CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 11-I-05-RZ Related File Number:

Application Filed: 10/6/2005 **Date of Revision:**

Applicant: REVEIZ & COMPANY, LLC

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

Density:

PROPERTY INFORMATION

General Location: North side Hardin Valley Rd., west of Westcott Blvd.

Other Parcel Info.:

Tax ID Number: 104 01601 Jurisdiction: County

Size of Tract: 1.38 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with four lanes and a center median within 230'

of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential

Surrounding Land Use:

Proposed Use: Combine with adjacent tract to east for office/retail development in

accordance with the use on review plan approved by MPC on

10/13/05 (10-K-05-UR).

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 east of Westcott Blvd. has been

approved by MPC to be used for a veterinary clinic.

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

Street: 10231 Hardin Valley Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: LI (Light Industrial)

Former Zoning:

Requested Zoning: PC (Planned Commercial)

Previous Requests: Property was zoned LI in 2000, adjacent property to east zoned PC in 2005 (1-O-05-RZ).

Extension of Zone: Yes, extension of PC from the east

History of Zoning: MPC approved PC on property to east on 1/13/05 (1-O-05-RZ).

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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 PC (Planned Commercial) zoning.

Staff Recomm. (Full): PC is a logical extension of zoning from the east and is consistent with the sector plan proposal for the

site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PC zoning is an extension of zoning from the east and would complete the logical zoning pattern already established, which is consistent with the sector plan.

2. PC zoning will require review and approval of a development plan as a use on review prior to issuance of any building permits. During this review, issues such as access, parking, landscaping and traffic circulation can be addressed.

3. A use on review plan, under PC zoning was approved by MPC on 10/13/05 (10-K-05-UR) that included this property. A condition of that approval was that this subject property must be rezoned to PC. The use on review plan was approved for a mixed use commercial development that included office, retail and warehouse space.

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. Hardin Valley Rd. is a minor arterial street with sufficient capacity to handle the additional traffic that will be generated by this proposal.
- 3. The impact of PC 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. PC zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes light industrial uses for the site. PC is listed as a potential zone under the light industrial designation, so the request is consistent with the plan.
- 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.

MPC Action: Approved MPC Meeting Date: 11/10/2005

Details of MPC action:

Summary of MPC action: APPROVE PC (Planned Commercial)

Date of MPC Approval: 11/10/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

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Date of Legislative Action: 12/19/2005 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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