with 23' of pavement width within 100-115' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Retail/office    **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The properties fronting on Oak Ridge Hwy. in this area are developed with a mix of residential and commercial uses under A, RA, CA and CB zoning.

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

**Street:** 7328 Oak Ridge Hwy.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of CA from the east and west  
**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 CA (General Business) zoning.

**Staff Recomm. (Full):** CA is a logical extension of zoning from the east and west, is compatible with surrounding development and is consistent with the sector plan proposal for the site.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The property is surrounded by CA and CB zoning and development, which includes a grocery store to the west and an office development directly to the south across Oak Ridge Hwy.
3. The proposed CA zoning is a logical extension of zoning from the east and west and is consistent with the sector plan proposal for the site.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Oak Ridge Hwy. is a major arterial street that should have capacity to handle additional trips that would be generated by new commercial development of this site.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area, consistent with the sector plan proposal for this section of Oak Ridge Hwy.

**MPC Action:** Approved

**MPC Meeting Date:** 10/12/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE CA (General Business)

**Date of MPC Approval:** 10/12/2006

**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:** 11/20/2006

**Date of Legislative Action, Second Reading:** 12/18/2006

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Postponed

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**