

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: 11-H-08-RZ **Related File Number:**
Application Filed: 10/8/2008 **Date of Revision:** 10/20/2008
Applicant: JOE TOUCHTON

PROPERTY INFORMATION

General Location: Northwest side Whites School Rd., northeast side Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 138 082,082.01,082.02 **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via White's School Rd., a two lane , local street with 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Centurion RV Resort **Density:**
Sector Plan: South County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by rural residential and commercial uses that have developed under A, RA and CA zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property was rezoned from CA to OB in 2002. (9-I-02-RZ)

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.):

Recommend that County Commission APPROVE CA (General Business) zoning

Staff Recomm. (Full):

Reestablishing CA zoning on this site is consistent with the adjacent CA zoning and development. The sector plan supports commercial zoning of this site.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. CA zoning of this site is consistent with the adjacent CA zoning and permits commercial uses, including the proposed RV park, which are compatible with established development in the area.

2. CA zoning permits suitable uses and scale of commercial development consistent with the adjoining established uses and zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. Reestablishing CA zoning on this site is consistent with the adjacent CA zoning and development

EFFECTS OF THE PROPOSAL:

1. This change in zoning would not adversely impact the surrounding development or add to the traffic flow from the area's commercial, residential, and institutional uses.

2. The proposed RV park use would add additional turning movements at the intersection of Chapman Hwy and Whites School Rd., which due to a combination of traffic speed and a curve north of this intersection, may raise a need for additional caution signage in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. CA zoning of this site is supported by the adopted Sector Plan proposal for Commercial uses around this intersection.

2. CA zoning is consistent with the General Plan policy of providing office transitions between commercial and residential development.

3. This CA zoning will expand the established CA boundary to conform with the Sector Plan Commercial designation.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

RECOMMEND that Knox County Commission Approve CA (General Business) zoning

Date of MPC Approval:

11/13/2008

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:

12/15/2008

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: